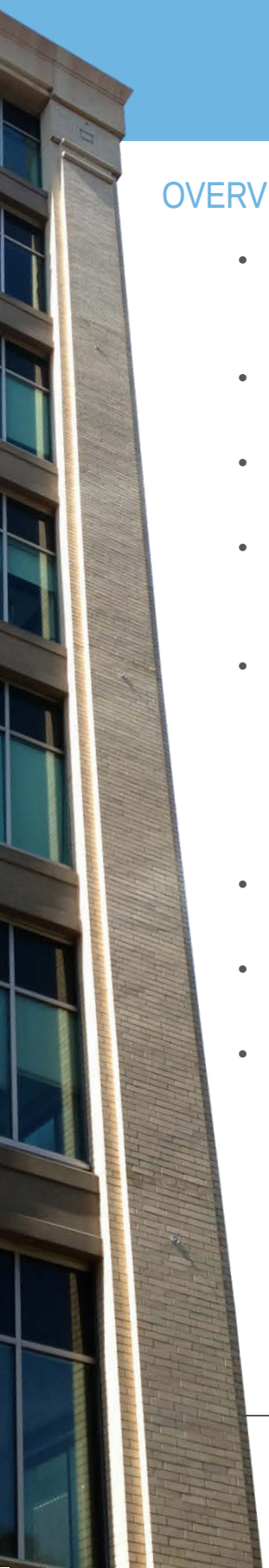
HARBORSIDE
PLAZA 3



OVERVIEW:

- Buildings originally developed for the Pennsylvania Railroad in 1929 and converted to class A office buildings through adaptive reuse in 1990
- Availability ranging from a contiguous block of 250,000 sf to smaller suites of 6,000 sf
- State-of-the-art redundant utilities and communications infrastructure ensure business continuity
- Excellent access to transportation – Light Rail stop at entrance to building; PATH station one block away; Ferry terminal six blocks away
- The Harborside complex offers over 75,000 sf of retail amenities including; New York Sports Clubs, Bright Horizons Child Care, Henry's on the Hudson, Markers Restaurant, Harborside Club (Food Court), CVS, Bank of America, GNC, MTRO Central Salon, and Dry Cleaning, Shoe Repair and Shoe Shine
- Adjacent to full-service Hyatt Regency Jersey City on the Hudson, offering conference facilities and dining
- Breathtaking views of New York skyline and New York Harbor
- 24-hour security
    - Planned multi million renovation of the Harborside complex includes a transformation of the retail promenade, atrium, and common areas, and a reimagination of the interaction between the complex and the waterfront esplanade
    - Owned and managed by Mack-Cali Realty Corporation, the leading provider of class A office and multi-family properties in the Northeast and Mid-Atlantic Regions



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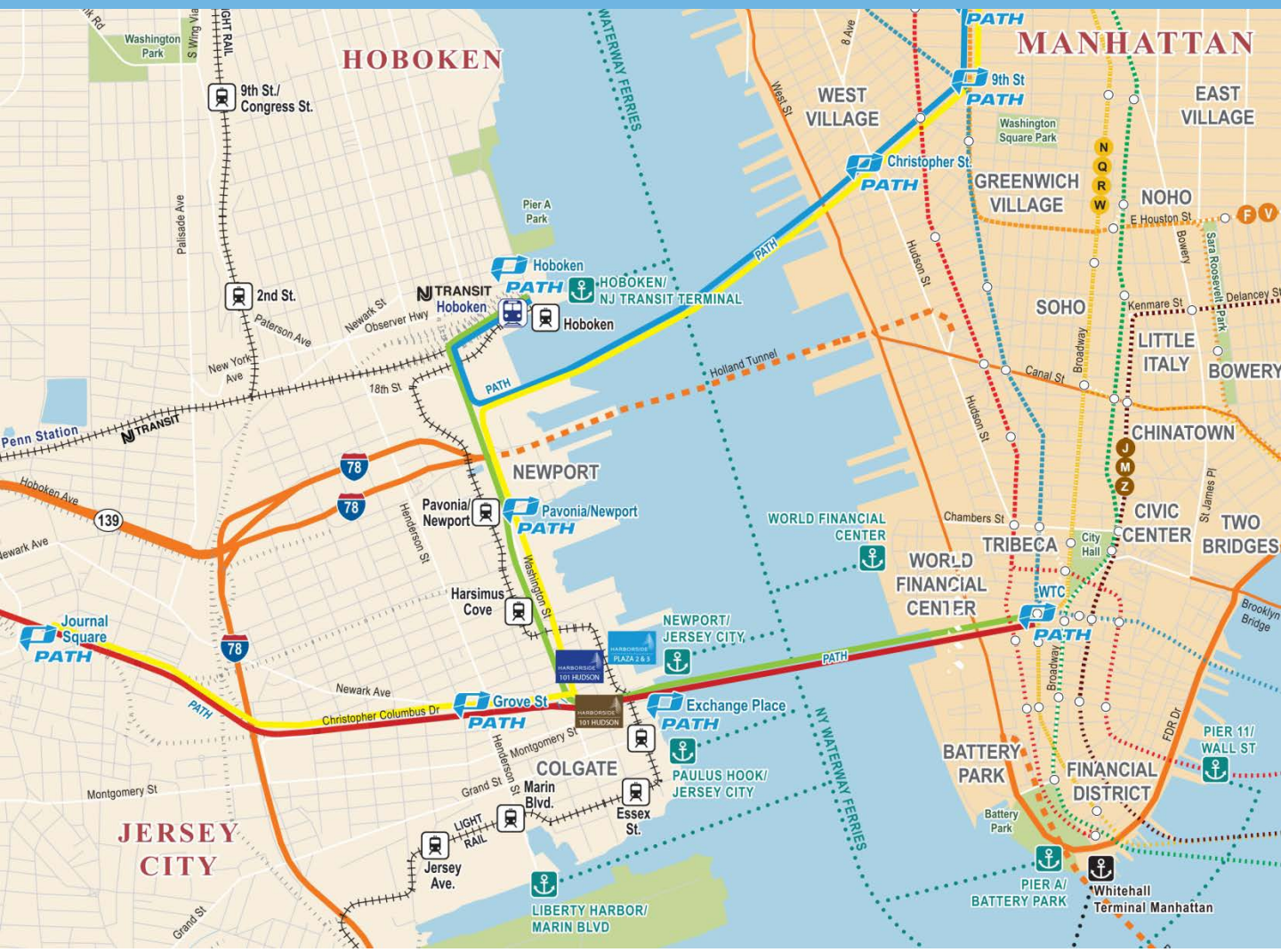
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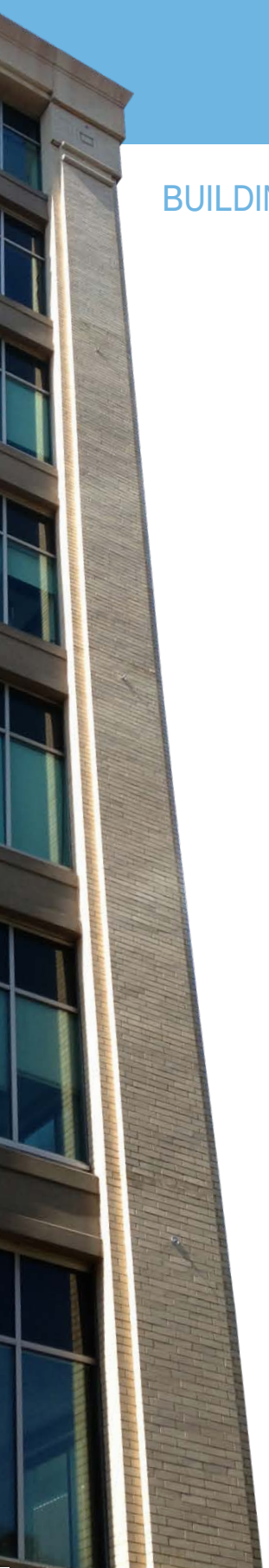
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TRANSPORTATION:

One of the things that makes Jersey City so attractive is its access to a wide variety of transportation options. Harborside is situated just one mile from the Holland Tunnel, only minutes to Manhattan by car. It is also in close proximity to the New Jersey Turnpike and routes 1 and 9. Harborside Plazas 5 and 4A offers on-site public parking, making traveling by car easy and convenient. The PATH train offers a four-minute ride to Manhattan's World Trade Center Station and a 15-minute ride to Midtown Manhattan, with easy connections to New York City's subway system. Harborside also has an on-site, dedicated Hudson-Bergen Light Rail station, connecting you to Newport Center, Hoboken, Weehawken, and the rest of the NJ TRANSIT railway system. You can also save time and money using NY Waterway's ferry service from the Paulus Hook Terminal.

Each Plaza within Harborside boasts breathtaking views of the Manhattan Skyline, the New York Harbor, and the Statue of Liberty.



HARBORSIDE
PLAZA 3

BUILDING SPECIFICATIONS:

Constructed
1930 – renovated 1990

Architect
Beyer Blinder Belle

Height
10 Floors

Ceiling Height
Floor 1: 16' slab-to-slab

Floors 2 – 8: 13' 6" slab-to-slab

Floor Loads
Floor 1: 200 lbs. psf live load

Floors 2-8: 150 lbs. psf live load

Column Spacing
20' on center

Window Mullion Size
5' X 2½"

Loading Docks
Plaza 2 – three bays

Plaza 3 – four bays

Electrical
6 - 22 watts per usable sf

Technology Providers
AboveNet Communications, Sidera Level 3 Communications, Comcast, Verizon, Verizon Business, and AT&T

Base Building Cooling System
24 x 7 Condenser water

Method of Cooling Distribution
Overhead diffusers

Base Building Heating System
Perimeter electric heat

Life Safety
Fire command station located in Plazas 2 & 3, manned 24 hours and monitored by Edward's EST-3, backed up with a 1,000 kW emergency generator.

Emergency Power
Plaza 2 – one 1,000 kW Caterpillar diesel generator

Plaza 3 – one 1,000 kW Kohler diesel generator

Elevators
10 passenger elevators and one freight elevator in each building

Freight Elevators
One 12,000 lbs. capacity oversized freight elevator

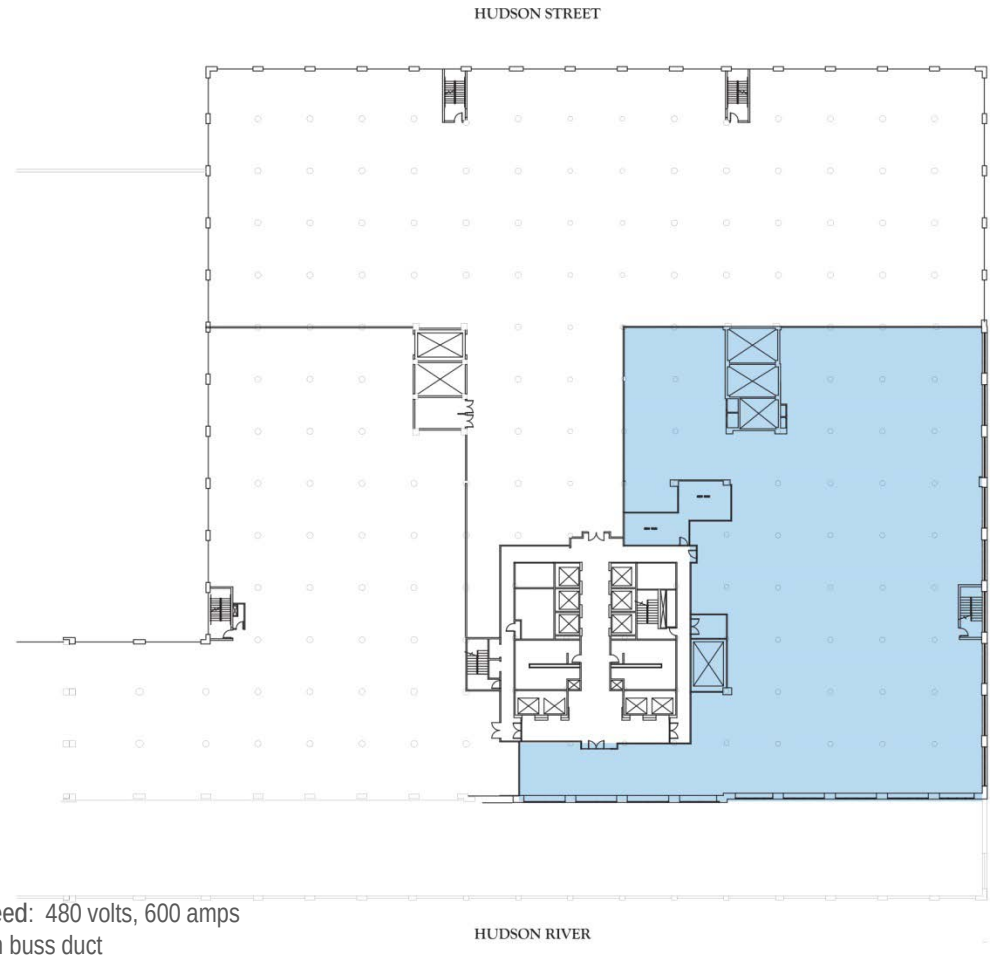
Tenant metering
All tenant spaces are directly metered by PSE&G

Security
24/7 building security

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4th floor – 28,871 sf



Electrical feed: 480 volts, 600 amps
- Fed from buss duct

One (1) emergency generator
- This generator is located on and also feeds the 6th floor
- This generator is 610 kilowatts and only feeds the IDF/Comm. Room

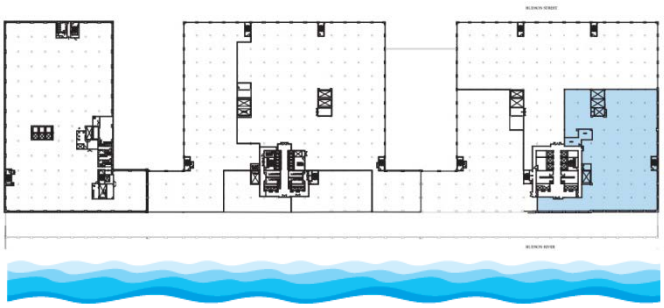
ATS located on the 4th floor mechanical room

8 inch raised floors

7X24 condenser water (AT NO CHARGE) for comfort cooling

SUPPLEMENTAL UNITS – Critical Cooling
- UPS Comm. Room Liebert Unit #1: 10 Tons
- UPS Comm. Room Liebert Unit #2: 10 Tons

KEY PLAN



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