

## 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 reimagining 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

For more information,  
please contact:

**Jon Meisel**

Managing Director  
+1 973 404 1475  
[jonathan.meisel@am.jll.com](mailto:jonathan.meisel@am.jll.com)

**Aaron Ellison**

Senior Vice President  
+1 212 812 5890  
[aaron.ellison@am.jll.com](mailto:aaron.ellison@am.jll.com)

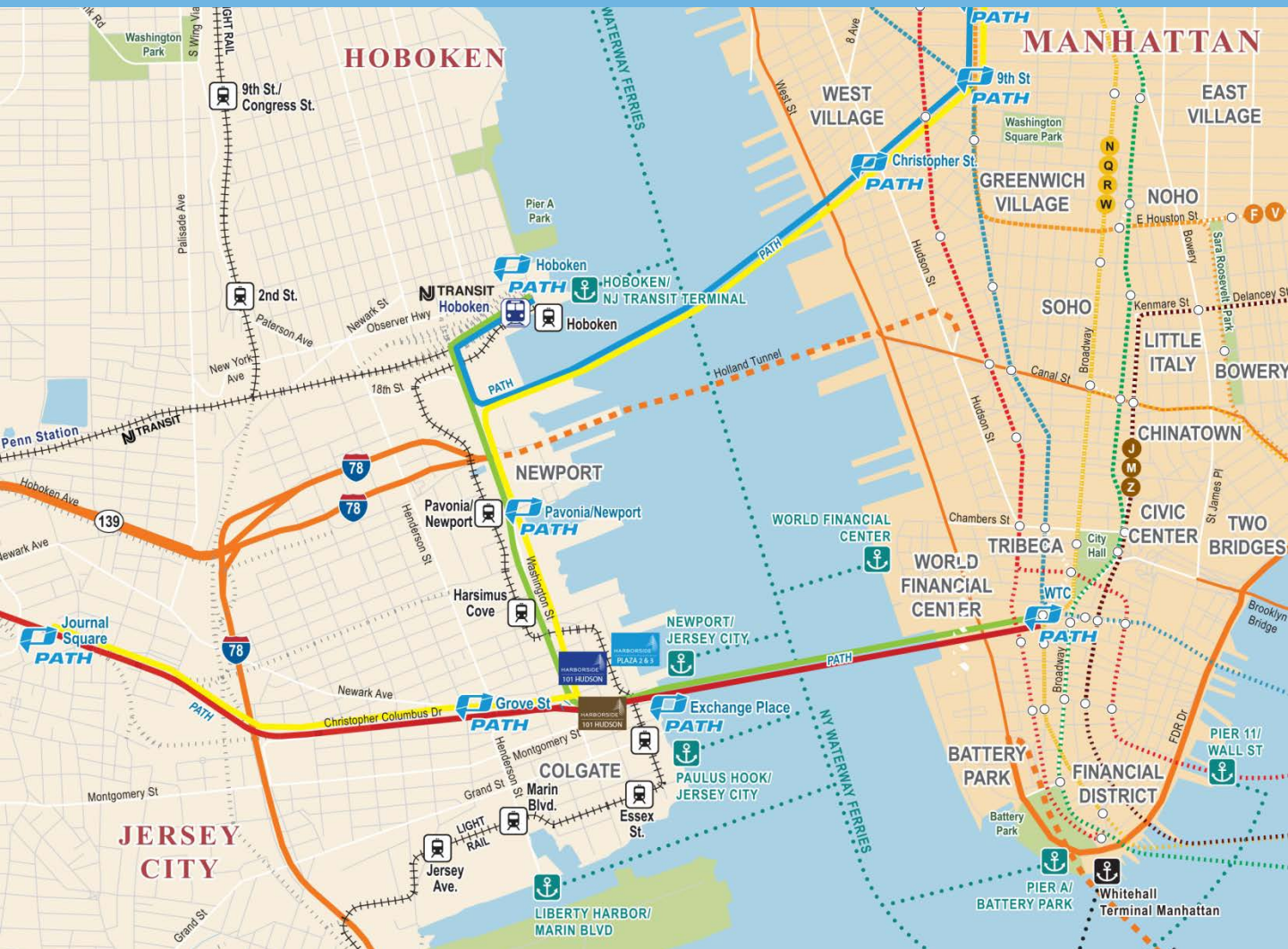
**Isabel Freire**

Leasing Associate  
+ 1 201 602 2835  
[Isabel.freire@am.jll.com](mailto:Isabel.freire@am.jll.com)



# HARBORSIDE

PLAZA 3



## 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.



## 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

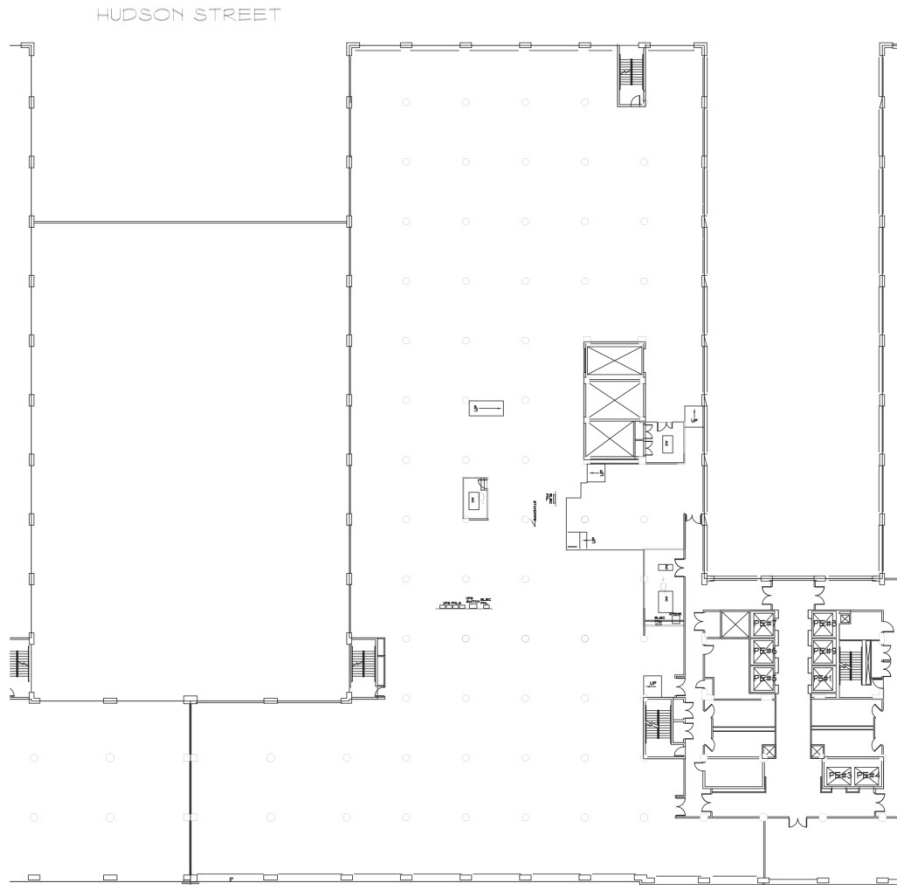
### Tenant metering

All tenant spaces are directly metered by  
PSE&G

### Security

24/7 building security

## 7<sup>th</sup> floor – 46,187 sf



### KEY PLAN

**Electrical feed:** 480 volts, 800 amps

- Fed from buss duct

**One (1) emergency generator 600 kW**

- Located on the roof

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

**Dedicated 100-ton cooling tower (in addition to base building cooling tower)**

