



30

HUDSON STREET
JERSEY CITY

SPECIFICATIONS

ARCHITECT:

Cesar Pelli & Associates

YEAR BUILT:

2004

NUMBER OF STORIES:

40 stories

SPACE AVAILABLE TO LEASE:

Floors 15-19, currently furnished

TYPICAL FLOOR RENTABLE AREA:

± 38,250 RSF

TYPICAL CEILING HEIGHT:

Slab-to-slab height of 14'6"

Floor to finished ceiling height 9' 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

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.

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

HOURS OF HVAC OPERATION:

Base building HVAC provided from 7am to 6pm

Monday through Friday. Overtime HVAC is available and is charged at prevailing market rates.

POWER:

Building-standard power consists of 4.5 watts (3 watts power and 1.5 watts lighting) per usable square foot for utility and lighting (excluding HVAC and on-floor technology room).

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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