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.
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.
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.
Harborside 2 & 3
East Elevation

Total availability
Office 344,224 RSF
Retail TBD

Specifications

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

Harborside 3
- Built: 1930, Renovated 1990
- Architect: Beyer Blinder Belle
- Height: 10 Floors
- Loading Docks: Four bays
- Base Building Cooling System: Condensed water
- Base Building Heating System: Perimeter electrical heat
- Elevators: 10 passenger elevators, 1 oversized freight elevator (12,000lbs/capacity)
Harborside 2 & 3
7th Floor

Availability
127,383 RSF

Specifications

<table>
<thead>
<tr>
<th></th>
<th>Harborside 2</th>
<th>Harborside 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling Height</td>
<td>13’6” slab-to-slab</td>
<td>13’6” slab-to-slab</td>
</tr>
<tr>
<td>Floor Plates</td>
<td>approx. 87,000 SF</td>
<td>approx. 87,000 SF</td>
</tr>
<tr>
<td>Floor Loads</td>
<td>150 lbs/psf</td>
<td>150 lbs/psf</td>
</tr>
<tr>
<td>Column Space</td>
<td>20 feet on center</td>
<td>20 feet on center</td>
</tr>
</tbody>
</table>
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.
75 Languages
Named the Most Diverse City in the country

86,119 Daily Commuters
To Jersey City; 30,000 commuting to Harborside

4,821,384 Path Riders
Riders at Exchange Place per year

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 1st Most Livable City in the U.S.

2nd Fastest Growing Metropolitan Area in New Jersey

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

Ranked 10th 2nd Fastest Growing Metropolitan Area in New Jersey

$100,000 Working population near Harborside yearly salary

Ranked 10th U.S. Cities where millenial-led household make over

$350,000

262,000 JC Residents
About half of which are 24–45 years old

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10 Million Square Feet of office space near Harborside

$100,000 Working population near Harborside yearly salary

Ranked 10th U.S. Cities where millenial-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: 61%
  - in New Jersey: 38.8%
  - in New York City: 48.2%
  - in Brooklyn: 45.5%

### Employment
- Work in a professional field
  - in Jersey City: 72%
  - in New Jersey: 50.4%
  - in New York City: 36.7%
  - in Brooklyn: 37.8%

### Median Income
- Working population near Harborside JC income $100,000
  - in Jersey City: $59,500
  - in New Jersey: $72,200
  - in New York City: $75,575
  - in Brooklyn: $51,100

### Unemployment rate
- in Jersey City: 3.8%
- in New Jersey: 3.9%
- in New York City: 4.2%
- in Brooklyn: 4%

### 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
- Source: SmartAssets for 2016

2nd Fastest-Growing Metro Area in NJ
- It's set to become the state's largest city in NJ
- JC ranks above 18. New York City
- Source: 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.
- 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

- Jersey City (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:** Careerbliss.com and Forbes.com

### 10th U.S. Cities where millenial-led household make over $350,000 a year

**Sources:** Zillow
PROPOSED HARBORSIDE BARGE DOCK & DINE
HYATT REGENCY JERSEY CITY ON THE HUDSON

101 HUDSON PROPOSED HARBORSIDE TOWER

PROPOSED JERSEY CITY URBLY

LUTZE BIERGARTEN

J. OWEN GRUNDY PARK

THE PIER APARTMENTS

NEW YORK SPORTS CLUBS NICU SCHOOL OF BUSINESS

NEWPORT MALL

CANDLEWOOD SUITES

HARBOURSIDE JC

Hudson River

15
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

Harborside JC Neighborhood
## The whole package and more

<table>
<thead>
<tr>
<th>Technology</th>
<th>Transportation</th>
<th>On Site Services</th>
<th>Retail &amp; Dining</th>
<th>Programming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wired Certification Platinum (H1, H2, H3, H5 and 101 Hudson)</td>
<td>Citi Bike NY Waterway Ferry Light Rail Path Train</td>
<td>Fitness Center Executive Wellness Center Day Care Hospitality Business School Financial Institutes Parking Car Rental Dry Cleaning</td>
<td>Dining Catering Food Hall Pop Ups Food Trucks Beer Garden Boutique Stores</td>
<td>Open to Public Tasting Events Marketplace JC Midnight Markets Music Festivals Sporting Events</td>
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<tr>
<td>High-speed Internet</td>
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<tr>
<td>Extensive List of Carriers</td>
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</table>
A rewarding decision

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

<table>
<thead>
<tr>
<th>Industry</th>
<th>Minimum New/Retained Full-Time Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Transit Hub Municipality</td>
<td>$5,000</td>
</tr>
<tr>
<td>Transit-oriented development</td>
<td>$2,000</td>
</tr>
<tr>
<td>Large numbers of new full-time jobs are eligible</td>
<td>$500 – $1,500</td>
</tr>
<tr>
<td>251 to 400</td>
<td>$500 + $2.50</td>
</tr>
<tr>
<td>401 to 600</td>
<td>$750 + $3.75</td>
</tr>
<tr>
<td>601 to 800</td>
<td>$1,000 + $5.00</td>
</tr>
<tr>
<td>801 to 1,000</td>
<td>$1,250 + $6.25</td>
</tr>
<tr>
<td>1,001+</td>
<td>$1,500 + $7.50</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Companies on the Jersey waterfront</th>
</tr>
</thead>
<tbody>
<tr>
<td>Omnicom</td>
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<tr>
<td>Forbes</td>
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<tr>
<td>Tony Burch</td>
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<tr>
<td>Goya</td>
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<tr>
<td>Goldman Sachs</td>
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<tr>
<td>Newell</td>
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<td>Jet</td>
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<tr>
<td>Pearson</td>
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<tr>
<td>Thomson Reuters</td>
</tr>
</tbody>
</table>
Early birds & go-getters.

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

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Associate
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harborsidejc.com

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