

# HARBORSIDE

101 Hudson

**A modern  
classic.**

**J**

By Mack-Cali

**C**





**New ideas awakened.**



**Harborside JC reshapes the way our work days unfold. With landmark destination offices, collaborative lounges, boutique shopping, world-class dining and an ever-changing social landscape, it brings endless possibilities to every moment. And all against a backdrop of New York City views.**

**Spanning 4.3 million square feet of office and retail space, and with another 1.2 million square feet planned, Harborside JC and its six state-of-the-art class A buildings underscore the distinctive character of the Jersey City waterfront – an unrivalled destination.**

## **Siteplan**

→ P.4

## **101 Hudson**

→ P.5

## **Transportation**

→ P.9

## **Jersey City**

→ P.11

## **Amenities**

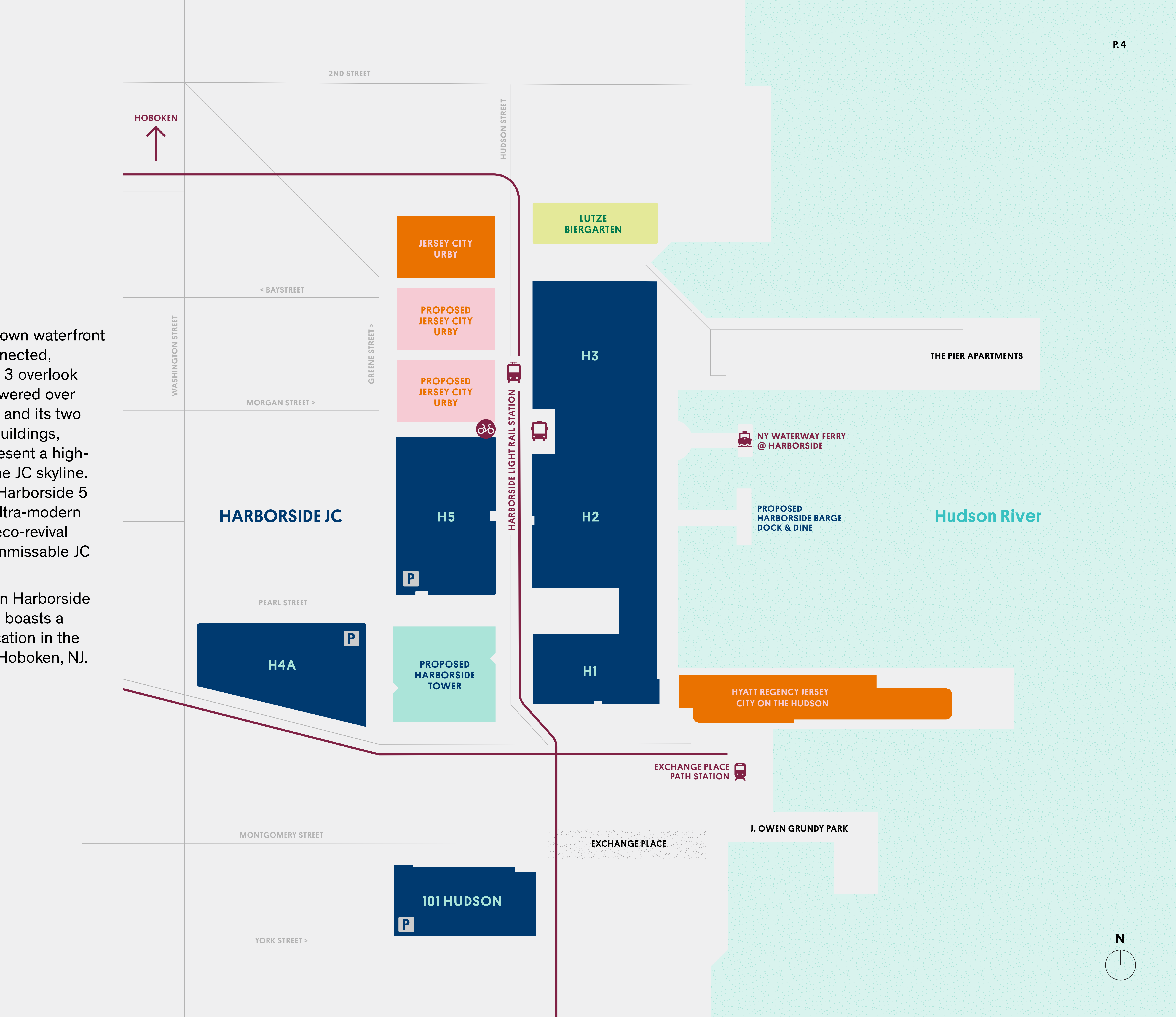
→ P.17

# Site Map

## A waterfront collective

Harborside JC is its own waterfront city. Seamlessly connected, Harborside 1, 2 and 3 overlook the water as one, towered over by Jersey City URBY and its two forthcoming sister buildings, which together represent a high-rise reinvention of the JC skyline. Harborside 4A and Harborside 5 provide high-tech, ultra-modern design, while the Deco-revival 101 Hudson is an unmissable JC landmark.

Just beyond the main Harborside JC center, 111 River boasts a prime waterfront location in the Mile Square City of Hoboken, NJ.





101 Hudson





**Famously the second-tallest building in JC, 101 Hudson is an Art Deco-inspired icon with upper floors that offer unobstructed views of Manhattan. Spanning 1.25 MSF of class A office space over 42 stories, it offers impeccable interior design, certified platinum internet connectivity, multiple restaurants and a landscaped courtyard area.**

## **Availabilities**

→ P.7

## **Floorplan**

→ P.8



# 101 Hudson East Elevation

Total availability  
363,235 RSF

Specifications

- Built  
: 1992

Architect  
: Brennan Beer Gorman

Height  
: 42 Floors

Loading Docks  
: Three full bays, four short bays,  
and entrance on York Street

Electrical  
: Six (6) watts - power; additional capacity  
can be made available

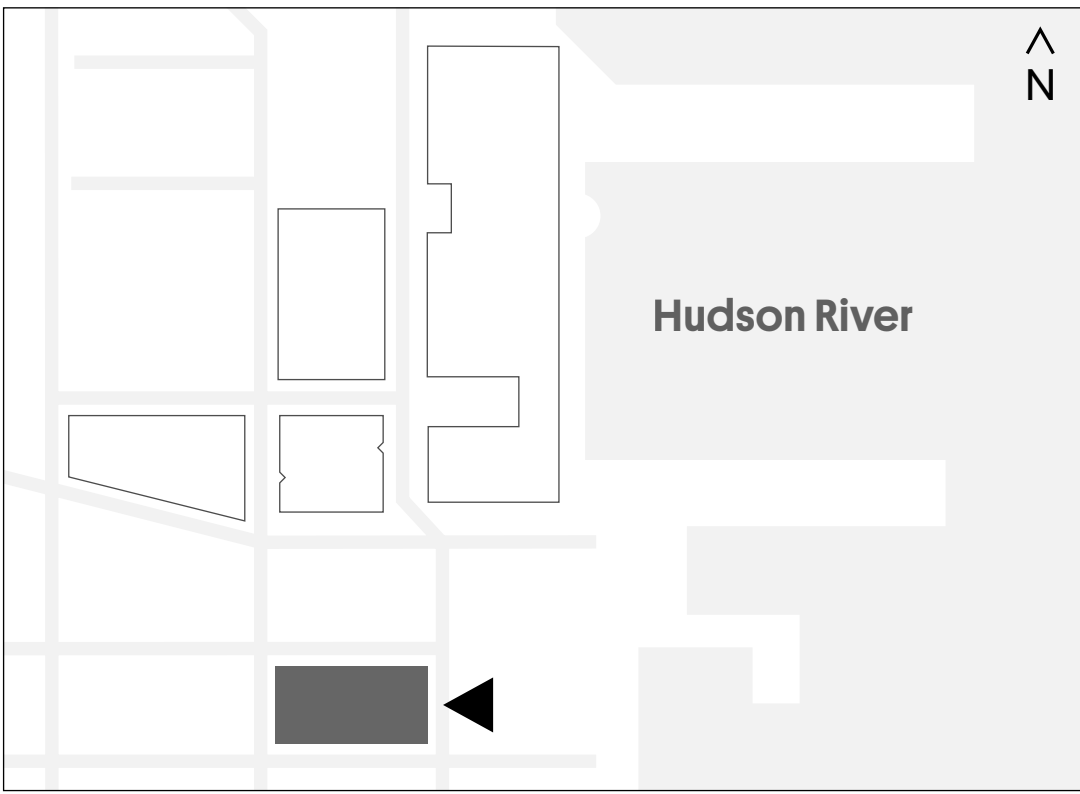
Technology Providers  
: AT&T, Cogent, Level3, Lighttower, Lightpath,  
Verizon, XO Communications, and Zayo
- Base Building Cooling System  
: Central chiller plant and floor fan units

Base Building Heating System  
: Perimeter heat, hot water radiation,  
and boilers

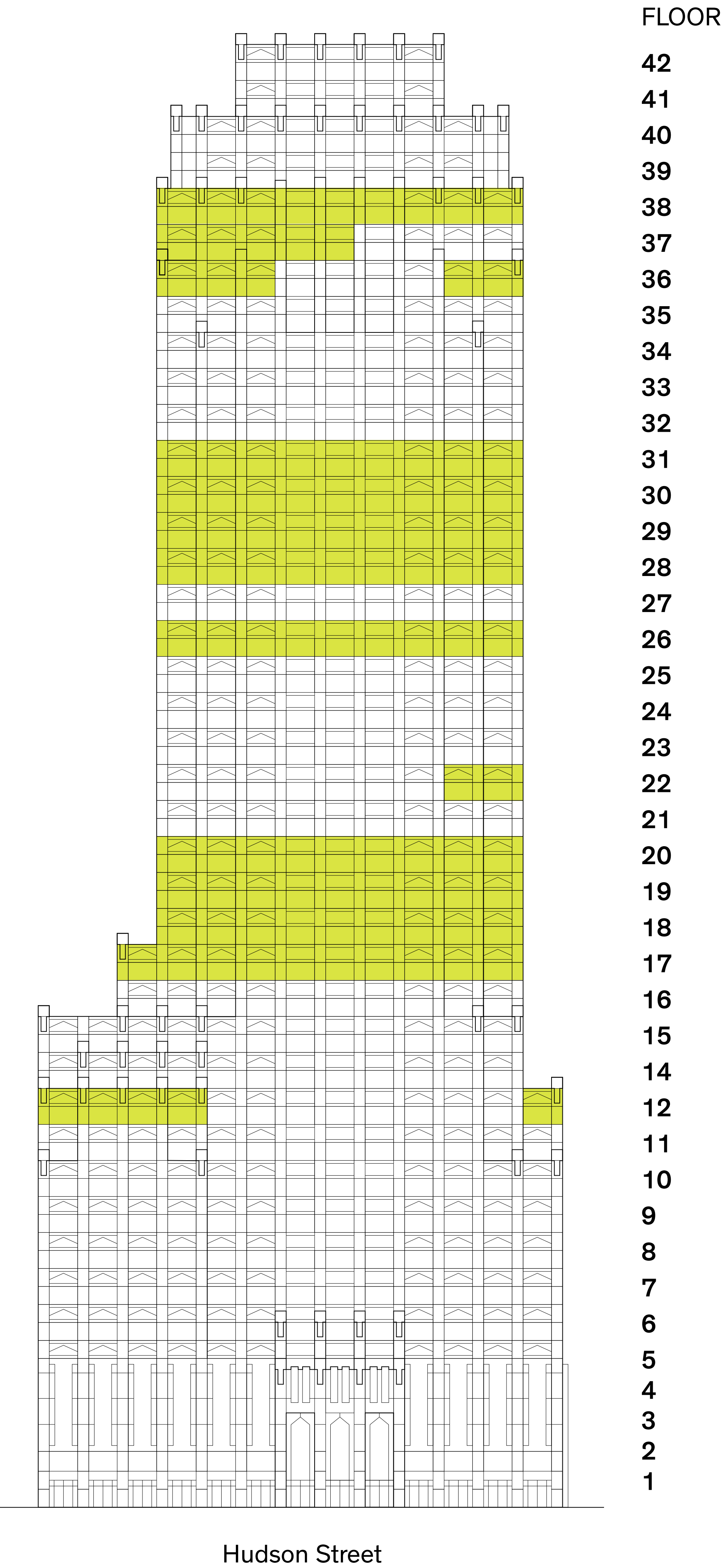
Elevators  
: 30 passenger elevators  
: Three freight elevators

Parking  
: In building, floors 2–5

Wired Certified Platinum



Context Map



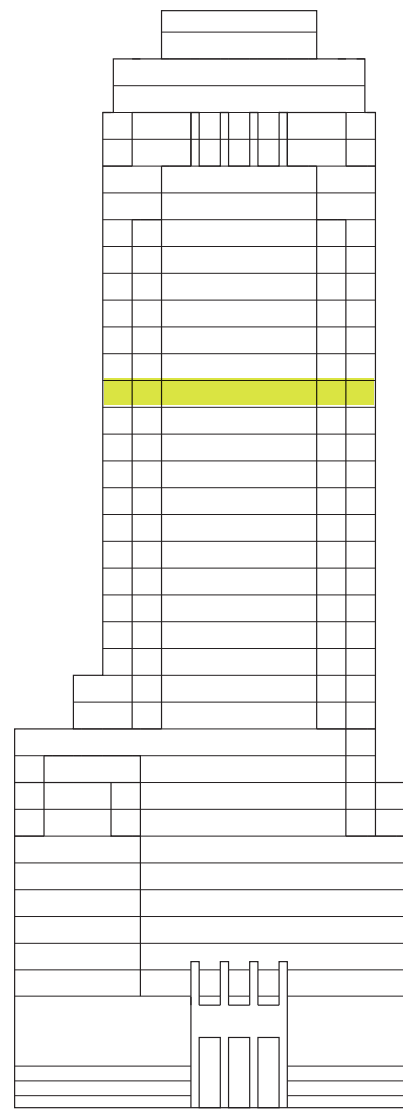


101 Hudson  
28th Floor

Availability  
34,169 RSF

Specifications

- Ceiling Height  
: 13'10" slab-to-slab  
: 9'8" finished
- Floor Plates  
: 32,000–38,000 SF
- Floor Loads  
: Office areas: 100lbs/psf load
- Column Space  
: Up to 45 SF



28th Floor — Office






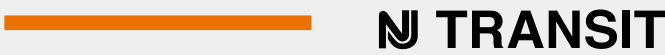

York Street

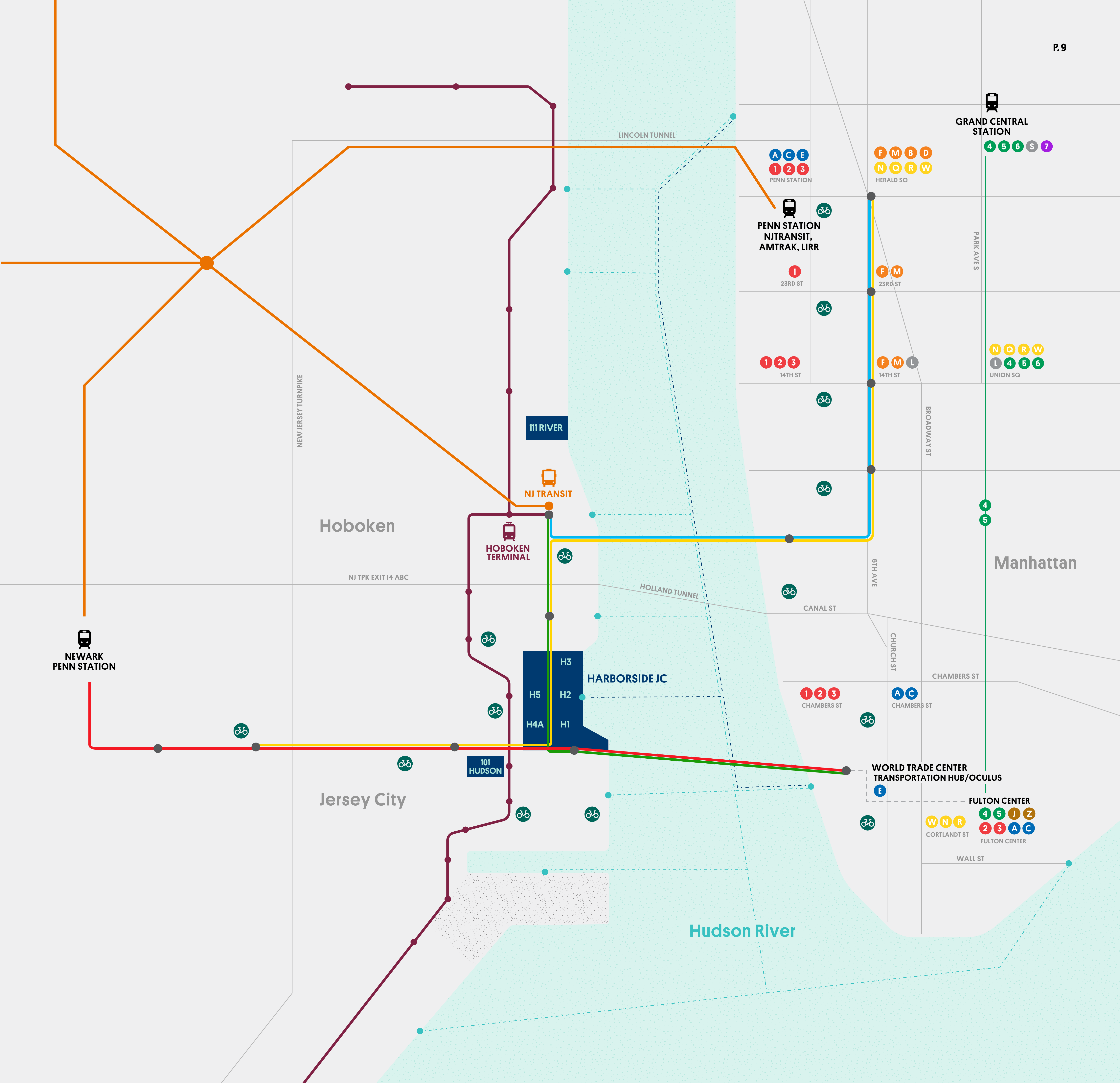


# Easy to come by

Served by multiple departure points including a forthcoming Harborside stop, Manhattan is 5 minutes by ferry from the World Financial Center and Wall Street’s Pier 11.

By Path it’s just 4 minutes away – with multiple routes through the World Trade Center/Oculus and Hoboken Terminal hubs.









Getting here


New Jersey


MORRISTOWN

-  **54** min to Midtown  
**52** min to Downtown  
**40** min to Harborside JC


-  **64** min to Midtown  
**58** min to Downtown  
**67** min to Harborside JC


PRINCETON NJ

-  **88** min to Midtown  
**72** min to Downtown  
**66** min to Harborside JC

-  **65** min to Midtown  
**88** min to Downtown  
**97** min to Harborside JC

RIDGEWOOD NJ

-  **50** min to Midtown  
**55** min to Downtown  
**45** min to Harborside JC

-  **47** min to Midtown  
**80** min to Downtown  
**52** min to Harborside JC

Jersey City


HARBORSIDE JC

Hudson River



Manhattan

Queens


LONG ISLAND CITY

-  **17** min to Midtown  
**30** min to Downtown  
**41** min to Harborside JC

MIDTOWN

-  **24** min to Downtown  
**35** min to Harborside JC
-  **26** min to Harborside JC

WILLIAMSBURG

-  **24** min to Midtown  
**23** min to Downtown  
**35** min to Harborside JC

DOWNTOWN

-  **25** min to Downtown  
**16** min to Harborside JC
-  **10** min to Harborside JC

Brooklyn

Upper Bay

Newark Bay

8 Min

5 Min



## Ranked 1st

Most Livable City  
in the U.S.

## 2nd Fastest Growing

Metropolitan Area  
in New Jersey

## 75 Languages

Named the Most Diverse  
City in the country

## 4,821,384 Path Riders

Riders at Exchange Place  
per year

## 86,119 Daily Commuters

To Jersey City;  
30,000 commuting  
to Harborside

## 262,000 JC Residents

About half of which are  
24–45 years old

## 27,700 New Residents

An increase of 150% in  
the immediate area

## 10 Million

Square Feet of office  
space near Harborside

## \$100,000

Working population near  
Harborside yearly salary

## Ranked 10th

U.S. Cities where millennial-  
led household make over  
\$350,000



An overview  
in detail

Residents

262,000  
JC Residents

28,000  
New Residents

41,000  
Residential Units  
Approved/  
Proposed/  
Under construction

Sources:  
2012 American Community Survey  
2013 Population Estimate  
2014 U.S. Census Bureau  
2010 U.S. Census  
United States Census Bureau Fact Finder  
City-Data  
2012 American Community Survey

Average Age

in Jersey City  
33

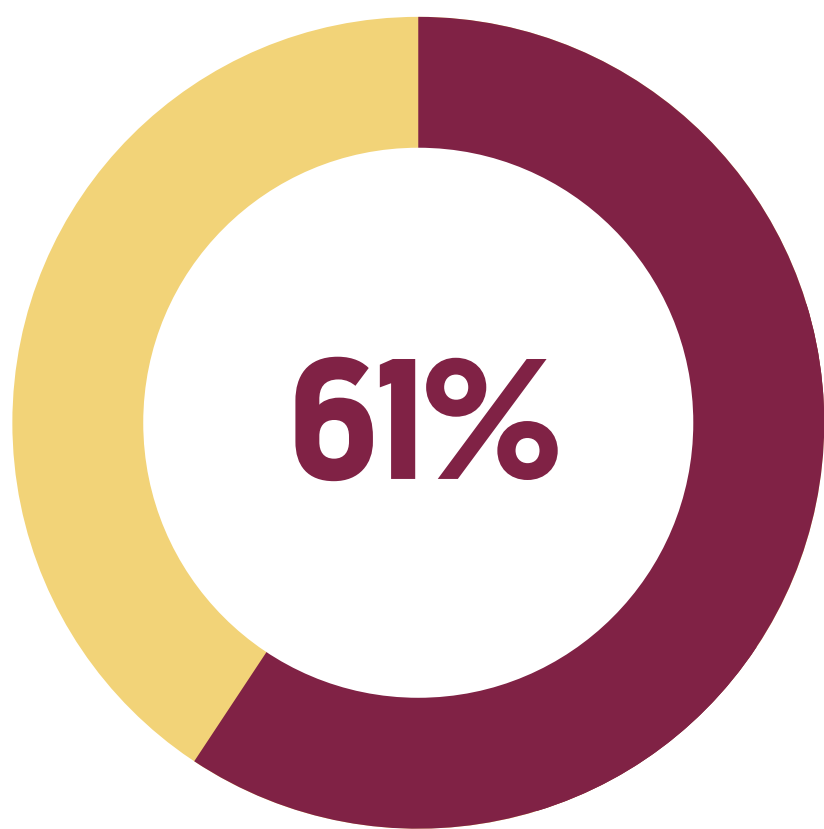
in New Jersey  
39.3

in New York City  
35.8

in Brooklyn  
33.4

Education

Professionals with  
a bachelor’s degree  
or higher, ages 25-34  
in Jersey City



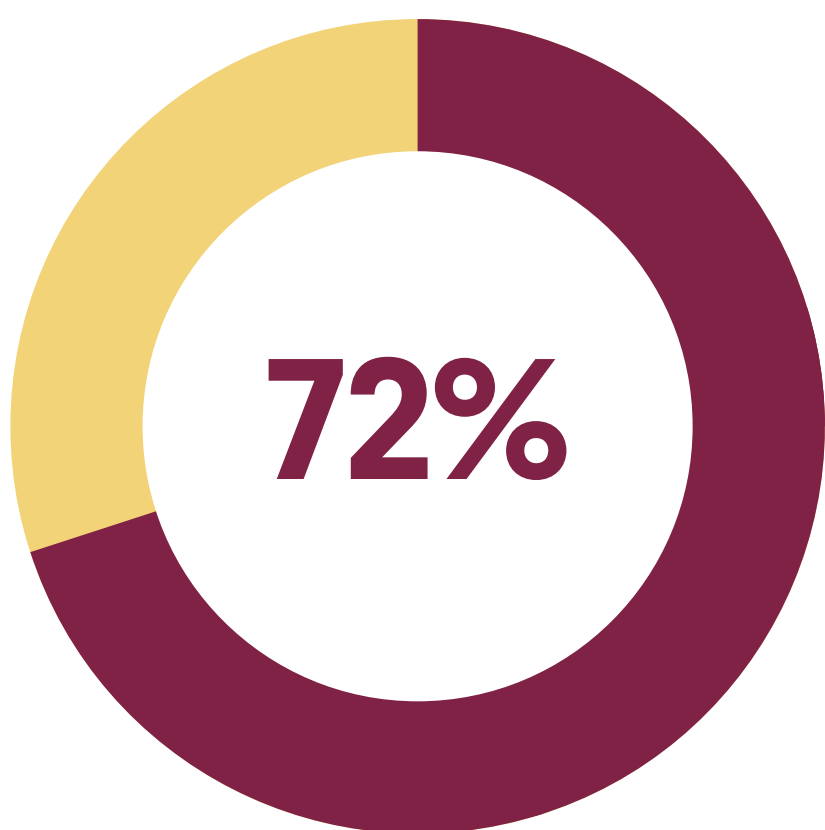
in New Jersey  
38.8%

in New York City  
48.2%

in Brooklyn  
45.5%

Employment

Work in a  
professional field



Unemployment  
rate in Jersey City  
3.8%

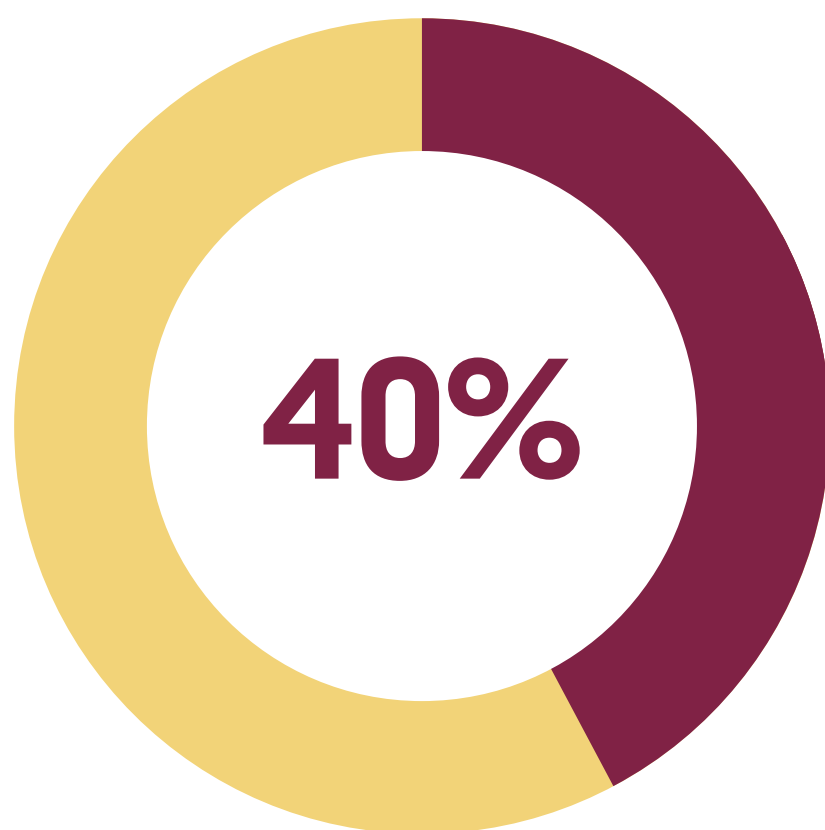
in New Jersey  
3.9%

in New York City  
4.2%

in Brooklyn  
4%

Median Income

Working population  
near Harborside JC  
income \$100,000



2015 median  
household income  
in Jersey City  
\$59,500

in New Jersey  
\$72,200

in Manhattan  
\$75,575

in Brooklyn  
\$51,100



Jersey City  
lifestyle

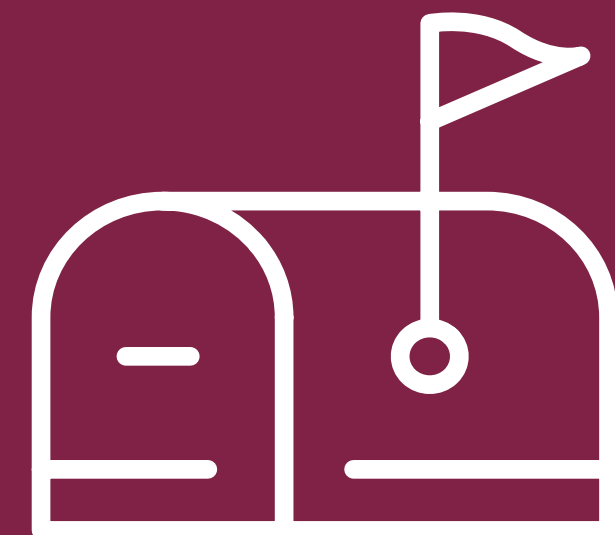
1st

Most Livable City  
in the U.S.

It's walkable and  
low-density, with  
low crime and high  
disposable income

JC ranks above  
4. New York City  
7. Boston  
10. San Francisco

Source: SmartAssets for 2016



2nd

Fastest-Growing  
Metro Area in NJ

It's set to become  
the state's largest  
city in NJ

Sources: Careerbliss.com and  
Forbes.com



2nd

Happiest City to  
Work in the U.S.

JC ranks above  
4. Brooklyn  
18. New York City

Source: Careerbliss and Forbes

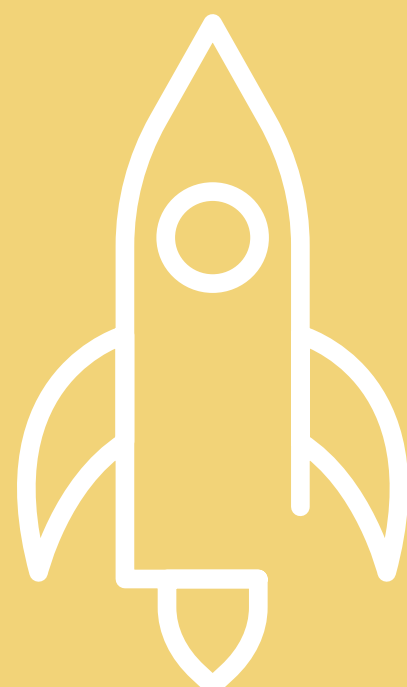


5th

Best Public  
Transportation  
in the U.S.

JC ranks above  
6. Chicago  
10. Seattle  
11. Miami

Source: Business Insider



10th

Most Artistic City  
in the U.S.

JC ranks above  
Miami and Atlanta

Source: The Atlantic Magazine





Primed  
for success

Millennial  
Newcomers

in Jersey City  
3.4%

in Manhattan NY  
3.1%

in New York City  
1.6%

in Brooklyn  
1.4%

Top 5

U.S. Cities  
for Millennials

JC ranks above  
10. New York City  
14. Brooklyn  
23. Queens

Source: Niche and Forbes



Top 5

Hippest Blocks  
in New York City

Together with  
- Gowanus,  
Brooklyn  
- Broadway,  
Hamilton Heights  
- Industry City,  
Brooklyn  
- Van Duzer Street,  
Staten Island

Sources: Carrerbliss.com and  
Forbes.com



10th

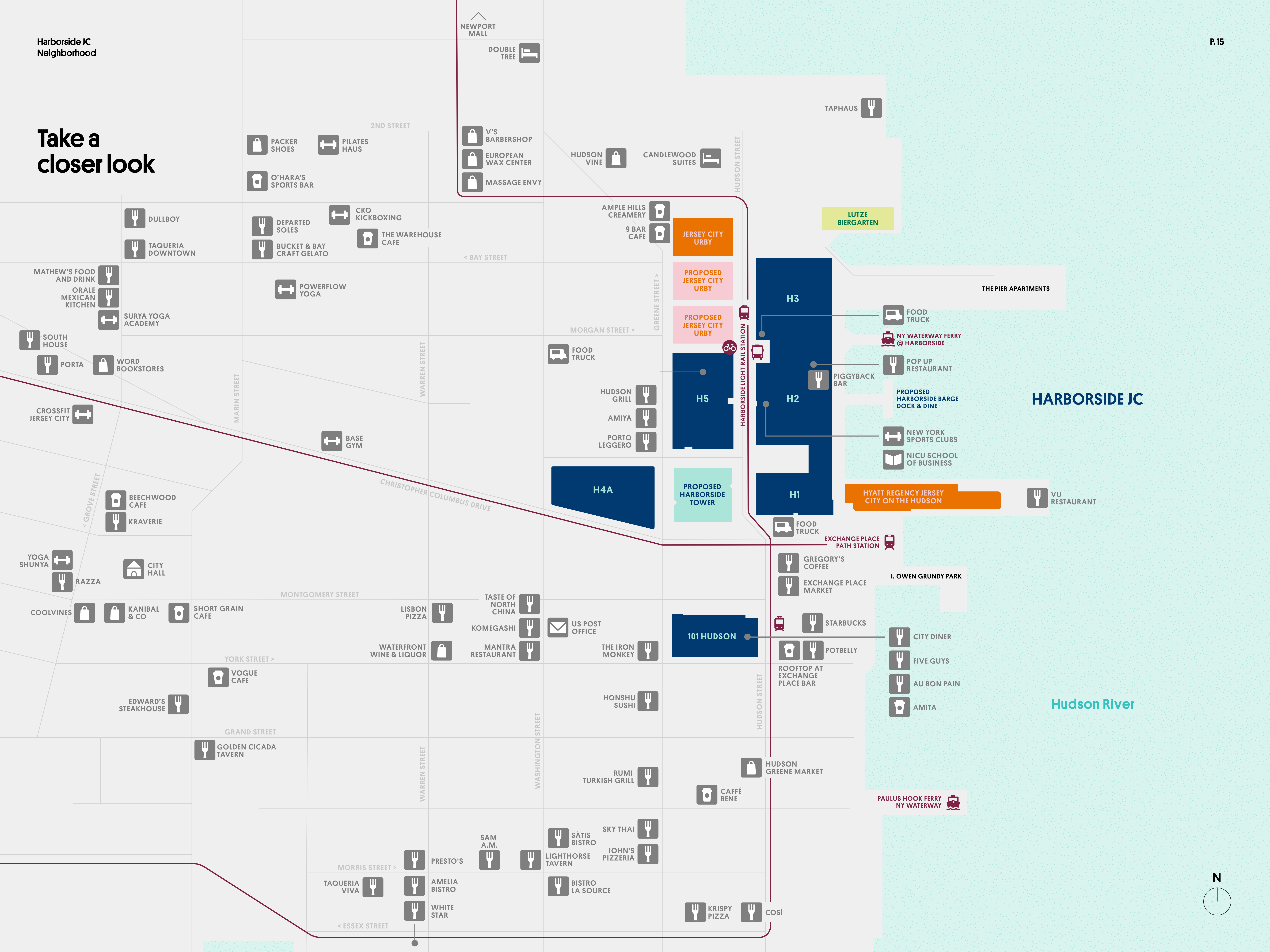
U.S. Cities where  
millenial-led  
household make  
over \$350,000  
a year

Sources: Zillow





Take a  
closer look





Be a part of  
the city’s culture



World renowned  
Liberty National  
Golf Club

Home of the 2017 Presidents Cup  
and the 2019 Northern Trust



10th  
Most Artistic City  
in the USA

Home to famed art institution  
Mana Contemporary





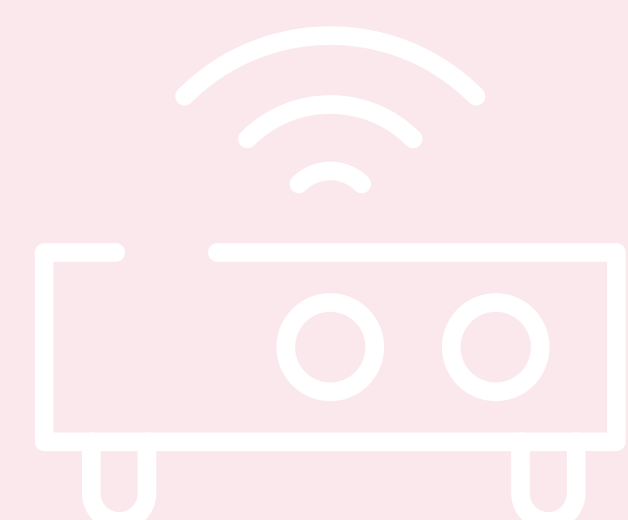
The whole package  
and more

Technology

Wired Certification  
Platinum (H1, H2, H3,  
H5 and 101 Hudson)

High-speed  
Internet

Extensive List  
of Carriers



Transportation

Citi Bike

NY Waterway Ferry

Light Rail

Path Train



On Site Services

Fitness Center

Executive Wellness  
Center

Day Care

Hospitality

Business School

Financial Institutes

Parking

Car Rental

Dry Cleaning



Retail & Dining

Dining

Catering

Food Hall

Pop Ups

Food Trucks

Beer Garden

Boutique Stores



Programming

Open to Public

Tasting Events

Marketplace JC

Midnight Markets

Music Festivals

Sporting Events





# A rewarding decision

	Gross Annual Benefit/Employee	Gross Annual Benefit/SF
Urban Transit Hub Municipality	\$5,000	
Transit-oriented development	\$2,000	
Large numbers of new full-time jobs are eligible	\$500 – \$1,500	
251 to 400	\$500	+\$2.50
401 to 600	\$750	+\$3.75
601 to 800	\$1,000	+\$5.00
801 to 1,000	\$1,250	+\$6.25
1,001+	\$1,500	+\$7.50
7.50Business in a targeted industry: Defense, Energy, Finance, Health, Life Sciences, Logistics, Manufacturing, Technology and Transportation	\$500/employee p.a	+ \$2.50
Average salary > county's existing average (currently \$50,006):	\$250 (if 35% over), \$500 (if 70% over), \$750 (if 105% over)	+ \$1.25 – \$3.75
Total Potential Benefit Range (Per Employee per Annum)	\$7,000 – \$9,750	+ \$35.000 – \$48.75

120Each retained job receives 50% of the new job benefit, not to exceed the capital expenditure.

Companies on the Jersey waterfront			
Omnicom	Jersey City	Newell	Hoboken
Forbes	Jersey City	Jet	Hoboken
Tony Burch	Jersey City	Pearson	Hoboken
Goya	Jersey City	Thomson Reuters	Hoboken
Goldman Sachs	Jersey City		

With state incentives available to tenants of Harborside JC and 101 Hudson Street, relocation becomes a strategic business move.

These are credits per employee offered by the State of NJ (NJS) to be applied against NJS Corporate Taxes. Insurance companies and partnerships are not eligible. Credits may be traded for cash payments with NJS or sold in the market. The benefits are available for up to 10 years and the Minimum

Full-Time Employee Requirements are:

Industry	Minimum New/ Retained Full-Time Jobs
Tech start-ups and manufacturing businesses	10/25
Other targeted industries	25/35
All other businesses/ industries	35/50

For Non-Industrial Tenants, Minimum Capital Expenditure is (Base Building Work, TI and Tenant FFE all count towards this number):

Industry	Minimum New/ Retained Full-Time Jobs
Existing Projects	\$40
New Construction Projects	\$120



H

Early birds  
& go-getters.

For more information  
on leasing/retail opportunities  
and to schedule a tour

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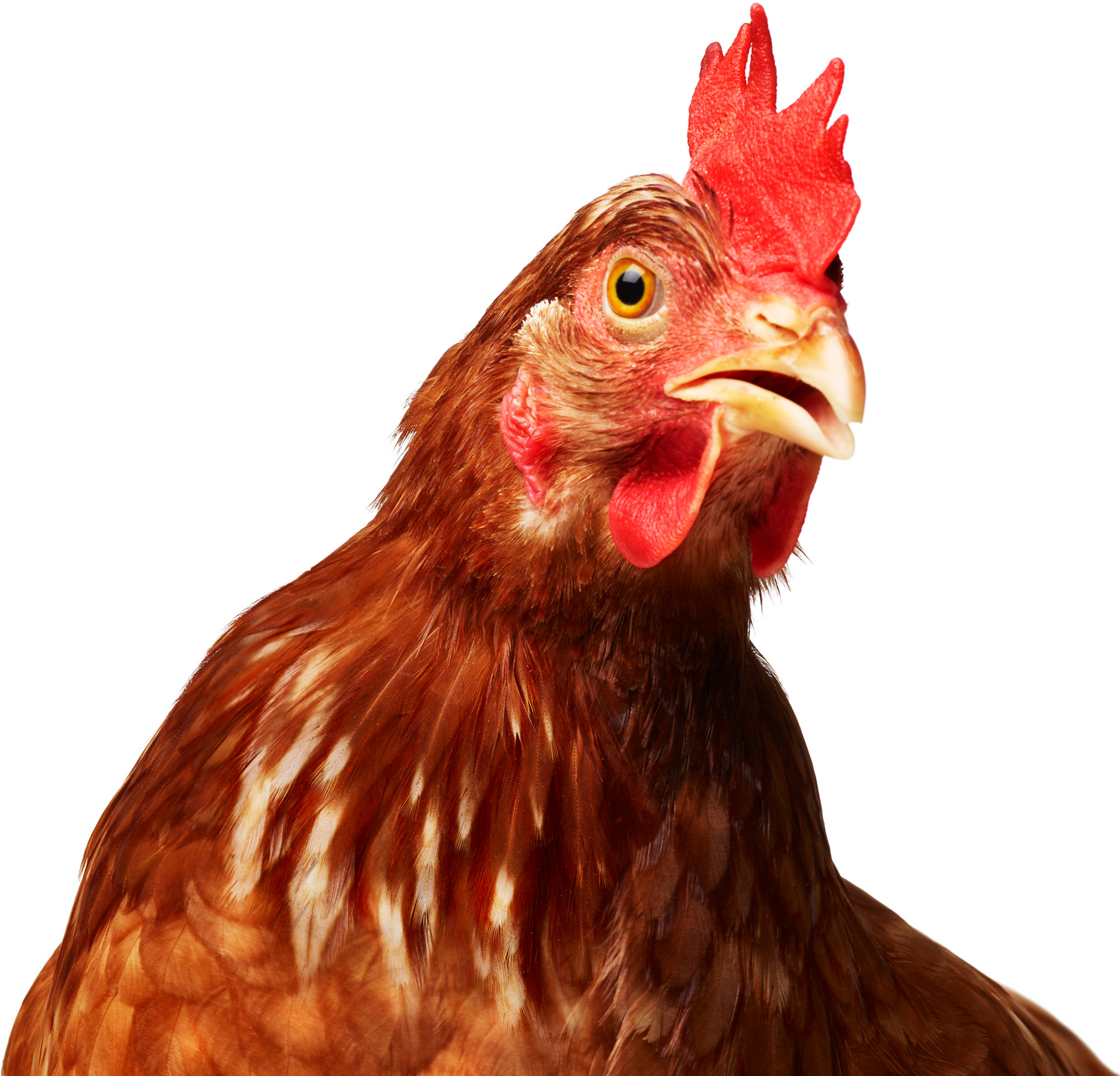
CBRE

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Produced By REA

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By Mack-Cali

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