

## OVERVIEW:

- 34-story class A modern office tower – one of the newest at Harborside
- Availability ranging from a contiguous block of 115,000 sf to smaller suites of 2,000 sf
- Main lobby features first-class architectural details including marble, granite, and wood finishes, and full-height glass windows
- Excellent access to transportation – Light Rail stop at entrance to building; PATH station steps away; ferry terminal six blocks away
- On-site amenities include: Porto Leggero, Amiya Restaurant, City Beans Coffee Company, Hudson Grill, Martin's Newsstand, public parking garages, and New York Sports Clubs
- Adjacent to full-service Hyatt Regency Jersey City on the Hudson, offering conference facilities and dining
- On-site parking garage provides approximately 1,270 spaces with direct building access via lobby elevator
- Breathtaking views of New York skyline, New York Harbor, and Statue of Liberty
- 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
- 24-hour security

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)

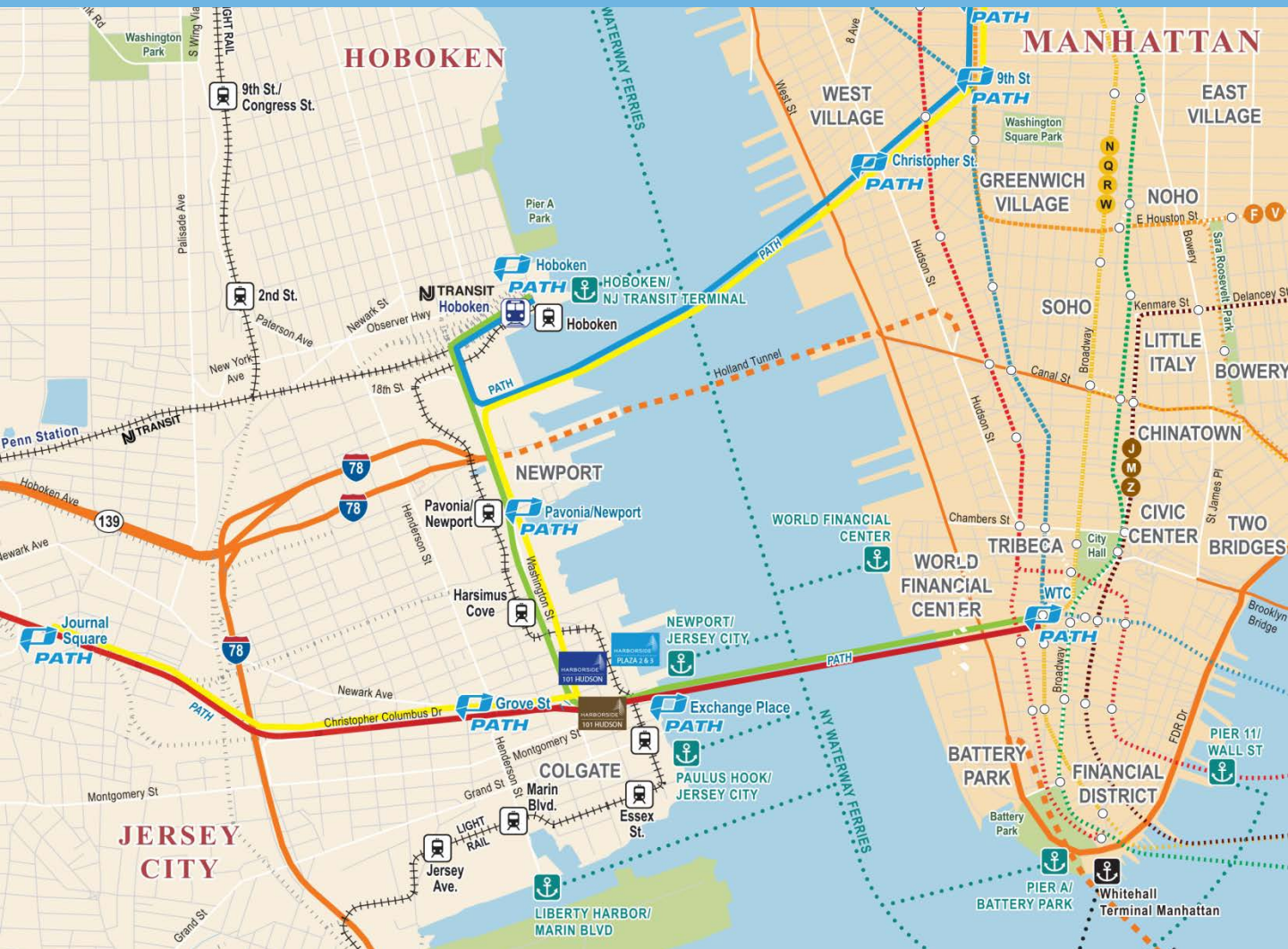
**Isabel Freire**

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



# HARBORSIDE

PLAZA 5



## 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**

2002

### **Architect**

Grad Associates

### **Height**

34 Floors

### **Ceiling Height**

Floor 10 – 12: 17'6" (finished – 11')

Floors 14 – 33: 13' 6" (finished – 9')

### **Building Construction**

Steel frame. Façade of brick-faced panels with a unitized curtain wall.

### **Building Shell**

Glass and aluminum curtain wall

### **Roof Type**

SBS application, hot bitumus, white cap sheet

### **Floor Loads**

Floors 10 – 12: 125 lbs per sf

Floors 14 – 33 (tower): 100 lbs per sf

### **Column Spacing**

33' X 35' – 39' X 46'

### **Window Mullion Size**

2'¼" X 6'¾"

### **Loading Docks**

Three full bays

### **Electrical**

6 watts per usable sf

### **Energy Management**

BMS – Siemens System

### **Technology Providers**

RCN, AboveNet, CoGen, Verizon, AT&T, and Comcast

### **Base Building Cooling System**

Floors 10-12: Two water cooled Mammoth units per floor

Floors 14-33: One water cooled Mammoth unit per floor

### **Base Building Heating System**

Electric heat coils in fan powered variable volume boxes

### **Method of Cooling Distribution**

Condenser water

### **Life Safety**

Sprinkler system, EST 3 fire alarm system, central monitoring

### **Emergency Power**

Emergency generator for life safety. Two feeds from PSE&G South Waterfront Station

### **Elevators**

Parking Garage: Three – 3,500 lbs. cap.

Low Rise: Six – 5,000 lbs. cap.

High Rise: Four – 4,000 lbs. cap

### **Freight Elevators**

Two traction freight elevators – 6,000 lbs. capacity

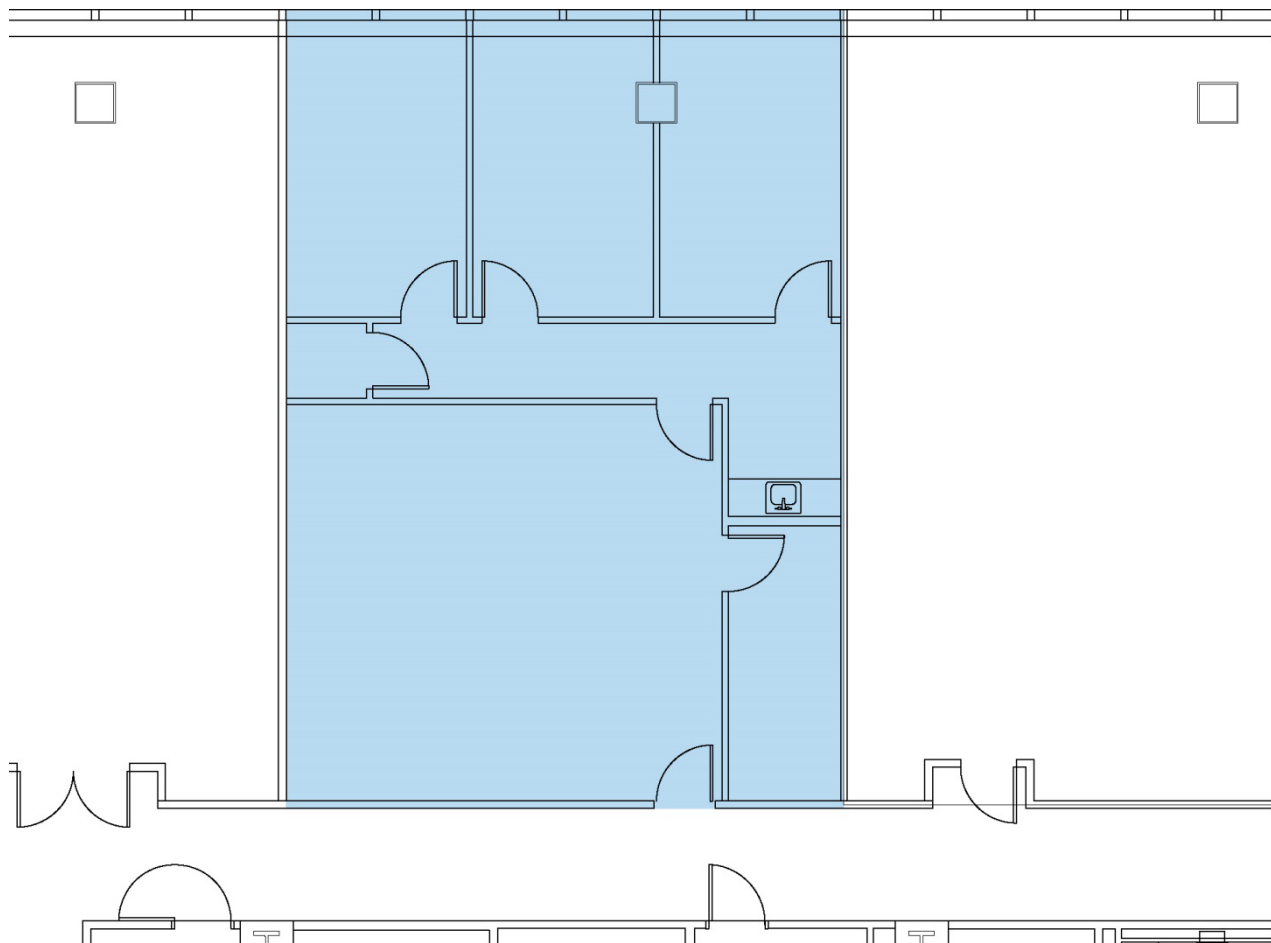
### **Tenant metering**

All tenant spaces are directly metered by PSE&G

### **Security**

24/7 lobby security and roving guard. CCTV and DVR supported by 34 cameras

16<sup>th</sup> FLOOR – 1,829 sf



KEY PLAN

