

PREMIER SUBLEASE

70 HUDSON

Brand New Plug & Play HQ Office
on the Hudson Waterfront

**+200,000 SF Headquarters
Sublease Opportunity**

Available Immediately
Through June 2033





STUNNING

Environment Designed to Impress and Inspire



SUBLEASE

Highlights



Floors 8-11 Available

207,296 SF,
51,824 SF/floor



Intuitive workplace designed to optimize employee well-being, enhance productivity and collaboration



Building signage rights

Transferable to a subtenant



Redundant power

1600kw generator power dedicated to the space



Blue chip sublandlord

in a stabilized asset & ownership



Plug & play HQ quality construction, finishes, and furniture



Sublease available immediately through June 2033



Bright, airy, efficient layout fosters an inspiring work environment



Incredible views of NYC, the Hudson River & Statue of Liberty in newly renovated premier building



Premier office building

with upgraded lobby, secured parking, and outdoor riverwalk



Powerful Infrastructure

Proven infrastructure resilience during extreme weather conditions, with continuous operations maintained throughout Hurricane Sandy in 2012

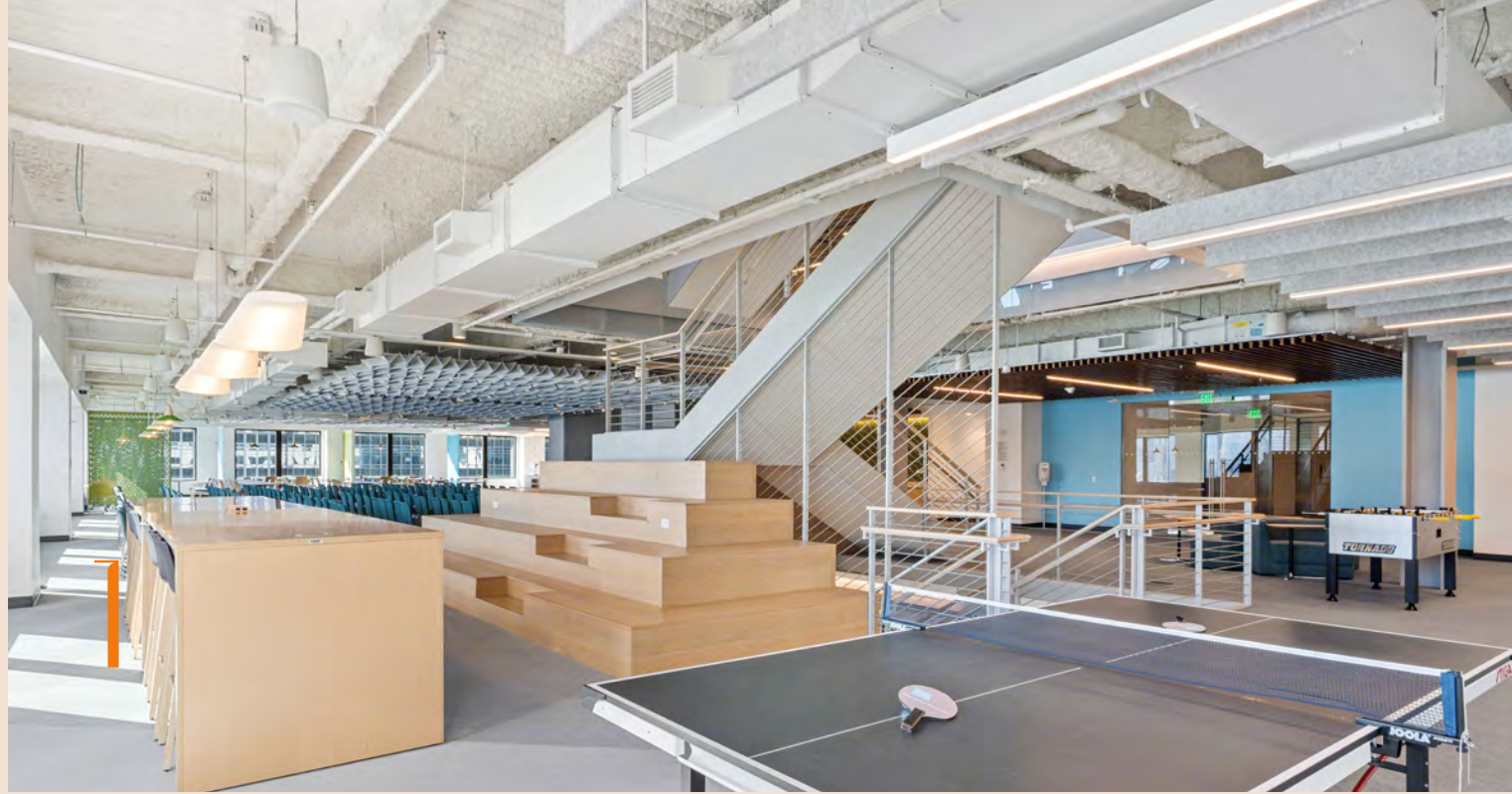


Internal staircase floors 8 to 11



Estimated capacity 1,389 people





OUTSTANDING

Amenities to Exceed Your Team's Expectations

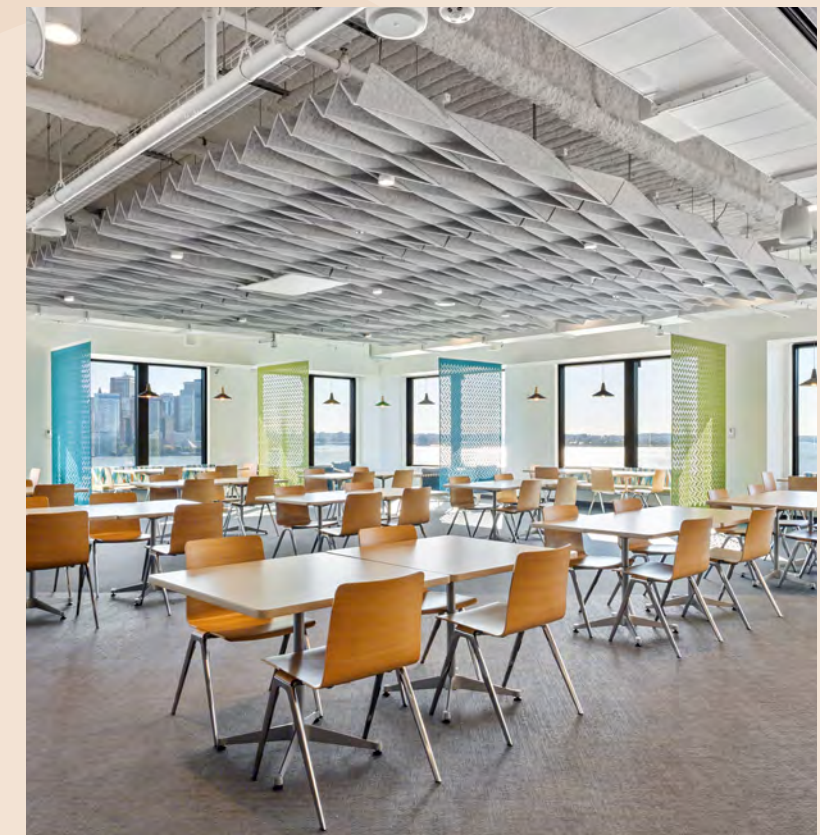
Formal & informal
collaboration space

Sit/stand workstations

Interconnecting stairwell

Cafe & town hall

Fitness center with
locker rooms



STRATEGIC

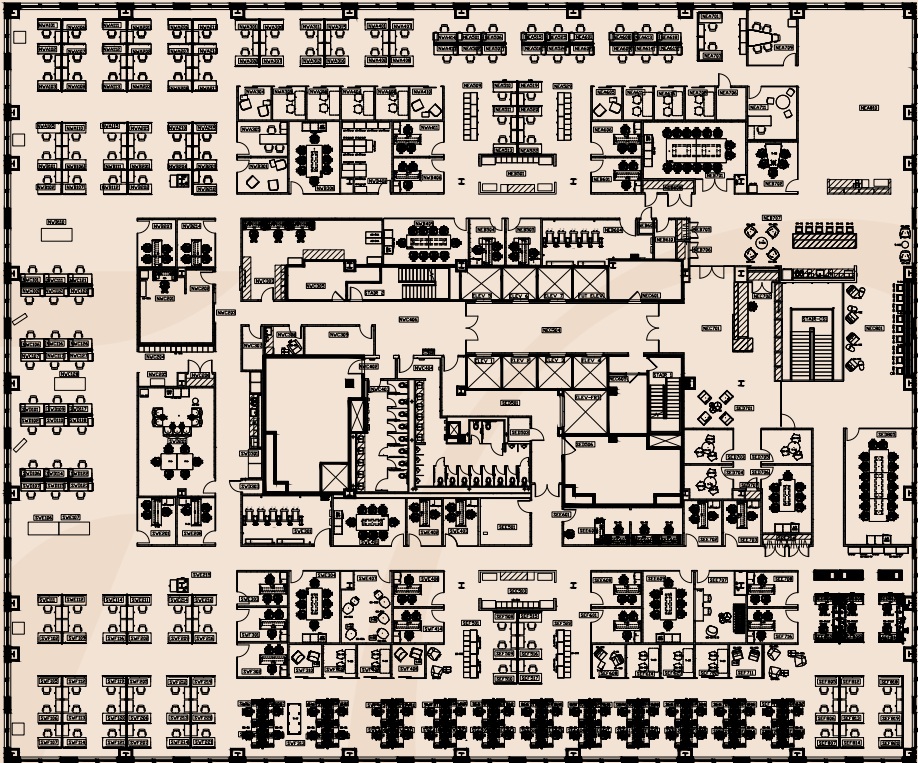
Layouts That Maximize Team Performance

Space Type Counts

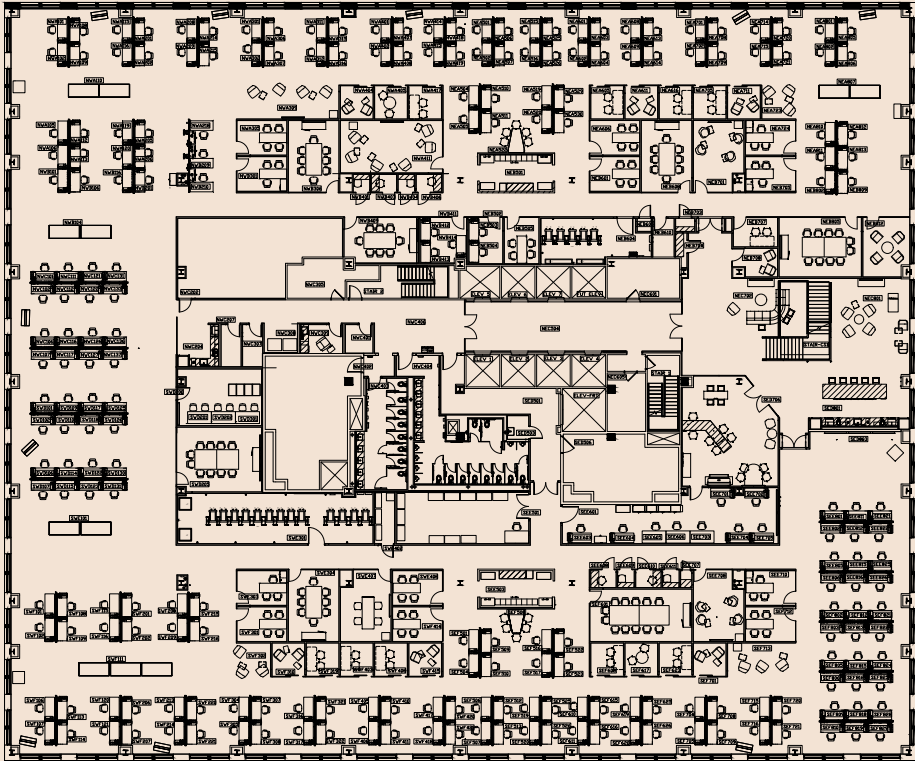
Plenty of room to densify

Floor	8	9	10	11
Workstations	165	85	213	186
Private Offices	18	8	29	25
Conference Rooms	12	4	13	10
Focus Rms	17	5	6	20
Phone Booth	10	0	17	0
Wellness/Mother's Room	1	0	1	1
MDF/IDF	2	2	2	2

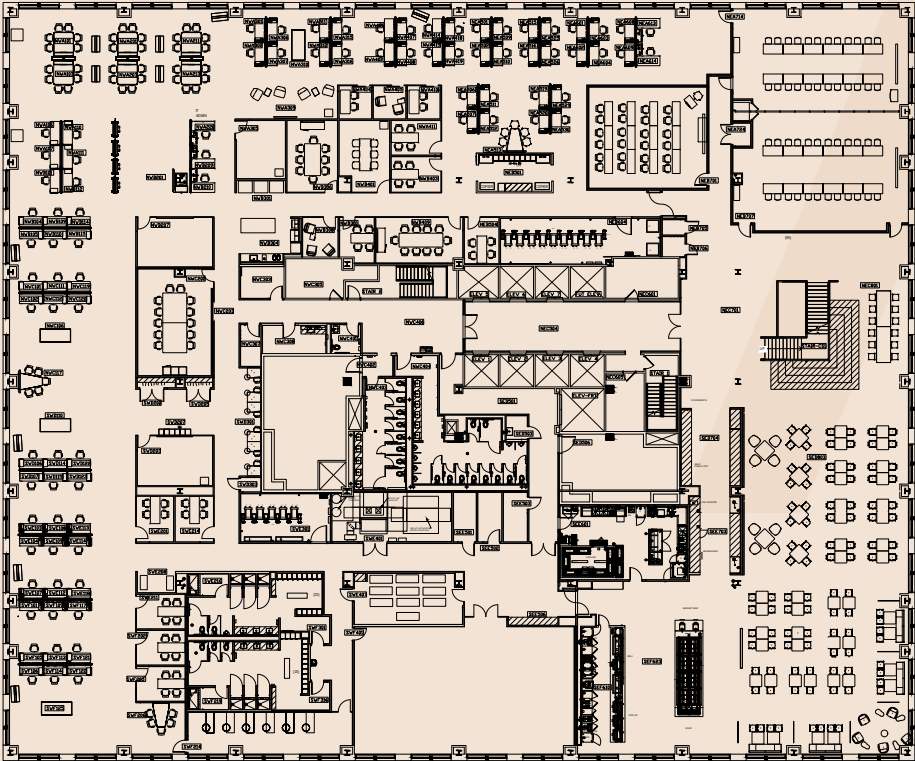
11th Floor



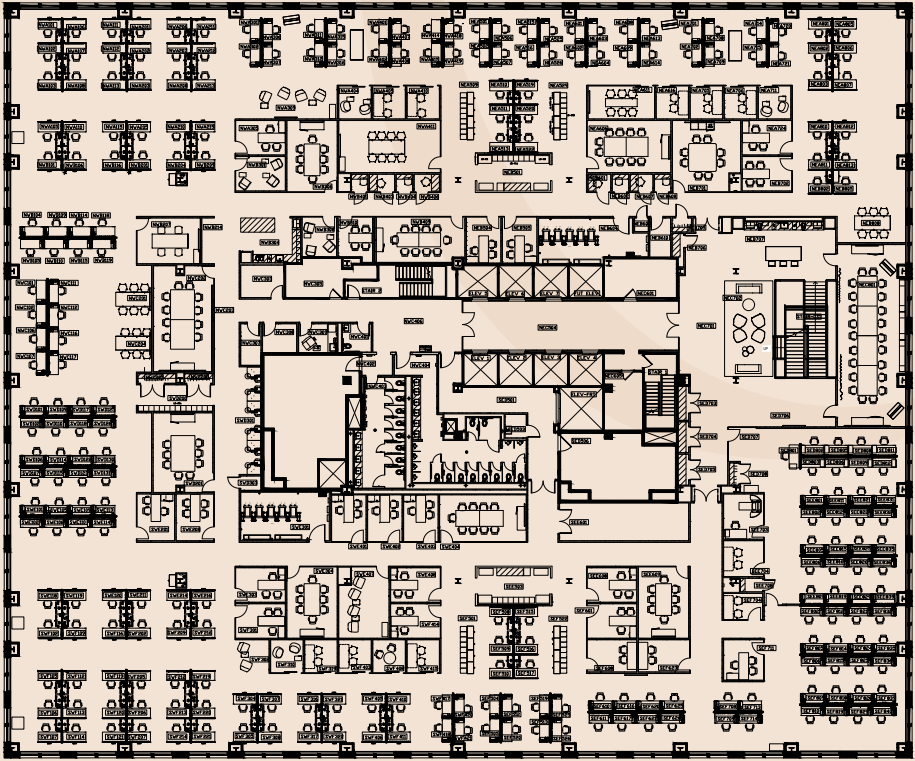
8th Floor



9th Floor



10th Floor



MANHATTAN

Is Your Front Yard



Hoboken Rail
7 minutes

Nothing says success like the Manhattan skyline. This iconic view is yours to look out over every day – whichever office suite you choose to lease.



Newark Liberty International Airport
24 minutes

Jersey City also offers a desirable location for your business and employees, with unrestricted access to major highways and mass transit, beautiful parks and rich amenities at your doorstep.



NY Penn Station
16 minutes



La Guardia Airport
29 minutes



I-95 & NJ Turnpike
20 minutes



John F. Kennedy Airport
40 minutes



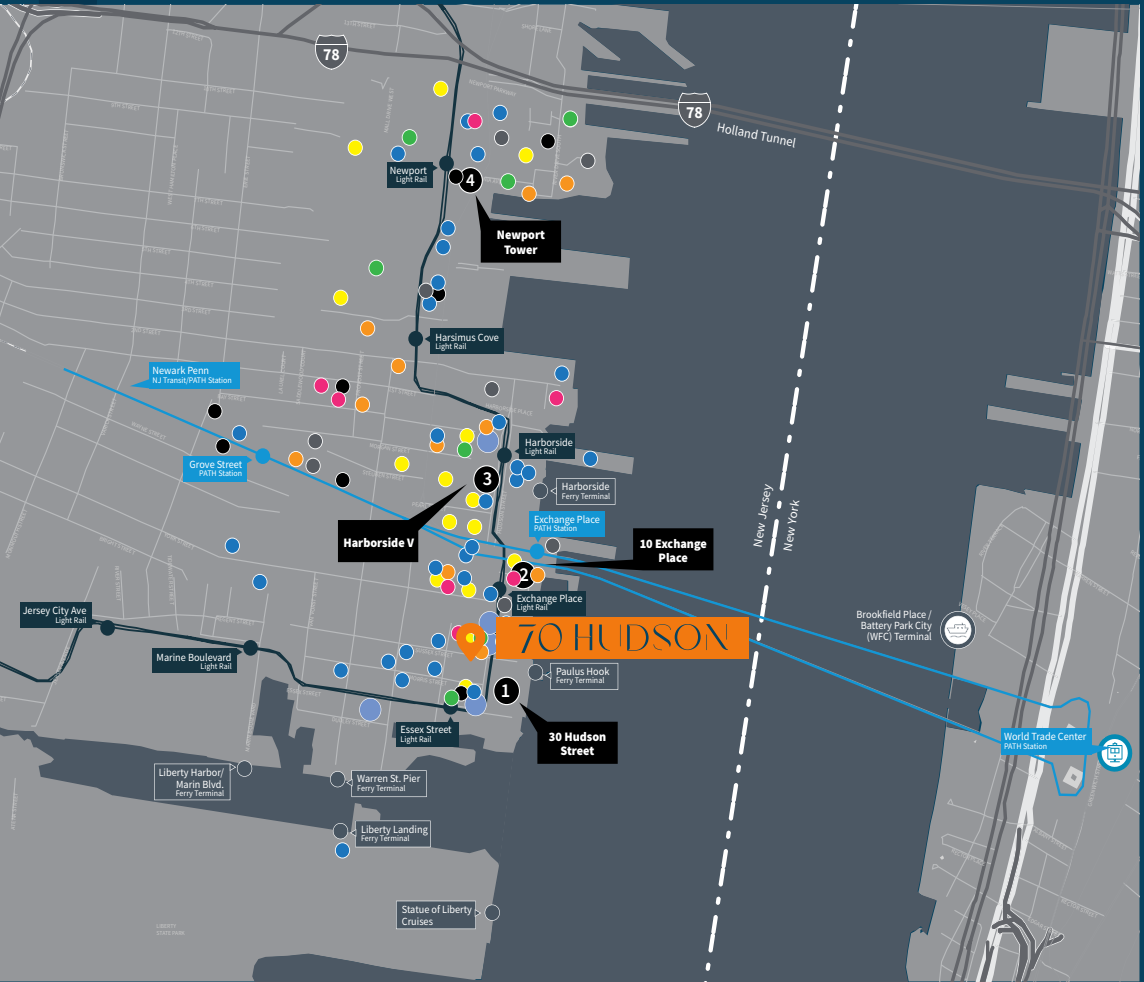
Holland Tunnel
18 minutes



92 Walk Score

83 Transit Score

64 Bike Score



- Parking
- Retail
- Bars
- Restaurants
- Residential
- Coffee
- Hotels
- Gym

PROFESSIONAL

Powerhouse

Jersey City has become the address of choice for today’s top professionals, offering the perfect urban-suburban balance with more space, better value, and a vibrant community. At 70 Hudson Street, you’ll place your company at the center of this talent hub while providing an exceptional workspace with breathtaking NYC skyline views across four beautifully connected floors.



Approximately 70-80% of young adult residents hold a bachelor's degrees or higher.



Strong representation in financial services, technology, healthcare, and creative industries.



Growing preference for communities that offer walkability, public transit access, and urban amenities without Manhattan costs.

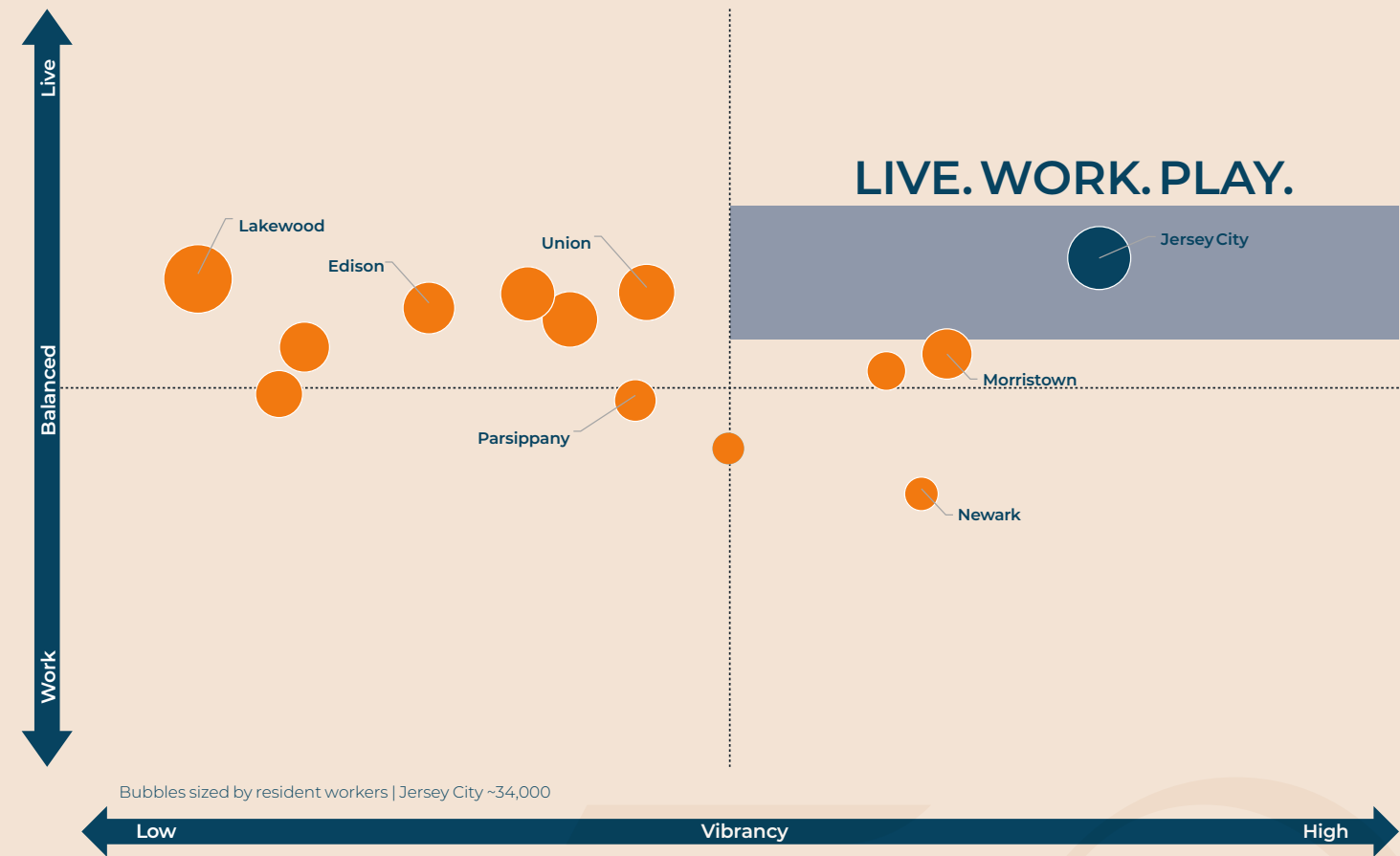
Where TALENT Lives

In less than a 45-minute commute from Jersey City, surrounding towns rival the number of talented professionals in other major U.S. metropolitan areas.



Where Work And Play

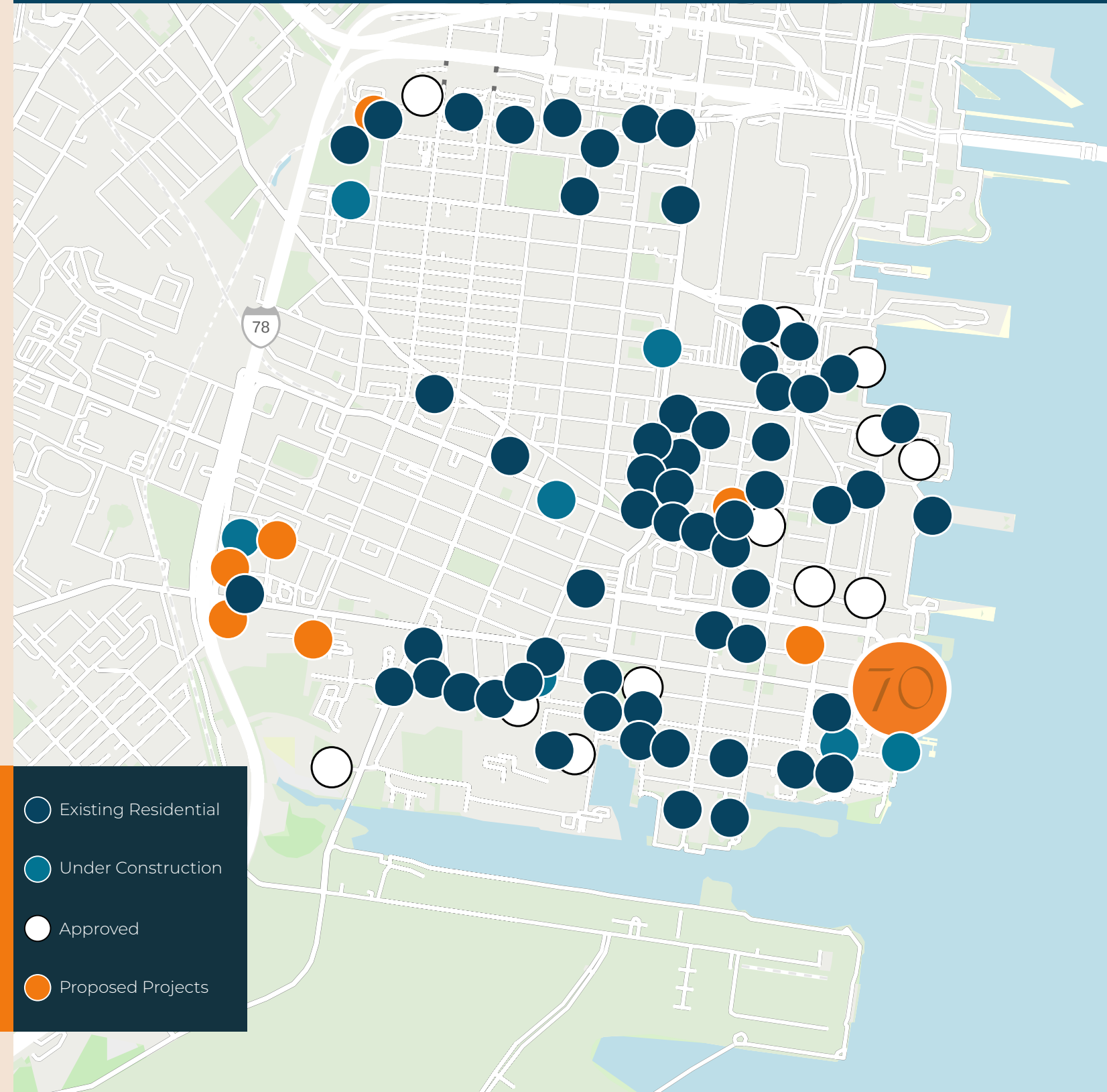
UNITE



Source: US Census Bureau

There are 17,777 apartment units currently in Downtown Jersey City, and another 17,830 units in the development pipeline, delivering in within the next 10 years. ►►►

NUMEROUS RESIDENTIAL TOWERS WITH A ROBUST DEVELOPMENT PIPELINE



For more information and to
arrange a private tour:

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