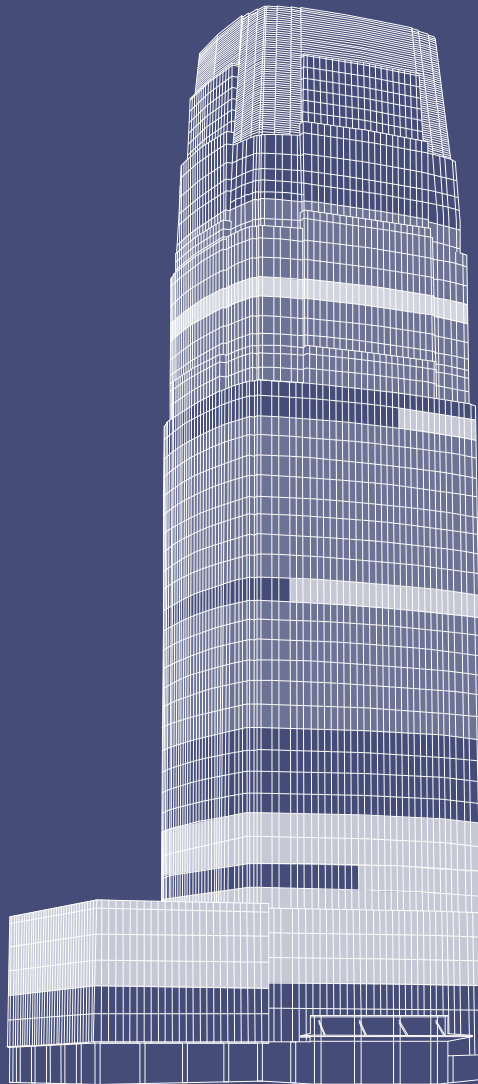


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HUDSON STREET
JERSEY CITY

STACKING PLAN



36-40	LEASED
35	37,206 RSF
32-34	LEASED
30	7,453 RSF PARTIAL
22-29	LEASED
21	33,049 RSF PARTIAL
15-20	LEASED
10	36,645 RSF
9	36,674 RSF
8	18,414 RSF PARTIAL
7	63,003 RSF
6	63,926 RSF
5	63,270 RSF
4	63,717 RSF
3	CAFETERIA + FITNESS
2	FITNESS
L	RETAIL + LOBBY

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HUDSON STREET
JERSEY CITY

SPECIFICATIONS

ARCHITECT:

Cesar Pelli & Associates

YEAR BUILT:

2004

CERTIFICATIONS:

LEED, ENERGY STAR AND WELL certified

NUMBER OF STORIES:

40 stories

SPACE AVAILABLE TO LEASE:

Floors 4 - 7, P8, 9, 10, P21, P30 & 35
Fully furnished

TYPICAL FLOOR RENTABLE AREA:

Tower/Low-rise floors: +/- 36,500 RSF
Podium floors +/- 63,000 RSF

CEILING HEIGHTS:

Typical floors: Slab-to-slab height = 14'6"
Floor to finished ceiling height = 9'
Podium floors: Slab-to-slab height = 17'
Floor to finished ceiling height = 10'6"

RAISED FLOOR:

8"

WINDOW MULLION:

5' on center except corners where spacing varies

LIVE FLOOR LOAD:

50 pounds per square foot

INTERIOR COLUMN SPACING:

No interior columns

CORE TO EXTERIOR WALLS:

Minimum of 50 feet

ON-SITE AMENITIES:

Full service cafeteria with 440 seats
Fitness center with locker rooms
Parking garage below grade
Lobby coffee bar
Public plaza with outdoor seating area
Free ATM onsite
Ground floor retail
Access to Pier and PATH

BUILDING INFRASTRUCTURE:

The building was designed to limit the possibility of business interruption by providing a high level of redundancy for all critical systems. Emergency power systems, fuel oil and water reservoirs as well as multiple locationally diverse utility and telecom feeds achieve reliable and resilient operation capabilities. A robust rapid deployment flood mitigation system is located on-site and can be fully deployed in less than 3 hours.

HEATING VENTILATION AND AIR CONDITIONING (HVAC):

Central water cooled chiller plant provides heat rejection for building Air Handling Units (AHUs) feeding tenant floors via common supply and return air duct risers. HVAC system is capable of both air-side and water-side economizer (free cooling) operation. All air handling units are equipped with MERV-14 filters and ventilation rates exceed both the USGBC LEED Enhanced Indoor Air Quality (IAQ) and the WELL Building Ventilation Standards. HVAC systems are monitored at central BMS which is manned 24/7/365.

HOURS OF HVAC OPERATION:

Base building HVAC provided from 8am to 6pm Monday through Friday. Overtime HVAC is available and is charged at prevailing market rates.

POWER:

30 Hudson is fed from three (3) distinct 26kv feeders provided by the local utility (PSE&G). The three (3) feeders serve the building's interior spot networks on the 14th Floor of the building (alleviating any flooding concerns of building electrical systems.) Only two (2) of the three (3) feeders are required to serve the building at full load. Standard floor power consists of 4.5 watts (3 watts power and 1.5 watts lighting) per usable square foot for utility and lighting (excluding HVAC).

EMERGENCY GENERATOR/BACK UP POWER:

Eight (8) 2000 kW generators, supported by four (4) 22,500 fuel storage tanks, provide full load support for the entire building's electrical load for up to five days. Emergency power distribution includes 48 closed-transition automatic transfer switches.

TELECOMMUNICATIONS:

The telecommunications infrastructure is robust and allows for significant redundancy and flexibility. Principal features include: 2 diverse points of entry to the building for tenants, 2 diverse vertical risers for carriers, 2 diverse vertical risers for internal floor to floor cabling, roof access – pathway to roof available through riser.

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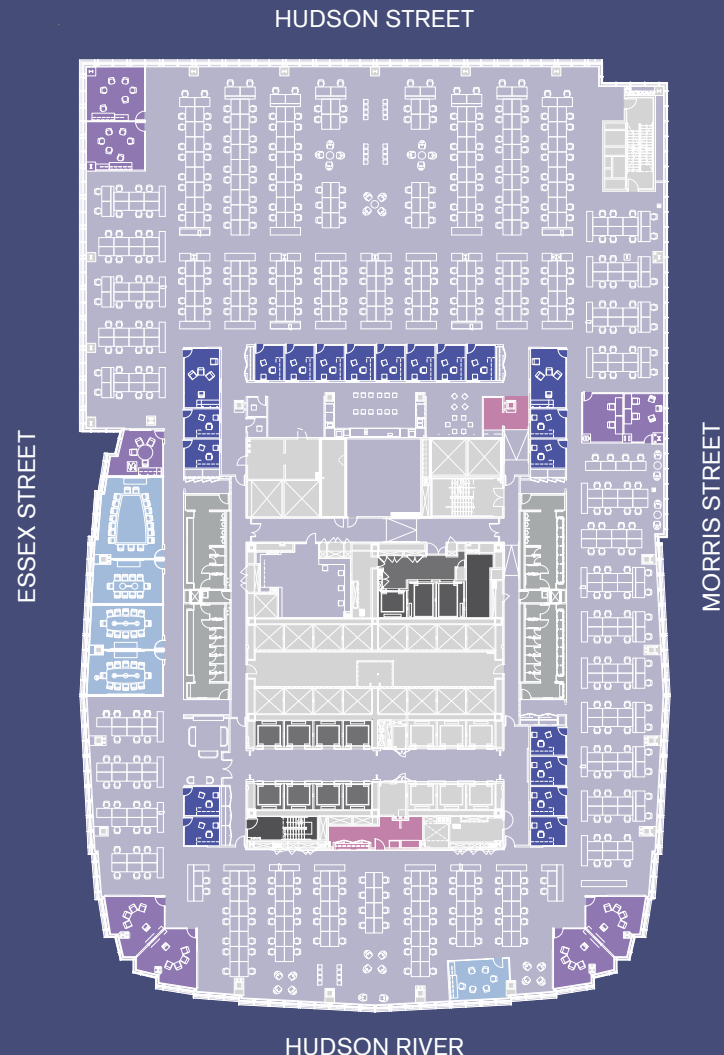
HUDSON STREET
JERSEY CITY

4TH FLOOR AS-BUILT FLOOR PLAN

63,717 RSF

PERIMETER OFFICES	8
INTERIOR OFFICES	20
WORKSTATIONS	450
TOTAL CAPACITY	478

CONFERENCE ROOMS	5
COPY ROOMS	2



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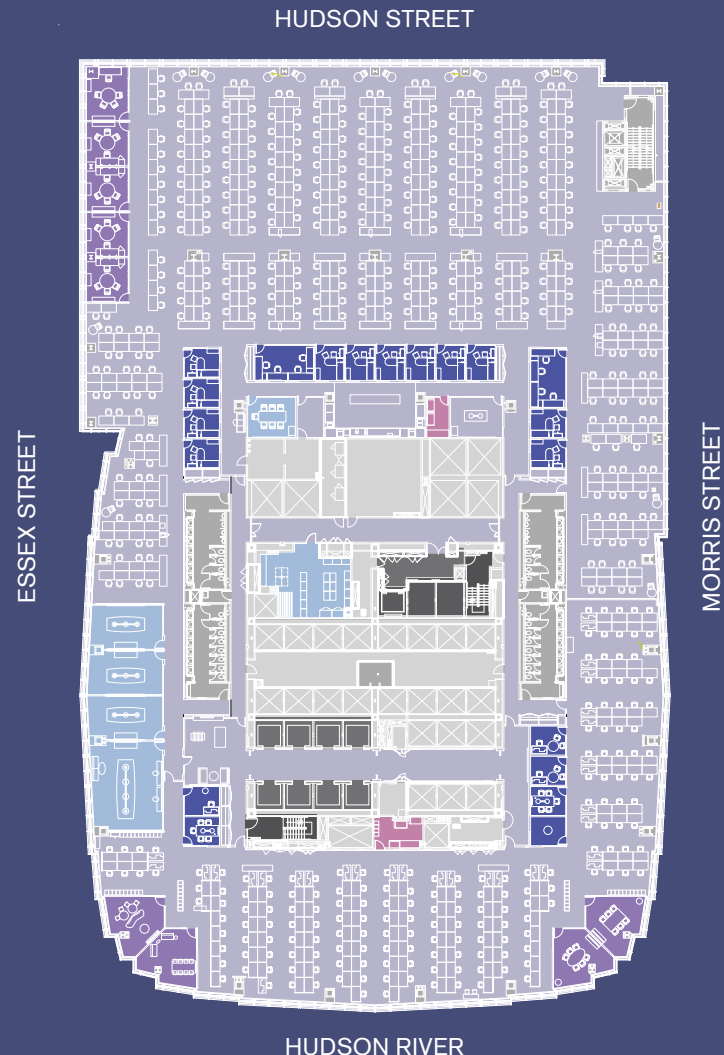
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HUDSON STREET
JERSEY CITY

5TH FLOOR AS-BUILT FLOOR PLAN

63,270 RSF

PERIMETER OFFICES	9
INTERIOR OFFICES	20
WORKSTATIONS	550
TOTAL CAPACITY	579
CONFERENCE ROOMS	6
COPY ROOMS	2



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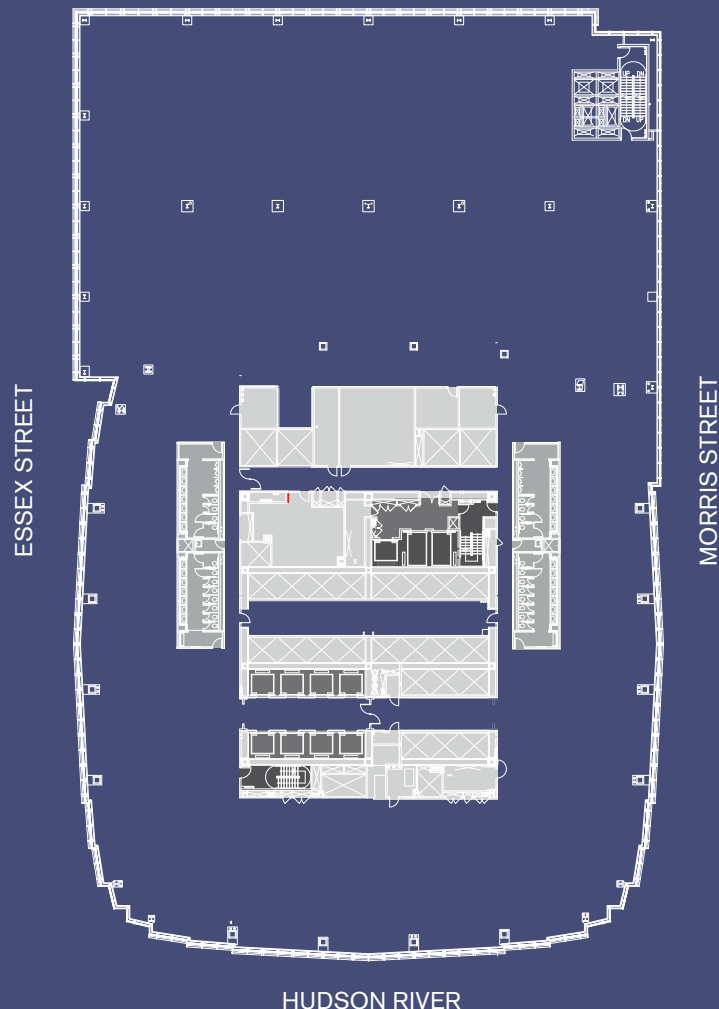
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HUDSON STREET
JERSEY CITY

6TH FLOOR
CORE + SHELL

63,926 RSF



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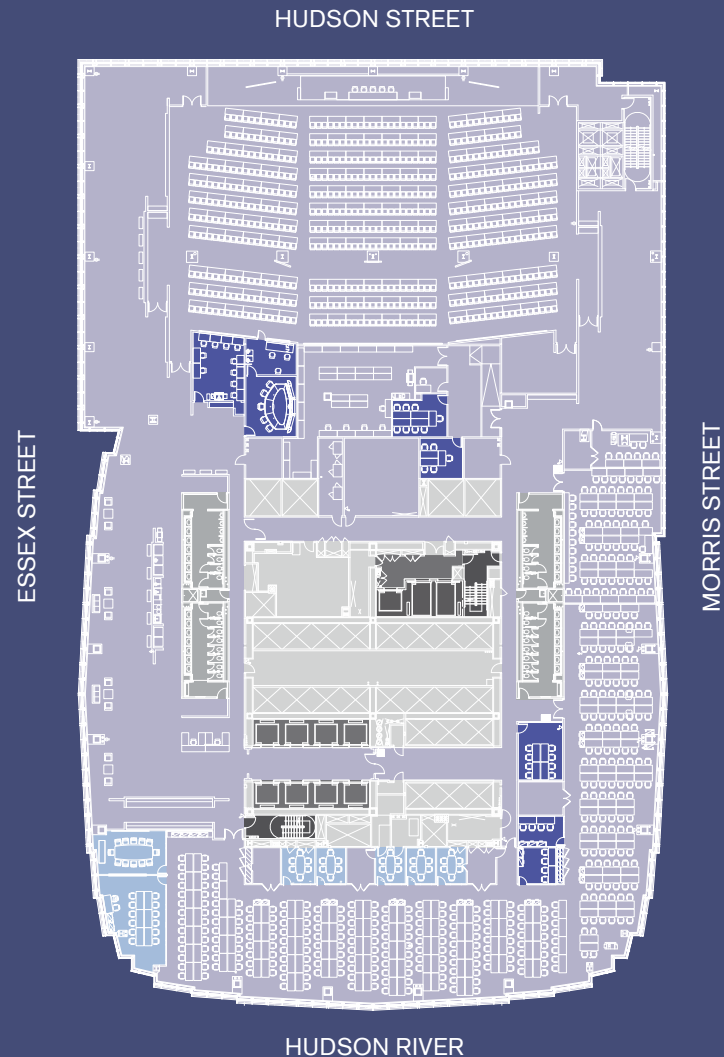
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HUDSON STREET
JERSEY CITY

6TH FLOOR AS-BUILT FLOOR PLAN (CURRENTLY AUDITORIUM)

63,926 RSF

WORKSTATIONS	314
TOTAL CAPACITY	314
CONFERENCE ROOMS	7
AUDITORIUM	597



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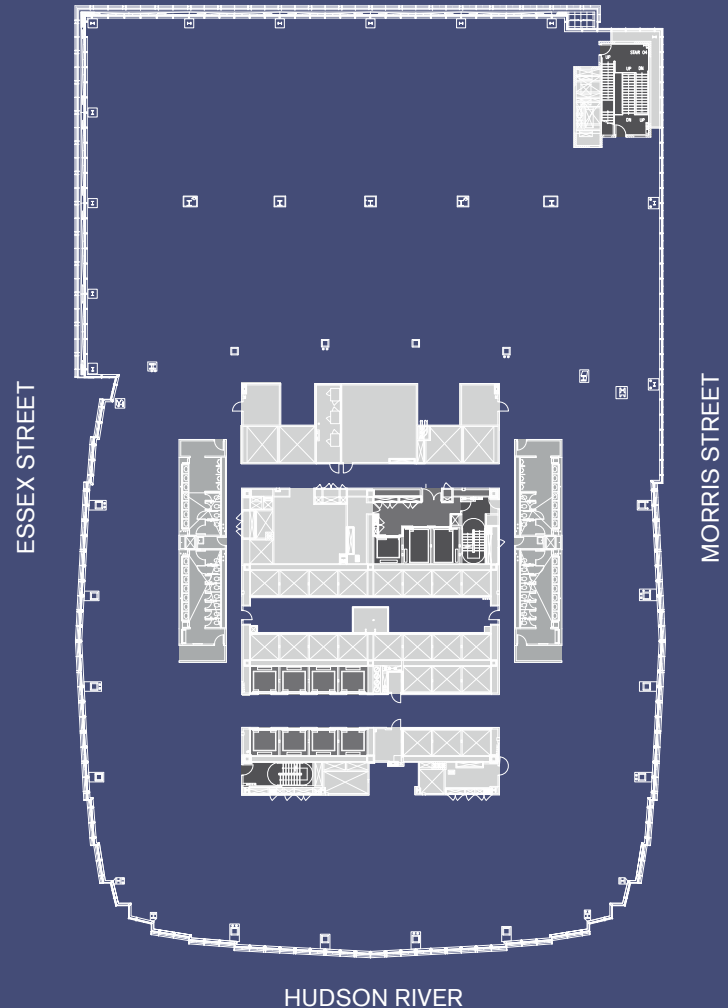
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HUDSON STREET
JERSEY CITY

7TH FLOOR
CORE + SHELL

63,003 RSF



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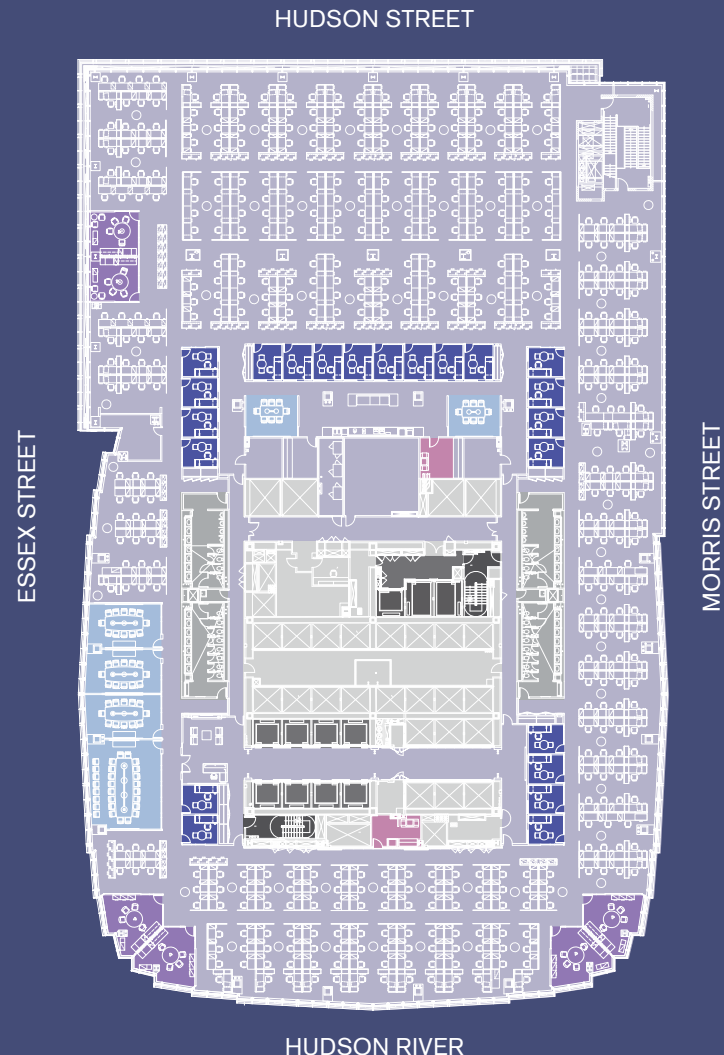
HUDSON STREET
JERSEY CITY

7TH FLOOR AS-BUILT FLOOR PLAN

63,003 RSF

PERIMETER OFFICES	6
INTERIOR OFFICES	22
WORKSTATIONS	480
TOTAL CAPACITY	488

CONFERENCE ROOMS	6
COPY ROOMS	3



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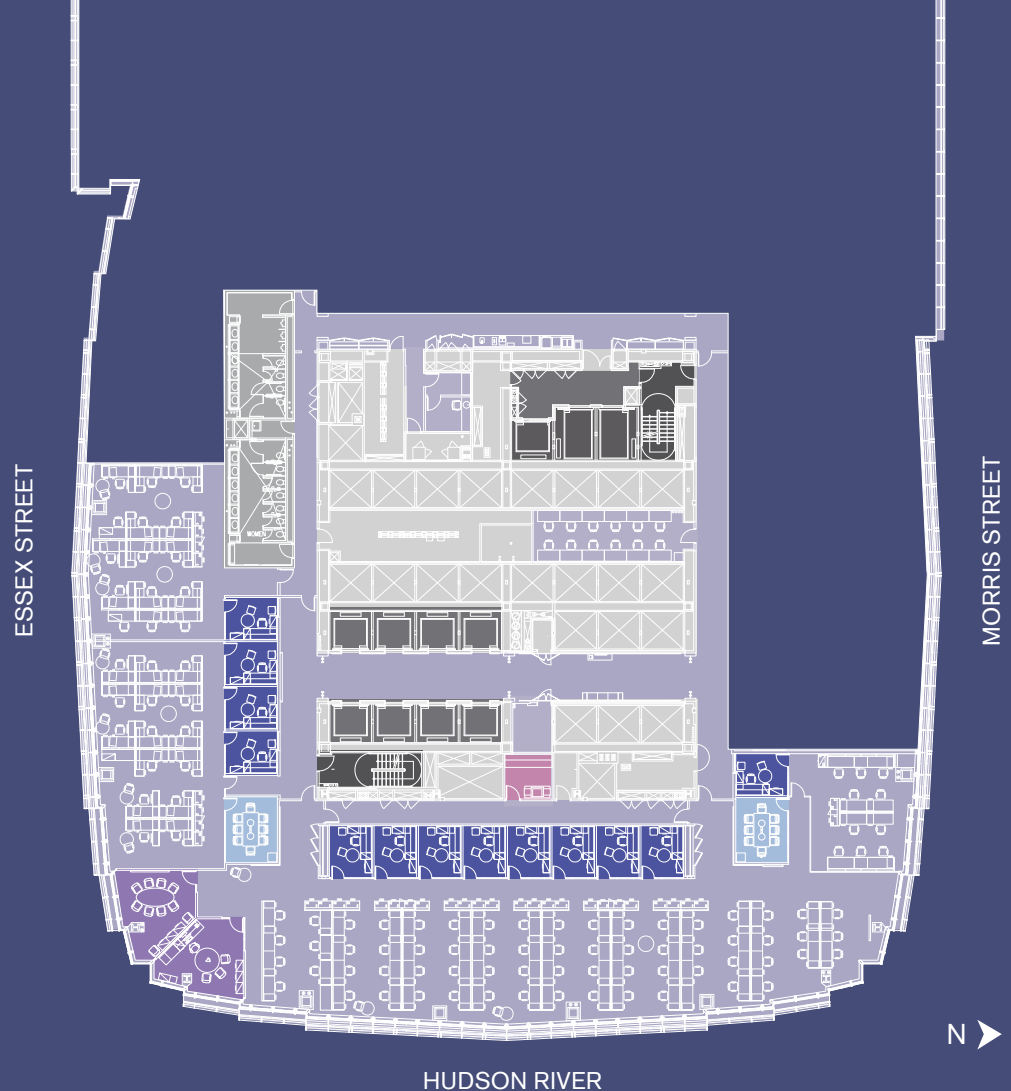
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HUDSON STREET
JERSEY CITY

PARTIAL 8TH FLOOR AS-BUILT FLOOR PLAN

18,414 RSF

PERIMETER OFFICES	2
INTERIOR OFFICES	13
WORKSTATIONS	92
TOTAL CAPACITY	107
CONFERENCE ROOMS	2
COPY ROOMS	1



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HUDSON STREET
JERSEY CITY

PARTIAL 21ST FLOOR AS-BUILT FLOOR PLAN

33,049 RSF

CONFERENCE ROOMS
COPY ROOMS

21
1

ESSEX STREET

HUDSON STREET

MORRIS STREET

HUDSON RIVER



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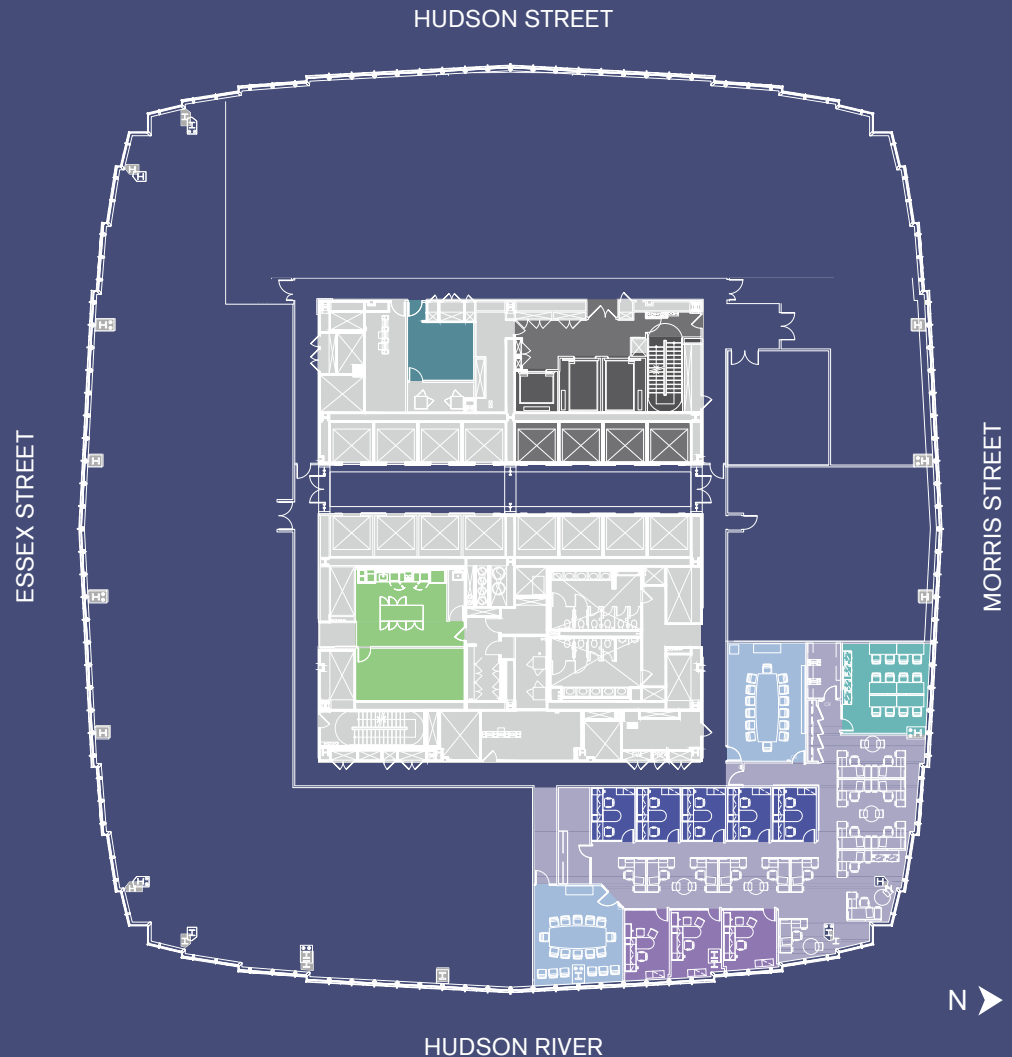
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HUDSON STREET
JERSEY CITY

PARTIAL 30TH FLOOR AS-BUILT FLOOR PLAN

7,453 RSF

PERIMETER OFFICES	3
INTERIOR OFFICES	5
WORKSTATIONS	13
TOTAL CAPACITY	20
CONFERENCE ROOMS	2
TEAM ROOM	1
PANTRY	1
STORAGE	1



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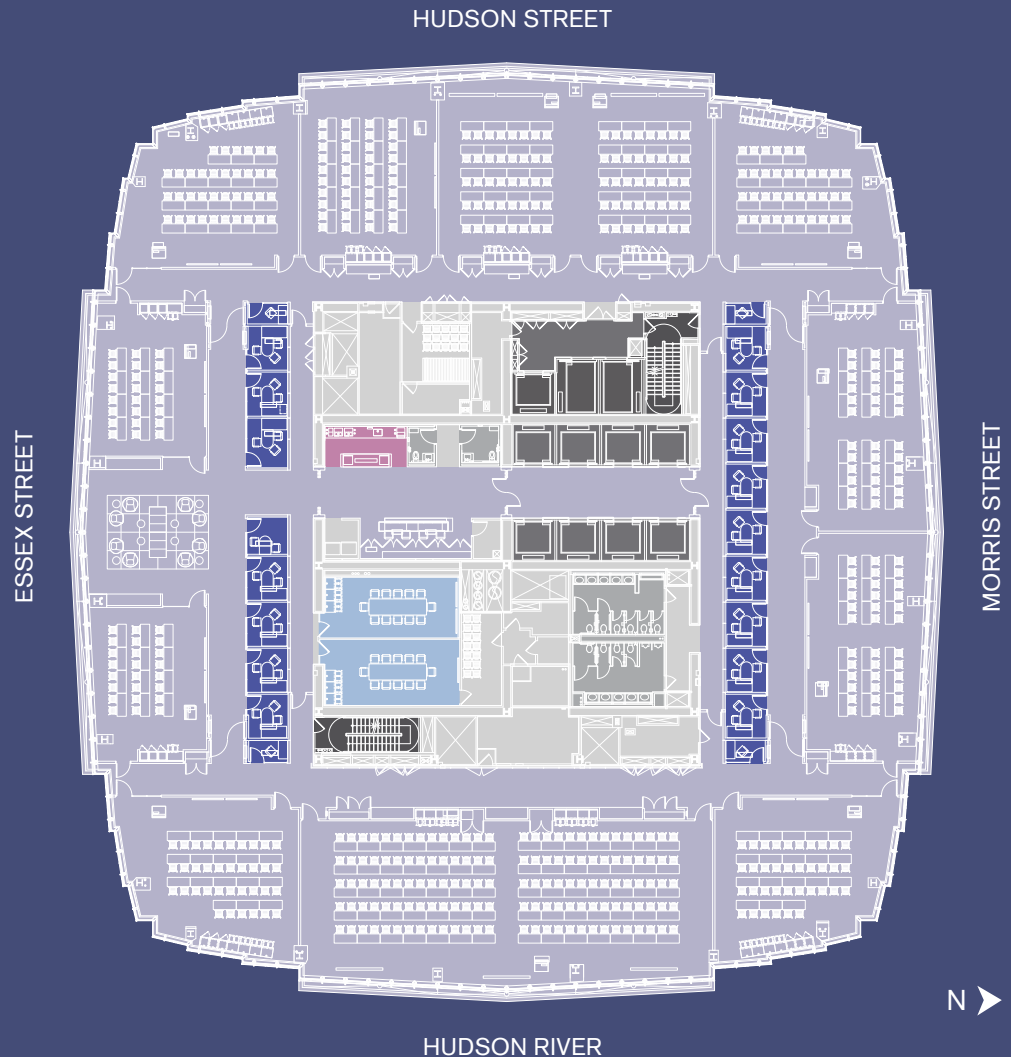
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HUDSON STREET
JERSEY CITY

35TH FLOOR AS-BUILT FLOOR PLAN

37,206 RSF

INTERIOR OFFICES	21
CONFERENCE CENTERS	
INTERIOR CONFERENCE ROOMS	2
COPY ROOMS	1



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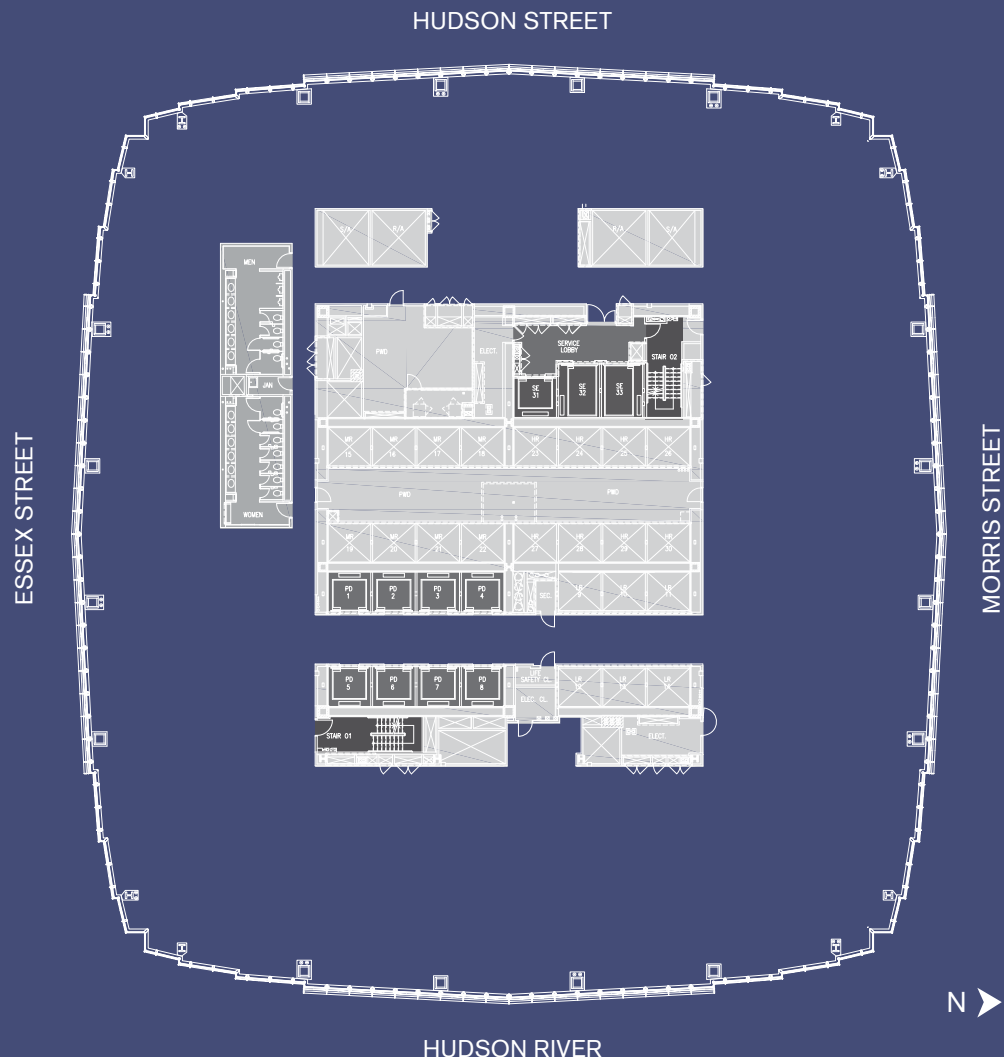
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HUDSON STREET
JERSEY CITY

36,674 RSF



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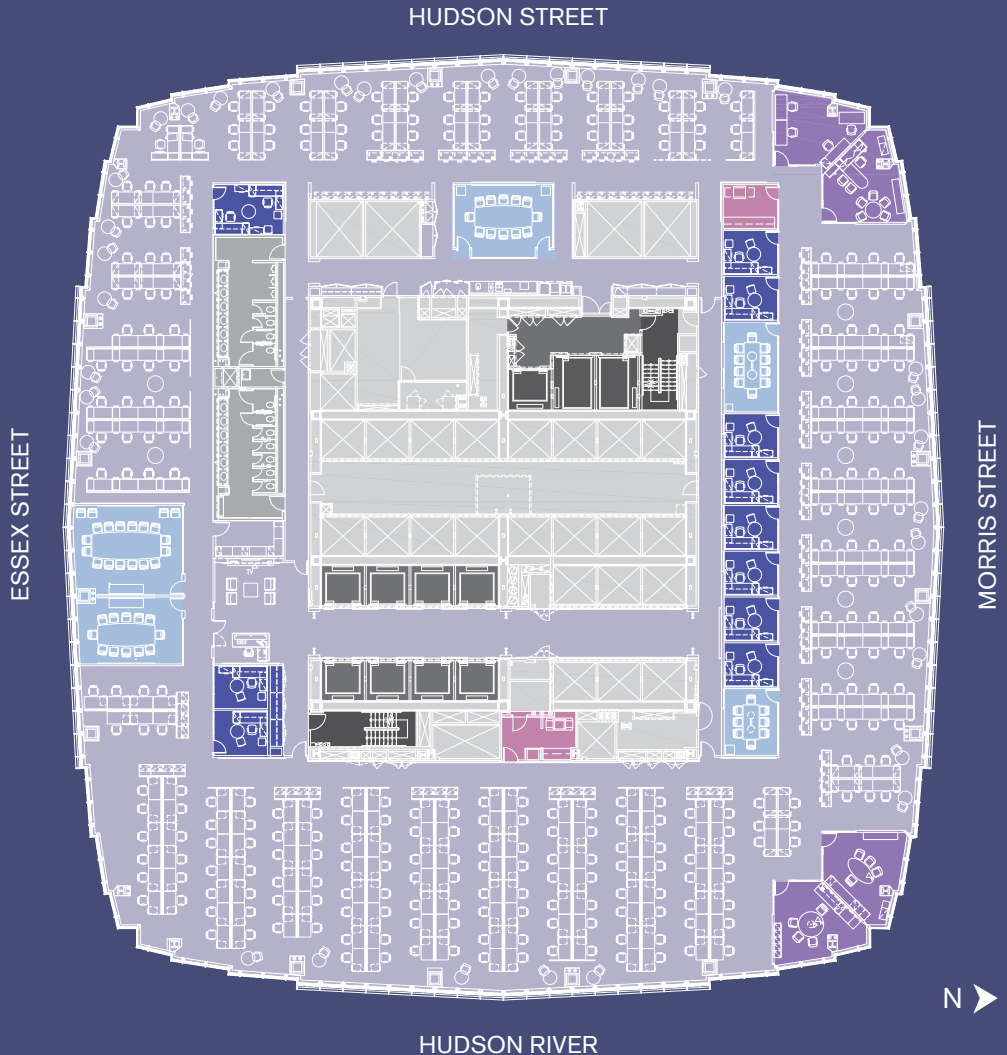
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HUDSON STREET
JERSEY CITY

9TH FLOOR AS-BUILT FLOOR PLAN

36,674 RSF

PERIMETER OFFICES	4
INTERIOR OFFICES	11
WORKSTATIONS	269
TOTAL CAPACITY	284
CONFERENCE ROOMS	5
COPY ROOMS	2



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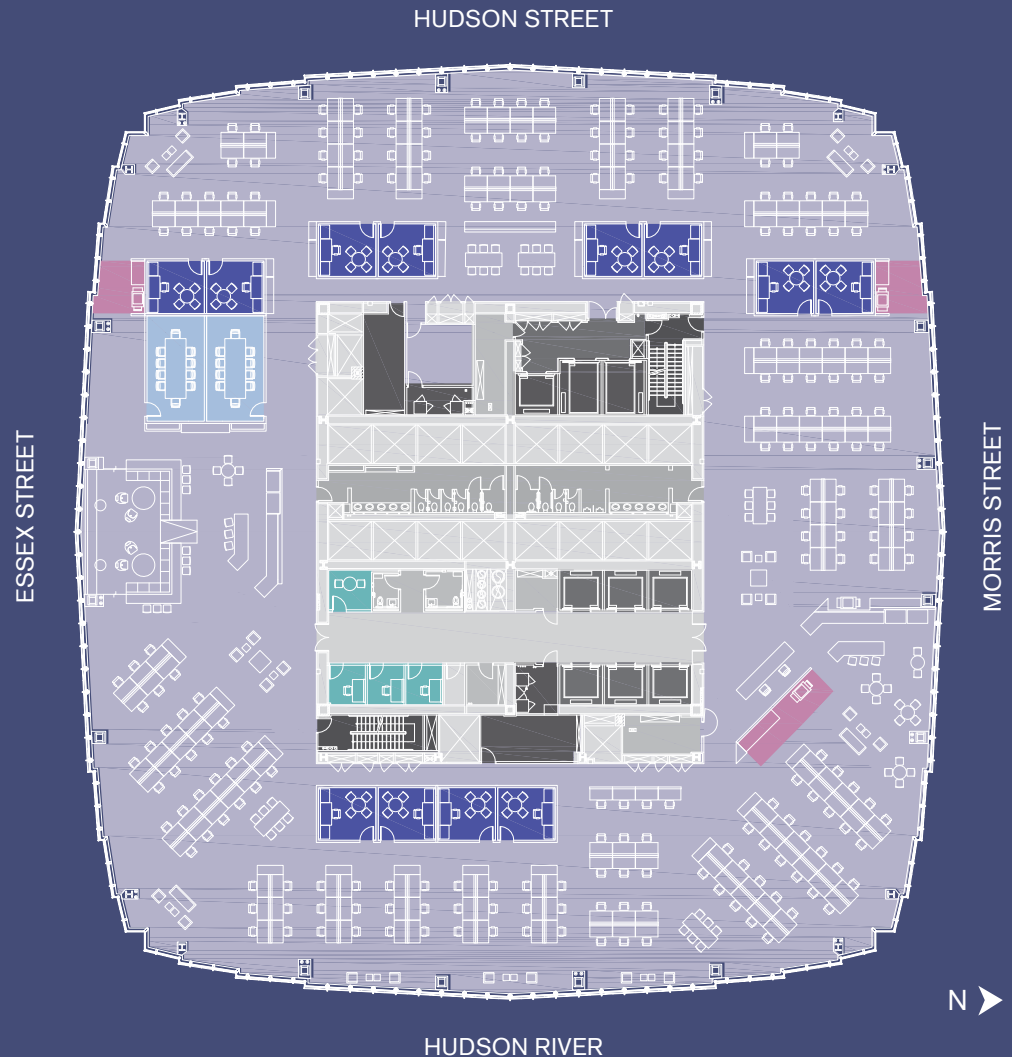
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HUDSON STREET
JERSEY CITY

9TH FLOOR TECH/CREATIVE TEST FIT

36,674 RSF

INTERIOR OFFICES	12
WORKSTATIONS	222
TOTAL CAPACITY	234
CONFERENCE ROOMS	2
BREAKOUT ROOMS	4
COPY ROOMS	3



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HUDSON STREET
JERSEY CITY

9TH FLOOR HIGH DENSITY TEST FIT

36,674 RSF

PERIMETER OFFICES	4
INTERIOR OFFICES	16
WORKSTATIONS	336
TOTAL CAPACITY	356
CONFERENCE ROOMS	4
COPY ROOMS	3



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HUDSON STREET
JERSEY CITY

10TH FLOOR
CORE + SHELL

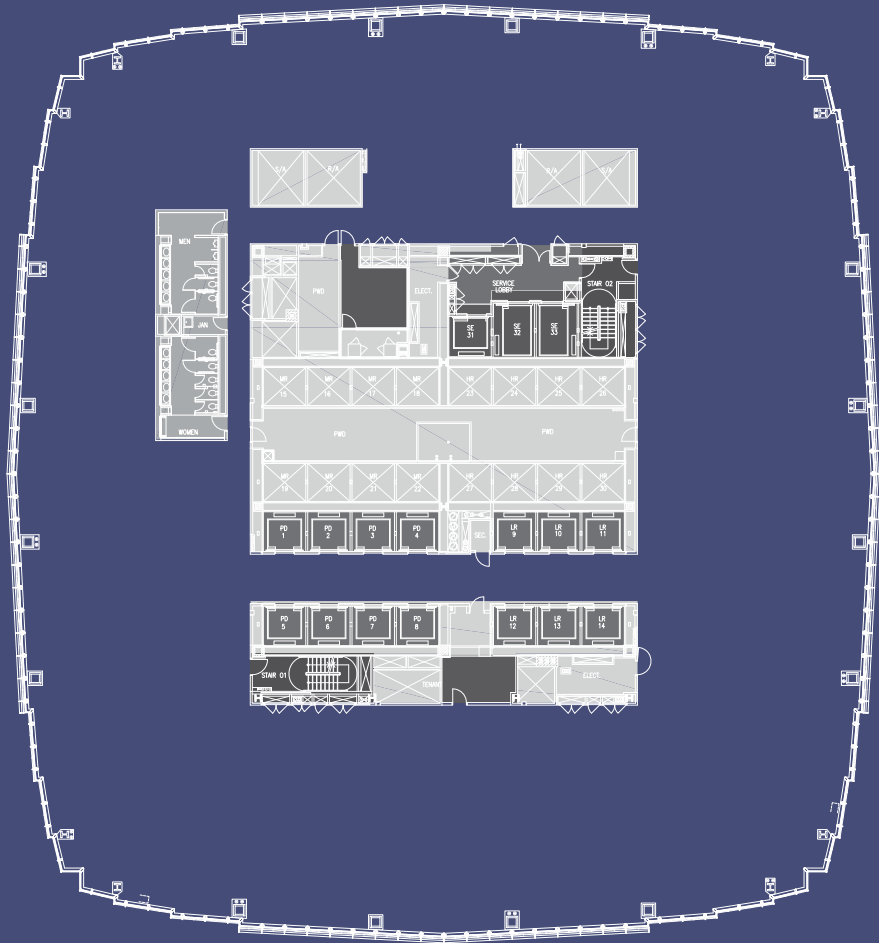
36,645 RSF

ESSEX STREET

HUDSON STREET

MORRIS STREET

HUDSON RIVER



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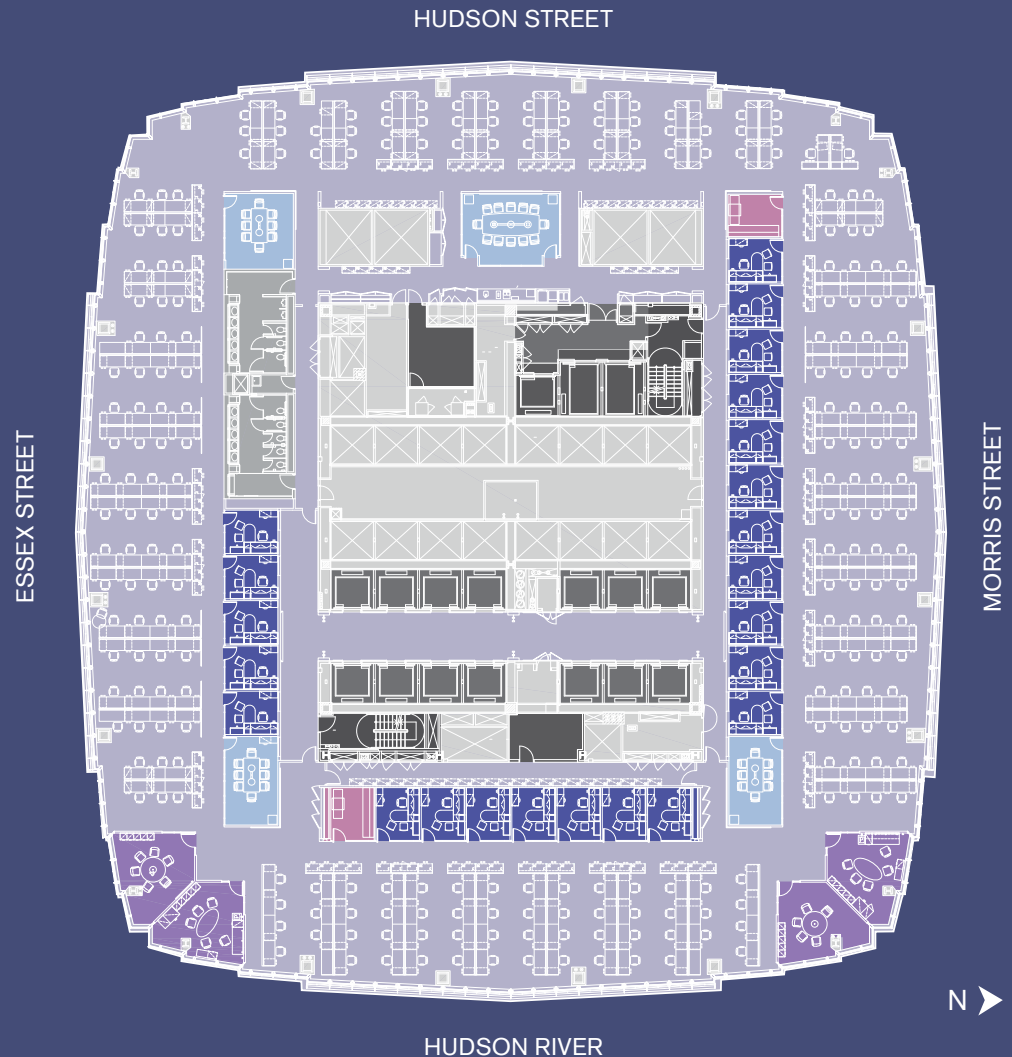
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HUDSON STREET
JERSEY CITY

10TH FLOOR AS-BUILT FLOOR PLAN

36,645 RSF

PERIMETER LARGE OFFICES	4
INTERIOR OFFICES	23
WORKSTATIONS	240
TOTAL CAPACITY	267
CONFERENCE ROOMS	4
COPY ROOMS	2



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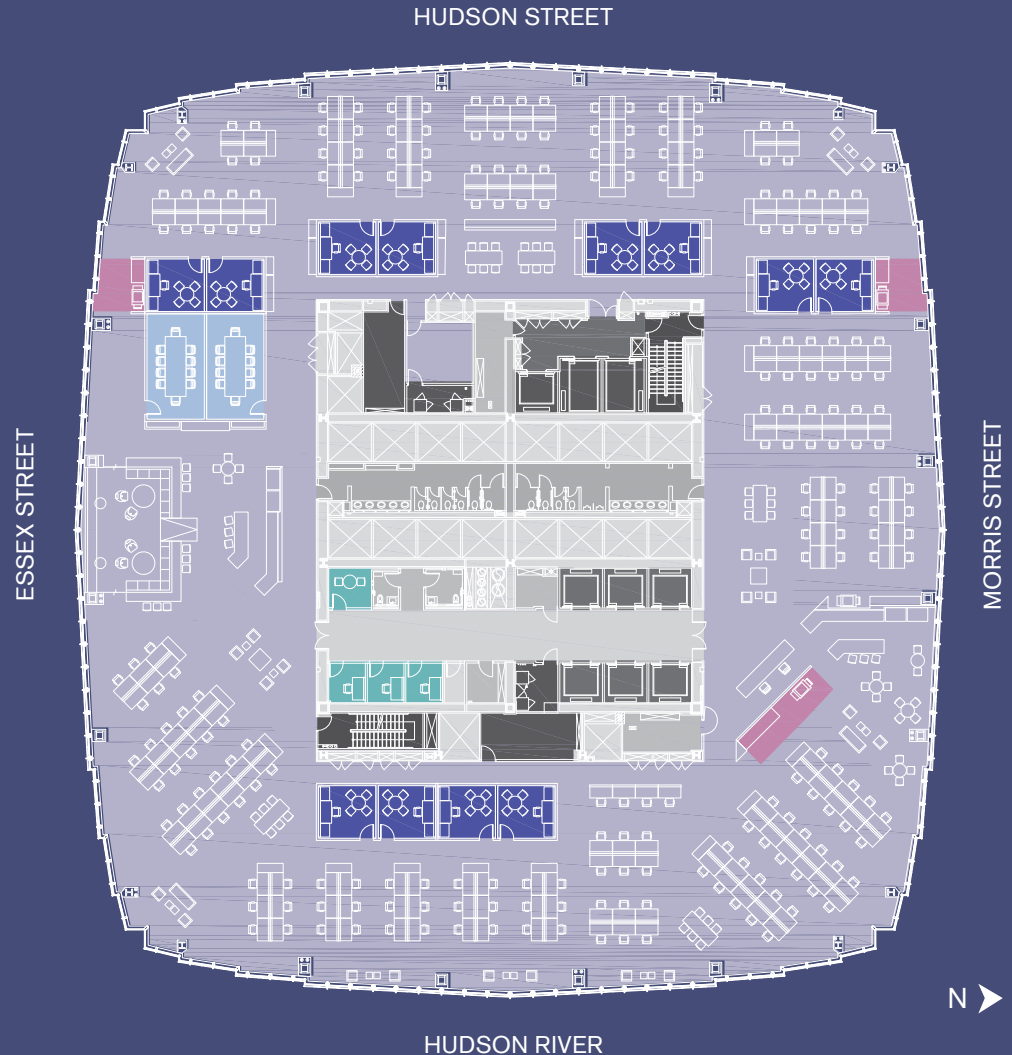
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HUDSON STREET
JERSEY CITY

10TH FLOOR TECH/CREATIVE TEST FIT

36,645 RSF

INTERIOR OFFICES	12
WORKSTATIONS	222
TOTAL CAPACITY	234
CONFERENCE ROOMS	2
BREAKOUT ROOMS	4
COPY ROOMS	3



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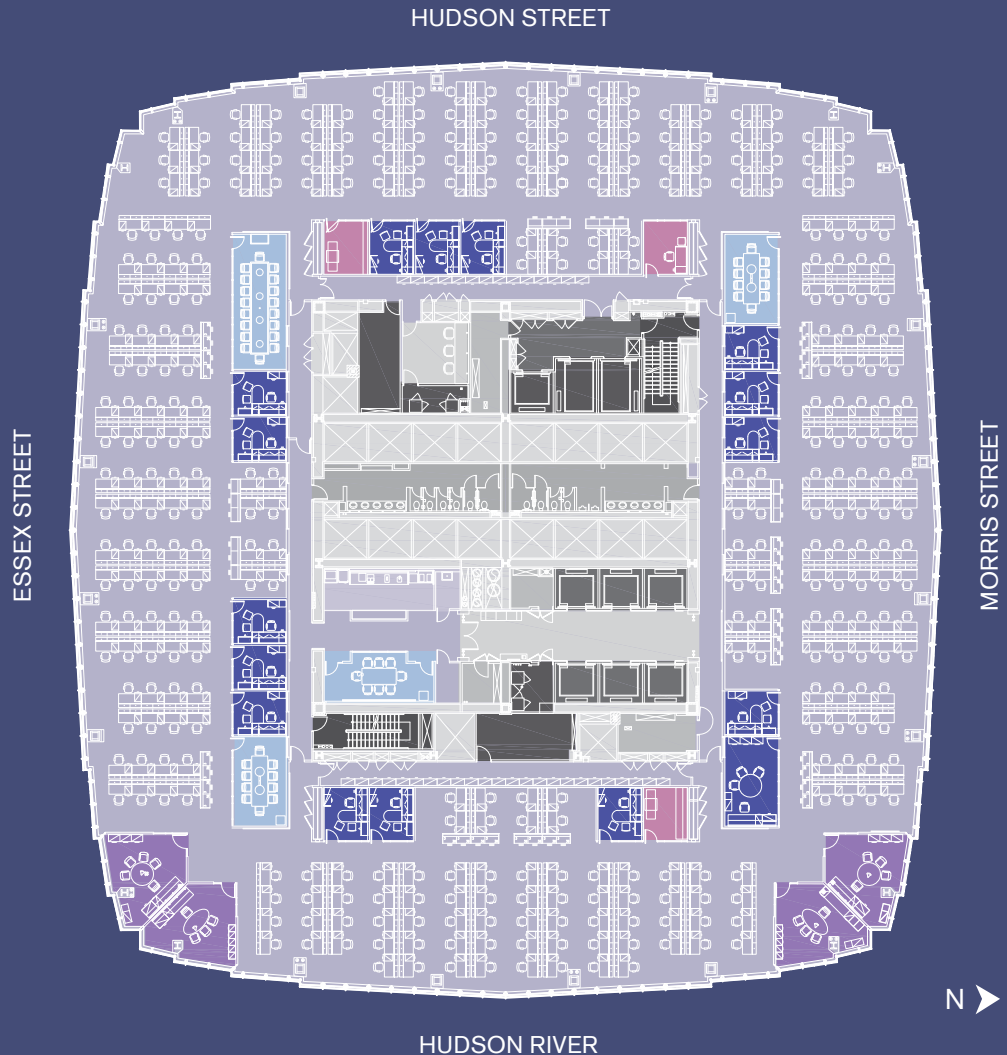
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HUDSON STREET
JERSEY CITY

10TH FLOOR HIGH DENSITY TEST FIT

36,645 RSF

PERIMETER OFFICES	4
INTERIOR OFFICES	16
WORKSTATIONS	336
TOTAL CAPACITY	356
CONFERENCE ROOMS	4
COPY ROOMS	3



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HUDSON STREET
JERSEY CITY

LOCAL TRANSPORTATION

PAULUS HOOK PIER 1 MIN

 W 39th Street, Brookfield Place/WTC Hub,
Pier 11/Wall Street, Belford


EXCHANGE PLACE 2 MIN

 Middlesex, Monmouth, Ocean Counties,
Bayonne, Union City, Lehigh Valley

 PATH

 Brookfield Place/WTC Hub, W 39th Street

HUDSON-BERGEN LIGHT RAIL 2 MIN

 Bayonne, Hoboken, Bergen County Stops,
Staten Island Bus Connection

LIBERTY HARBOR 7 MIN

 Pier 11/Wall Street

LOCAL AMENITIES

RESTAURANTS

- | | |
|-------------------------|--------------------|
| 1 30 Hudson Retail: | 22 Maman |
| 2 Bluestone Lane & Yaso | 23 Barcade |
| 3 Caffe Bene | 24 South House |
| 4 Krispy Pizza | 25 Porta |
| 5 Sky Thai | 26 Two Boots Pizza |
| 6 Bistro La Source | 27 Kitchen Step |
| 7 Satis Bistro | 28 Beechwood Cafe |
| 8 Light Horse Tavern | 29 Uncle Momo |
| 9 Amelia's Bistro | 30 Razza |
| 10 White Star Bar | 31 Edward's |
| 11 Iron Monkey | 32 Steakhouse |
| 12 Potbelly | 33 Zeppelin Hall |
| 13 Sandwich Shop | 34 Liberty House |
| 14 Starbucks | 35 Restaurant |
| 15 Gregorys Coffee | 36 sweetgreen |
| 16 CAVA | 37 DomoDomo |
| 17 Vu Restaurant | 38 Hudson & Co. |
| 18 Porto Leggero | |
| 19 Rooftop at Exchange | |
| 20 Hudson's Grill | |
| 21 Lutz Biergarten | |
| 22 Hudson Hall | |
| 23 Taqueria Downtown | |
| 24 Catering | |

SHOPPING

- | |
|-----------------|
| 1 Hudson Greene |
| 2 Market |
| 3 CVS |
| 4 Hook Pharmacy |

LOCAL HOTELS

- | | |
|---------------------|-----------------|
| 1 Hyatt House | 4 Residence Inn |
| 2 Hyatt Regency | by Marriott |
| 3 Candlewood Suites | |



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HUDSON STREET
JERSEY CITY



NYC TRANSPORTATION

BROOKFIELD PLACE/WTC HUB 7 MIN

Paulus Hook, Hoboken, Exchange Place, Liberty State Park, Port Imperial, Belford

Free Downtown Connection, MTA Bus Routes, Sea Streak Shuttle to Pier 11/Wall Street, Mario's Transportation (Upper East Side)

DOWNTOWN SUBWAY LINES 12-15 MIN



PATH

PIER 11/WALL STREET 10 MIN

Atlantic Highlands, Liberty Harbor, Paulus Hook, Port Liberte, Port Imperial, Belford, Hoboken, Rockaway Ferry, East River Route (Brooklyn/Queens) Lower East Side, South Brooklyn, Astoria, Soundview

NYC HOTELS

- 1 Conrad New York
- 2 Millennium Hotel
- 3 The Ritz-Carlton Battery Park

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