

HARBORSIDE

Harborside 2 & 3

**A waterfront
transformation.**

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.5

Harborside 2 & 3

→ P.5

Transportation

→ P.9

Jersey City

→ P.11

Amenities

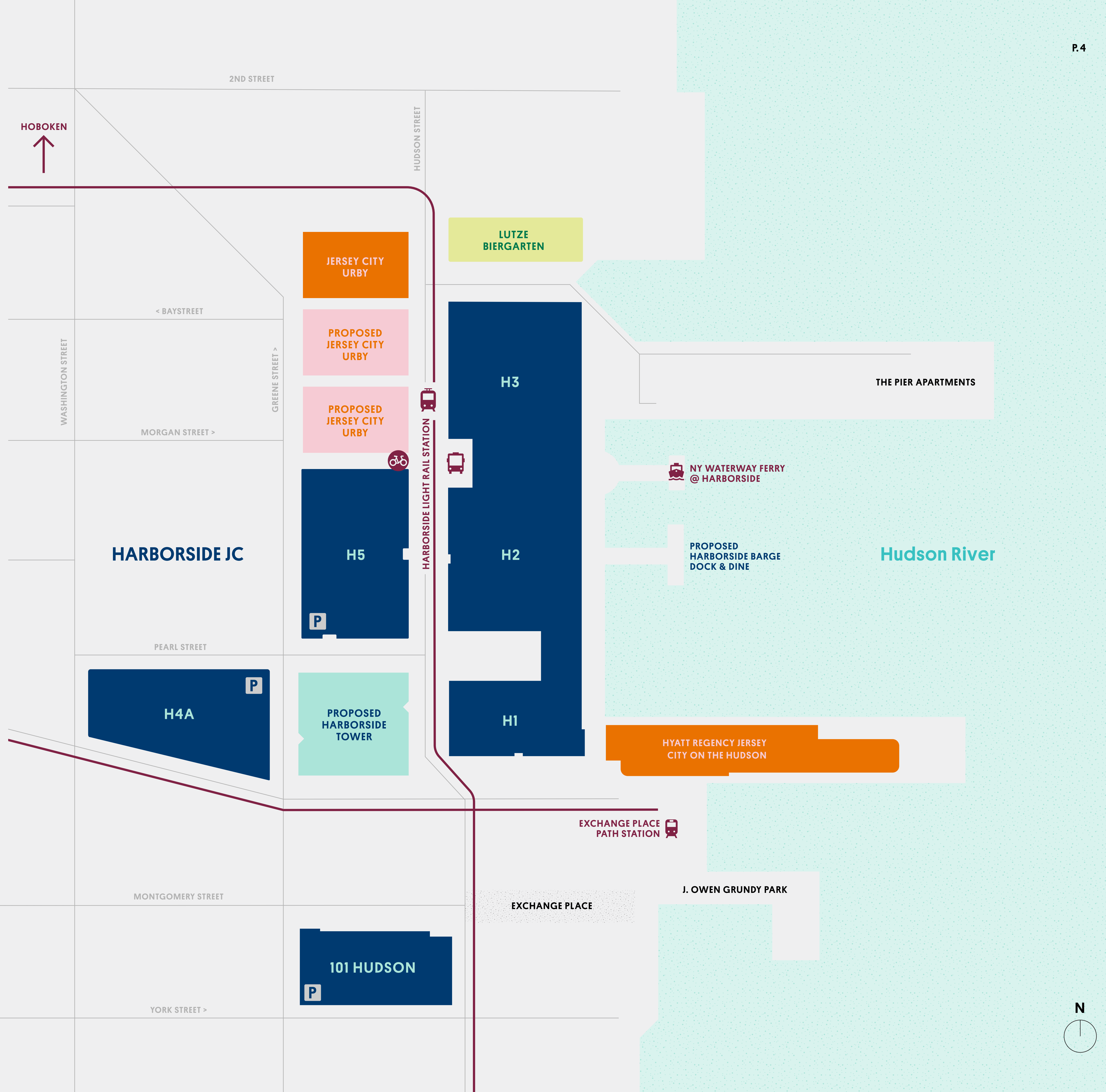
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Site Map

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 URB 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.



Harborside 2 & 3



Harborside 2&3 complete the powerful trilogy of waterfront office spaces.

Featuring super-wide floorplates, flexible design, world-class connectivity and all-new infrastructure, they represent innovative working free from physical constraints. A shared atrium, expansive lobby, retail and dining, and peerless New York City views ensure a workplace environment that transcends office hours.

Availabilities

→ P.7

Floorplan

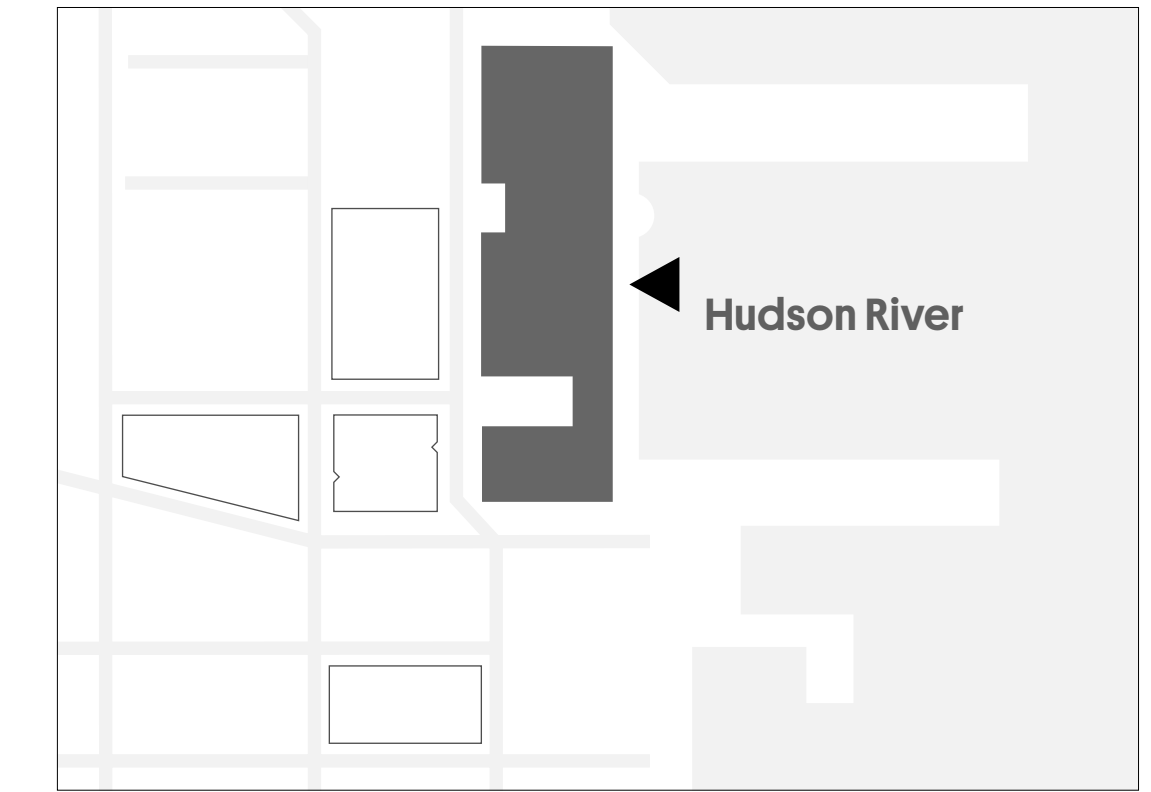
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Harborside 2 & 3 East Elevation

Total availability
Office 344,224 RSF
Retail TBD

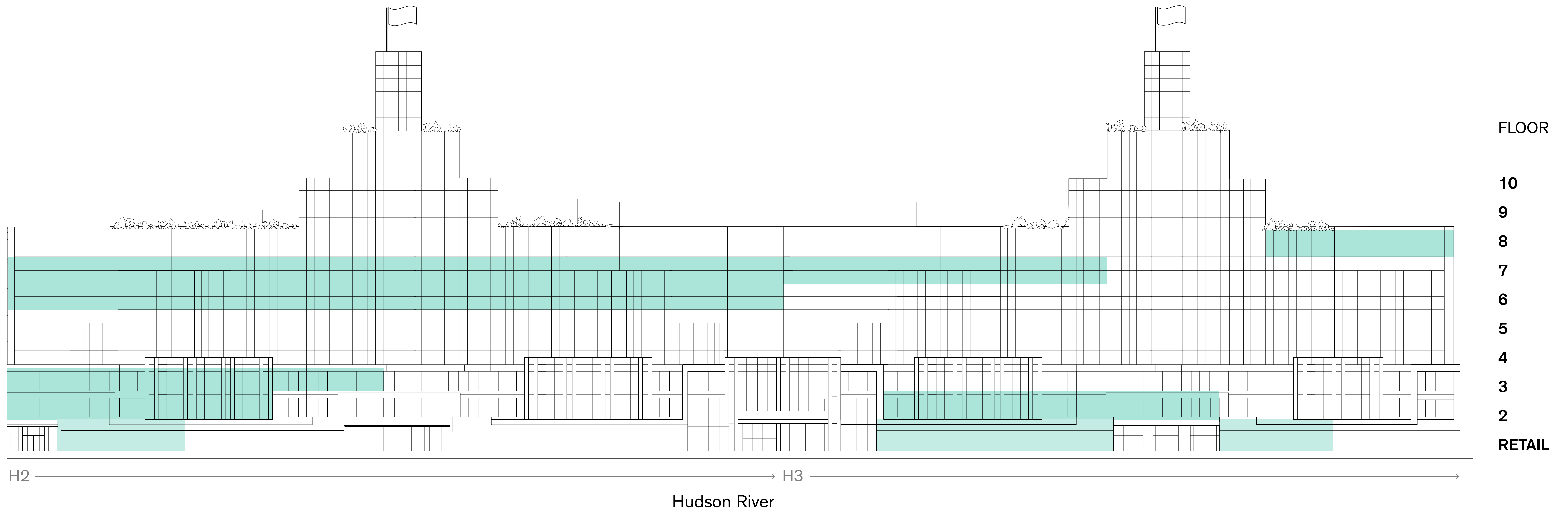
Specifications

Built	Harborside 2 : 1930, Renovated 1990	Harborside 3 : 1930, Renovated 1990
Architect	: Beyer Blinder Belle	: Beyer Blinder Belle
Height	: 10 Floors	: 10 Floors
Loading Docks	: Three Bays	: Four bays
Base Building Cooling System	: Condensed water	: Condensed water
Base Building Heating System	: Perimeter electrical heat	: Perimeter electrical heat
Elevators	: 10 passenger elevators : 1 oversized freight elevator (12,000lbs/capacity)	: 10 passenger elevators : 1 oversized freight elevator (12,000lbs/capacity)



Context Map

Office Retail



Harborside 2 & 3 7th Floor

Availability
127,383 RSF

Specifications

Ceiling Height

Harborside 2

: 13'6" slab-to-slab

Harborside 3

: 13'6" slab-to-slab

Floor Plates

: approx. 87,000 SF

: approx. 87,000 SF

Floor Loads

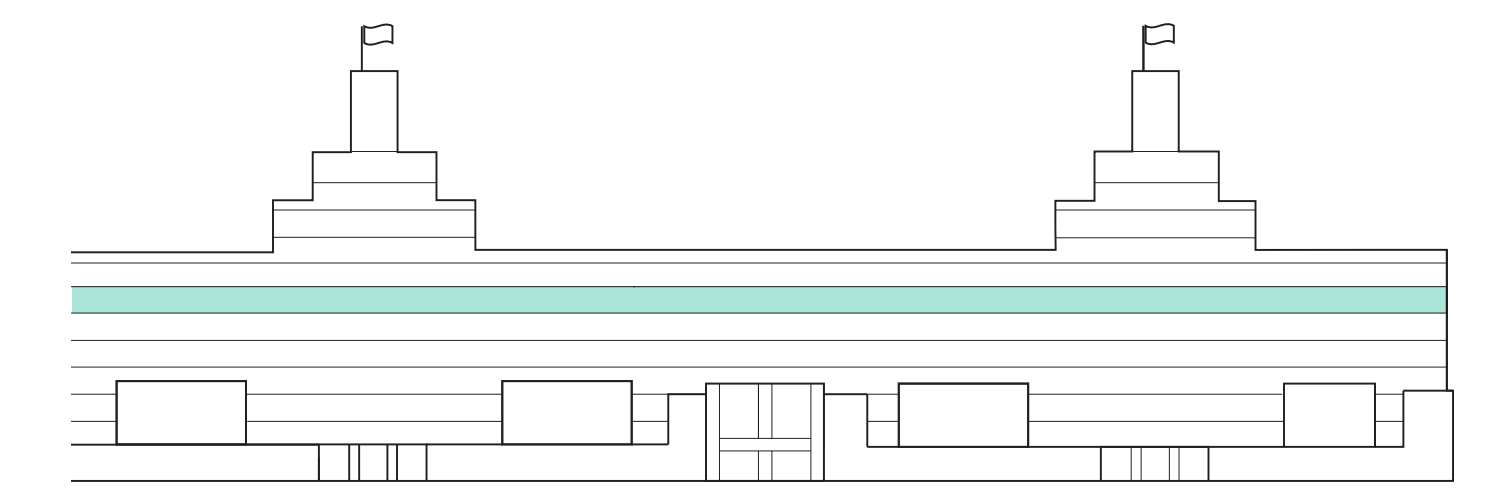
: 150 lbs/psf

: 150 lbs/psf

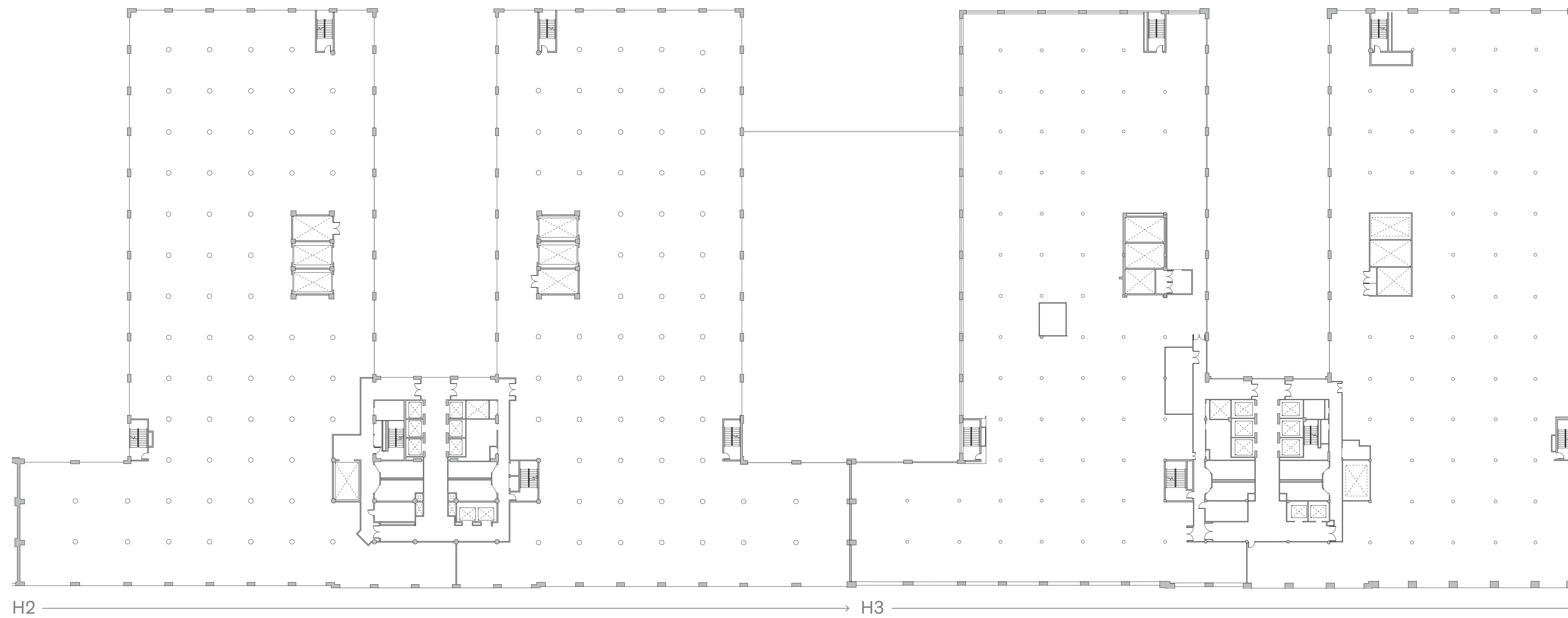
Column Space

: 20 feet on center

: 20 feet on center



7th Floor — Office




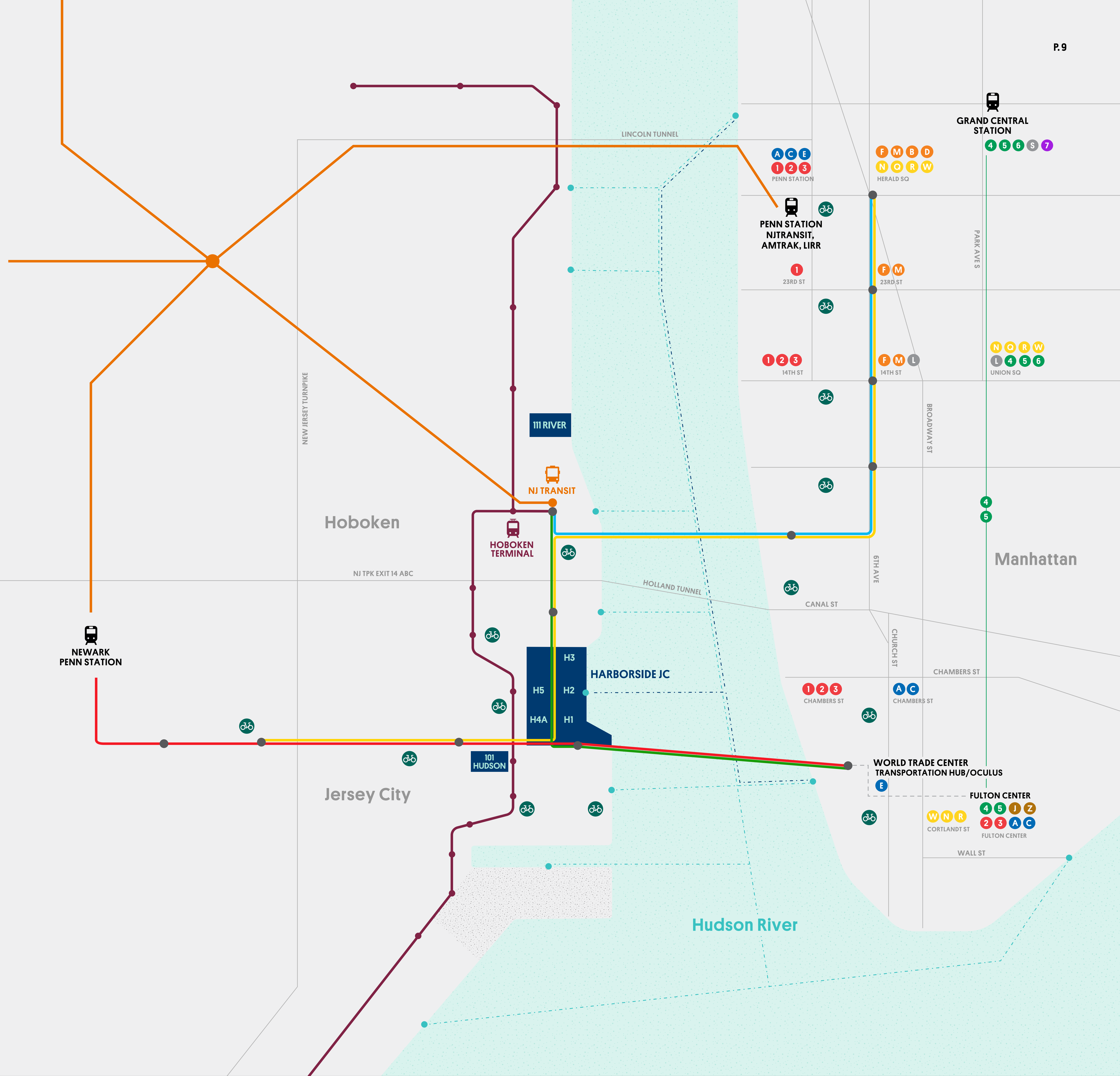
Hudson River

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.


-  PATH
-  NJ TRANSIT
-  LIGHT RAIL
-  NY WATERWAY FERRY LINES
-  NY WATERWAY HARBORSIDE LINE
-  RAIL TO AIRPORT




Getting here


New Jersey


MORRISTOWN

 **54 min to Midtown**
BY CAR **52 min to Downtown**
40 min to Harborside JC


 **64 min to Midtown**
BY TRAIN **58 min to Downtown**
67 min to Harborside JC


PRINCETON NJ

 **88 min to Midtown**
BY CAR **72 min to Downtown**
66 min to Harborside JC

 **65 min to Midtown**
BY TRAIN **88 min to Downtown**
97 min to Harborside JC

RIDGEWOOD NJ

 **50 min to Midtown**
BY CAR **55 min to Downtown**
45 min to Harborside JC

 **47 min to Midtown**
BY TRAIN **80 min to Downtown**
52 min to Harborside JC

Jersey City


HARBORSIDE JC

Hudson River


Manhattan

Queens

LONG ISLAND CITY

 **17 min to Midtown**
BY TRAIN **30 min to Downtown**
41 min to Harborside JC


MIDTOWN

 **24 min to Downtown**
BY TRAIN **35 min to Harborside JC**

 **26 min to Harborside JC**
BY FERRY

 **8 Min**

WILLIAMSBURG

 **24 min to Midtown**
BY TRAIN **23 min to Downtown**
35 min to Harborside JC

DOWNTOWN

 **25 min to Downtown**
BY TRAIN **16 min to Harborside JC**

 **10 min to Harborside JC**
BY FERRY

 **5 Min**

Brooklyn

Upper Bay

Newark Bay

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

Average Age

in Jersey City
33

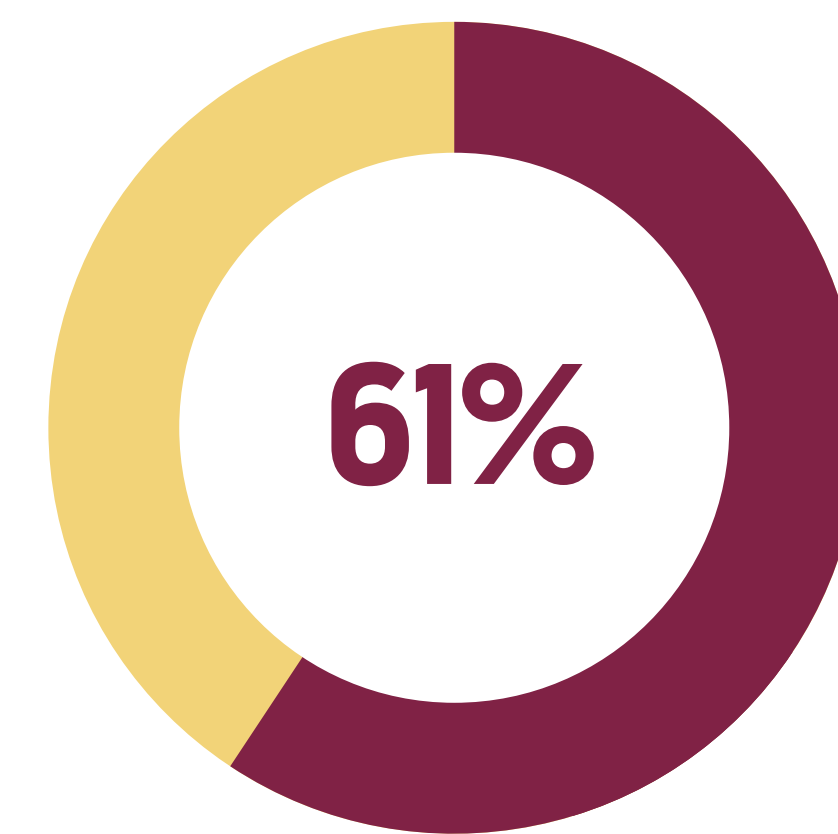
in New Jersey
39.3

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



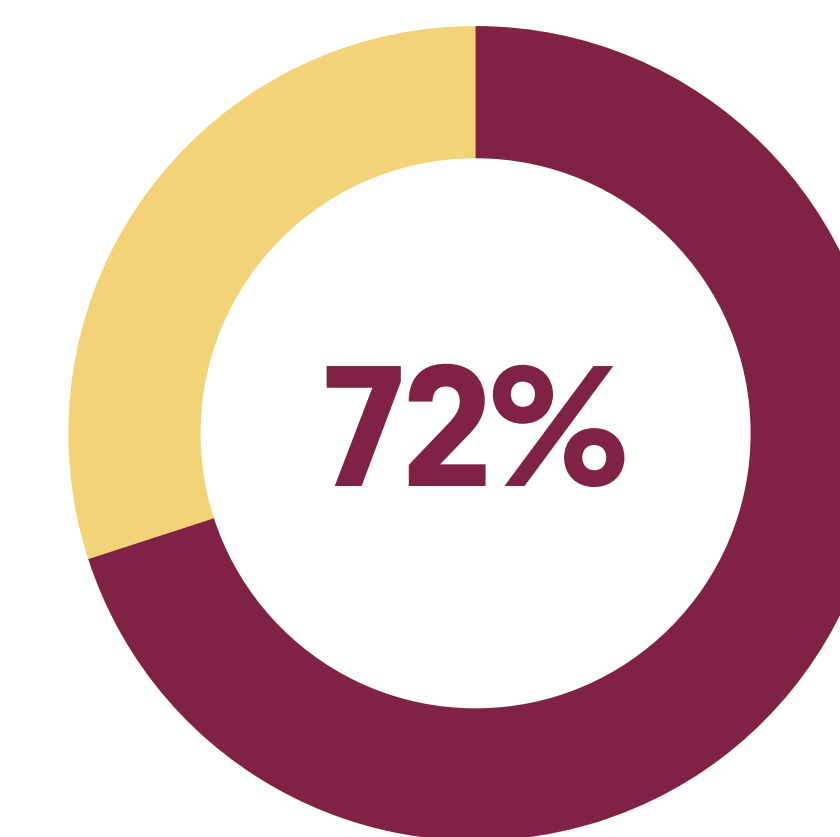
in New Jersey
38.8%

in New York City
48.2%

in Brooklyn
45.5%

Employment

Work in a
professional field



Unemployment
rate in Jersey City
3.8%

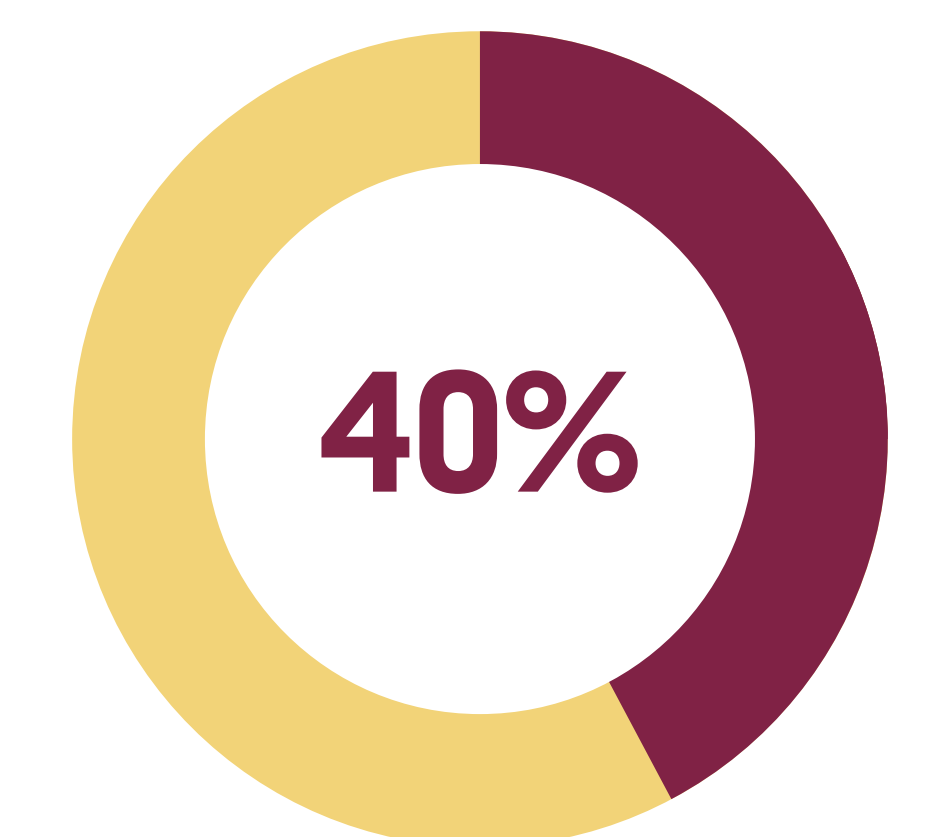
in New Jersey
3.9%

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

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

Jersey City lifestyle

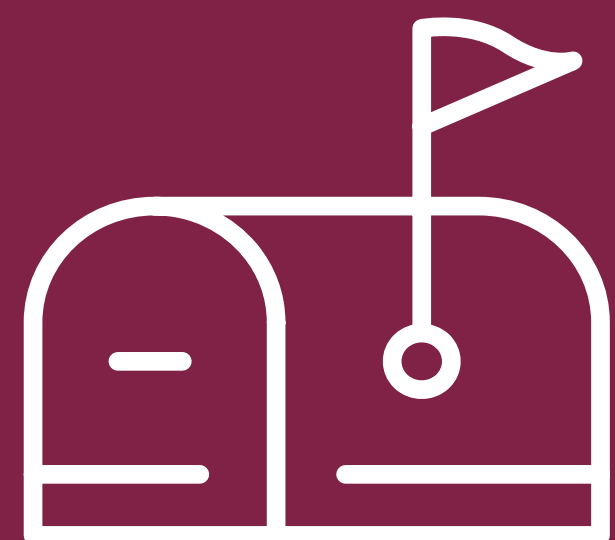
1st

**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

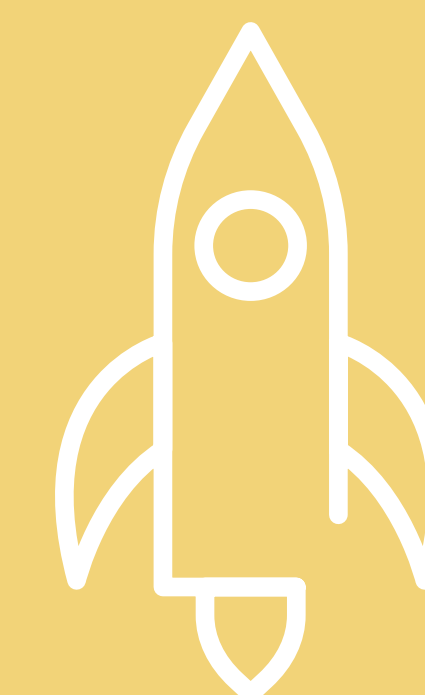


5th

**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



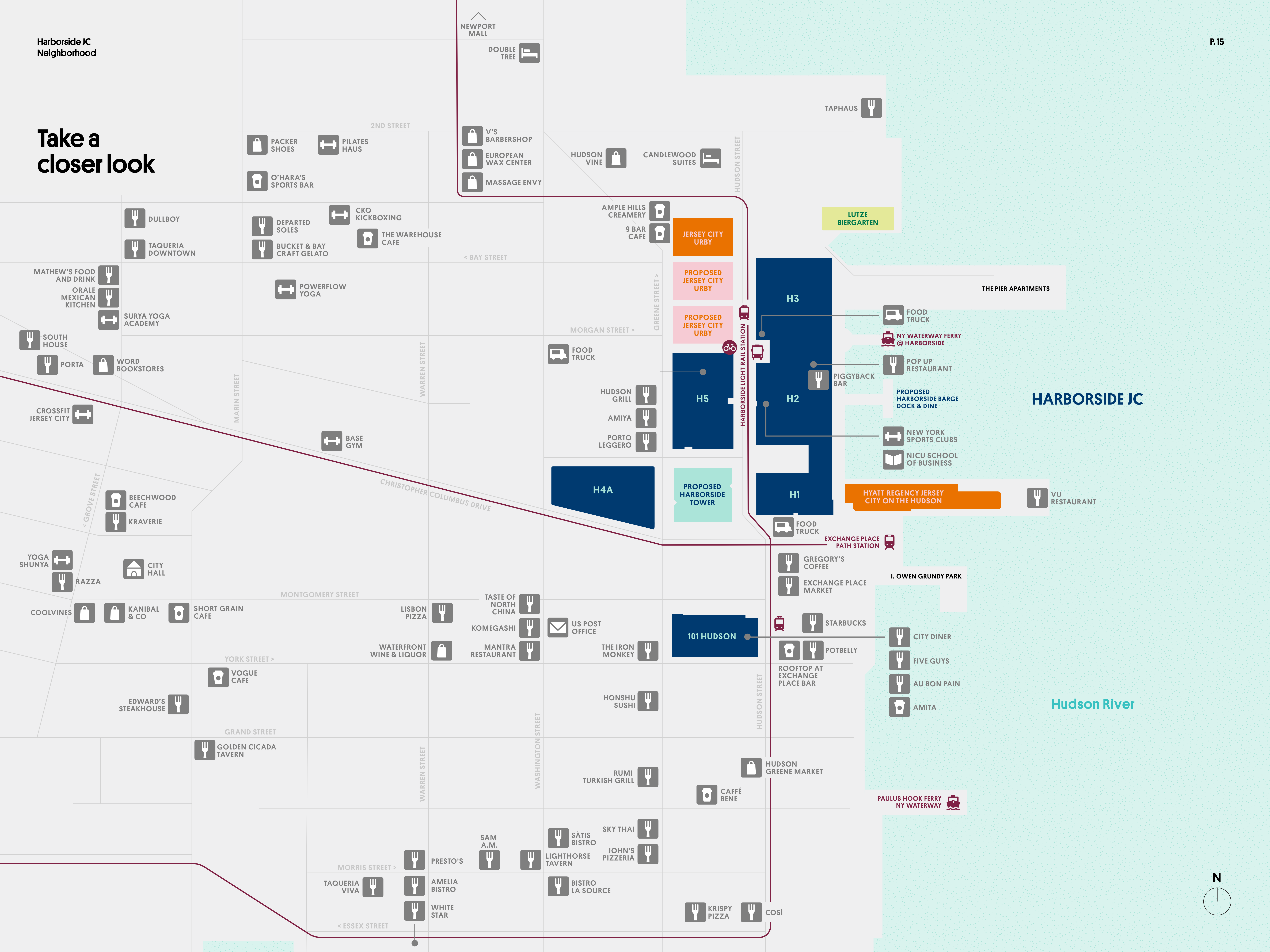
10th

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

Sources: Zillow



Take a closer look



- MATHEW'S FOOD AND DRINK
- ORALE MEXICAN KITCHEN
- SOUTH HOUSE
- PORTA
- WORD BOOKSTORES
- CROSSFIT JERSEY CITY
- YOGA SHUNYA
- RAZZA
- COOLVINES
- KANIBAL & CO
- SHORT GRAIN CAFE
- EDWARD'S STEAKHOUSE
- GOLDEN CICADA TAVERN

- PACKER SHOES
- O'HARA'S SPORTS BAR
- PILATES HAUS
- CKO KICKBOXING
- DEPARTED SOLES
- BUCKET & BAY CRAFT GELATO
- THE WAREHOUSE CAFE
- POWERFLOW YOGA
- BASE GYM

- NEWPORT MALL
- DOUBLE TREE
- V'S BARBERSHOP
- EUROPEAN WAX CENTER
- MASSAGE ENVY

- AMPLE HILLS CREAMERY
- 9 BAR CAFE
- FOOD TRUCK
- HUDSON GRILL
- AMIYA
- PORTO LEGGERO
- H4A
- PROPOSED HARBORSIDE TOWER

- JERSEY CITY URBY
- PROPOSED JERSEY CITY URBY
- PROPOSED JERSEY CITY URBY

- 101 HUDSON

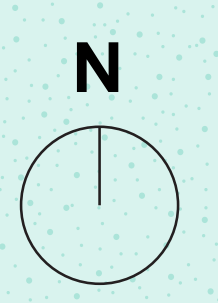
- TAPHAUS

- LUTZE BIERGARTEN

- FOOD TRUCK
- NY WATERWAY FERRY @ HARBORSIDE
- POP UP RESTAURANT
- PIGGYBACK BAR
- PROPOSED HARBORSIDE BARGE DOCK & DINE
- NEW YORK SPORTS CLUBS
- NICU SCHOOL OF BUSINESS
- HYATT REGENCY JERSEY CITY ON THE HUDSON
- VU RESTAURANT

- EXCHANGE PLACE PATH STATION
- GREGORY'S COFFEE
- EXCHANGE PLACE MARKET
- J. OWEN GRUNDY PARK
- STARBUCKS
- POTBELLY
- ROOFTOP AT EXCHANGE PLACE BAR
- CITY DINER
- FIVE GUYS
- AU BON PAIN
- AMITA

- PRESTO'S
- AMELIA BISTRO
- WHITE STAR
- SAM A.M.
- LIGHTHORSE TAVERN
- BISTRO LA SOURCE
- SATIS BISTRO
- SKY THAI
- JOHN'S PIZZERIA
- KRISPY PIZZA
- COSI



Be a part of the city's culture



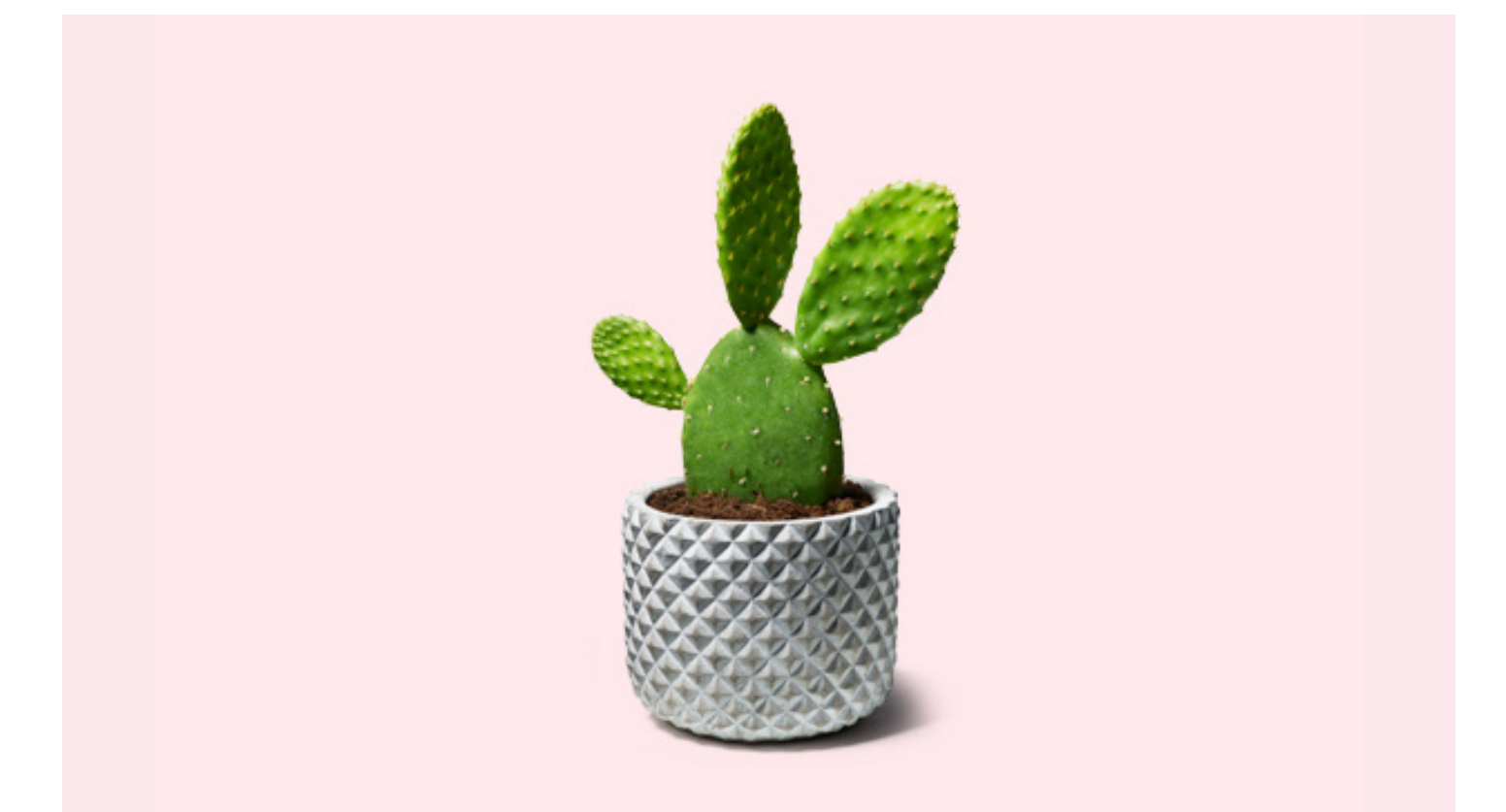
World renowned Liberty National Golf Club

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



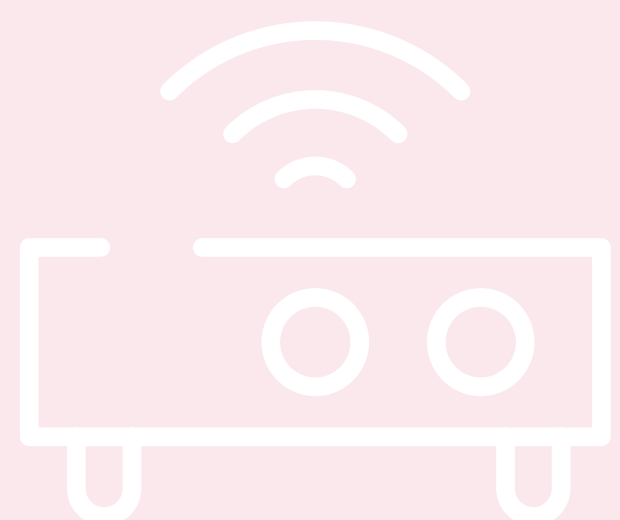
The whole package and more

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
7.50 Business 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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harborsidejc.com

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Designed &
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