

BIG BLOCK OPPORTUNITY

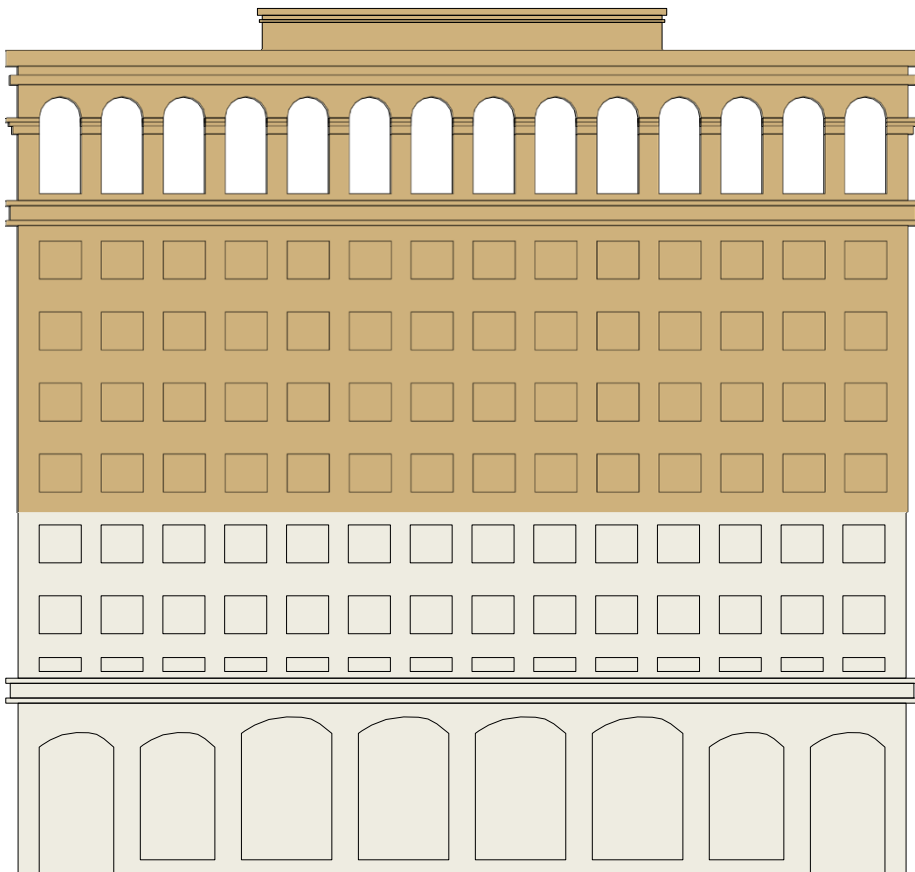
70

HUDSON
JERSEY CITY

Waterfront Opportunity
Up to 267,000 SF

AVAILABLE FLOORS: 8-12

Available space spans multiple floors across the top of the building, featuring large flexible floorplates, interconnecting stairwell, back-up generator capacity, and expansive views of NYC.



Available Space

12th Floor	51,824 SF
11th Floor	51,824 SF
10th Floor	51,824 SF
9th Floor	51,824 SF
8th Floor	51,824 SF
7th Floor	LEASED
6th Floor	7,598 SF
5th Floor	LEASED
Total Available	266,718 SF



SPACE AVAILABILITY

FLOORS 6, 8 - 12

Up to 266,709 SF of move-in ready space across the top of the building.*

ENTIRE 12TH FLOOR

- Available: 51,824 SF
 - Penthouse floor
- Built and partially furnished

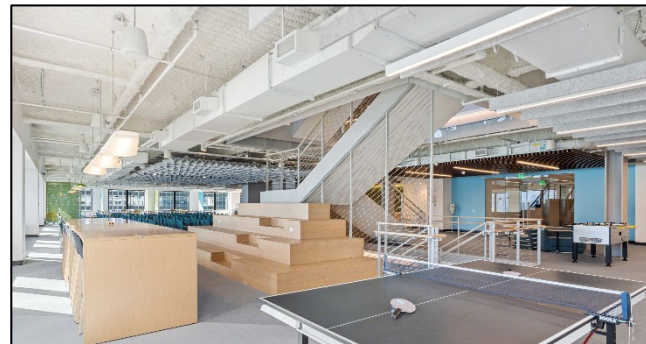
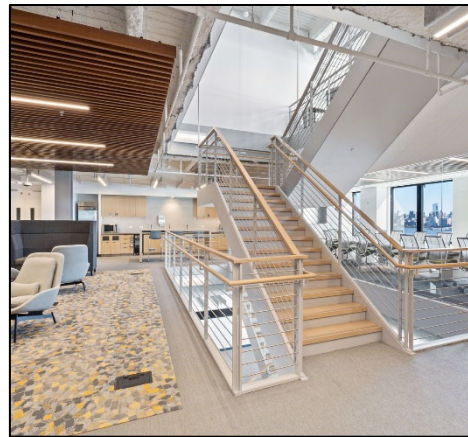
ENTIRE FLOORS 8 – 11

- Available: 207,296 SF (divisible to one floor)
 - Internal staircase
- Estimated capacity: 1,389 people
- Built and partially furnished

PART 6TH FLOOR

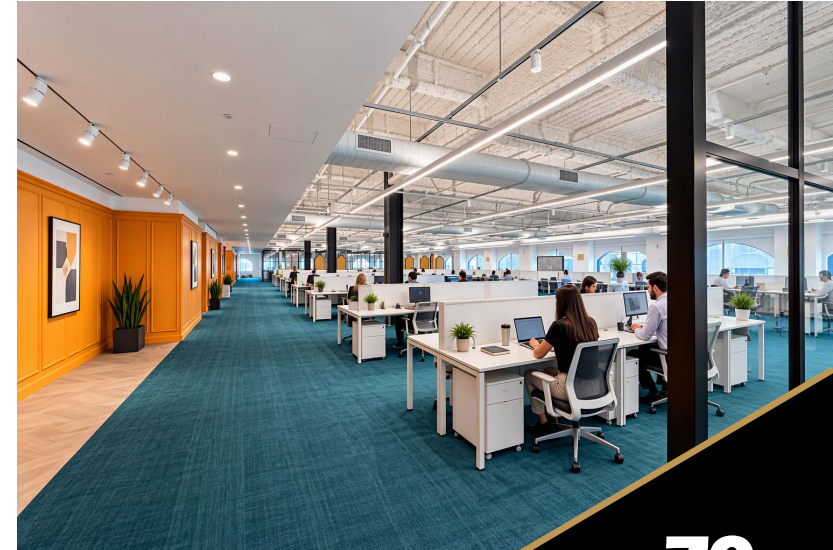
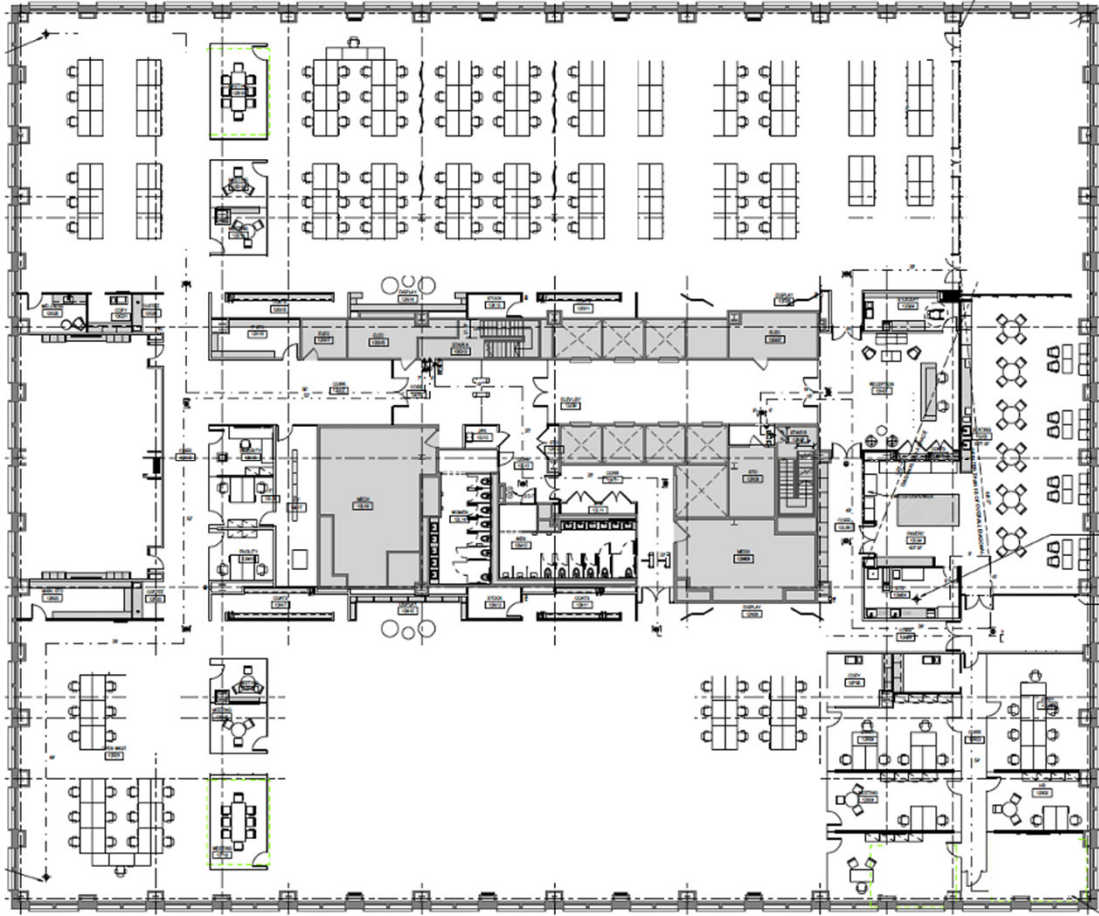
- Available: 7,598 SF
 - Raw condition

*Partially furnished on floors 8 - 12



FLOOR PLAN AS BUILT

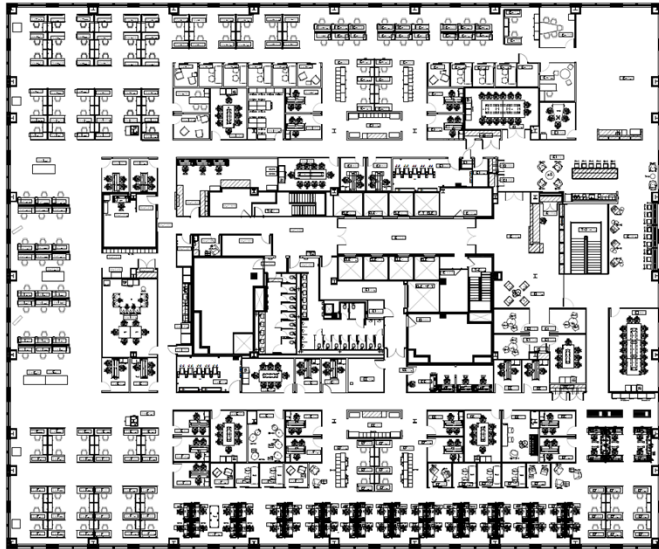
12th FLOOR



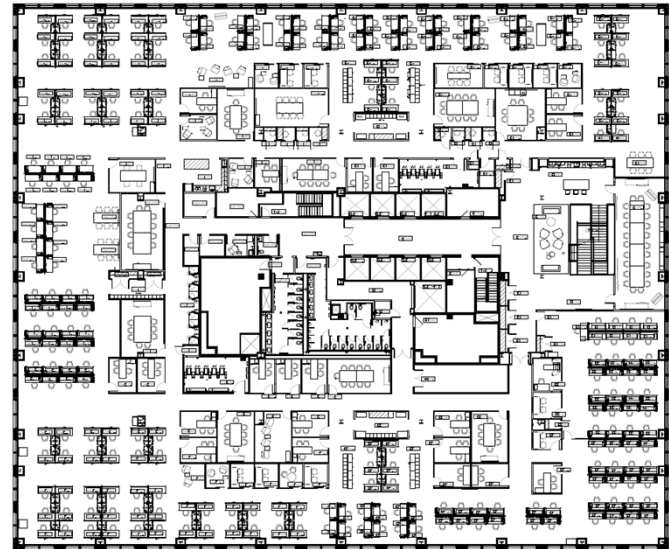
FLOOR PLAN AS BUILT

8TH – 11TH FLOOR

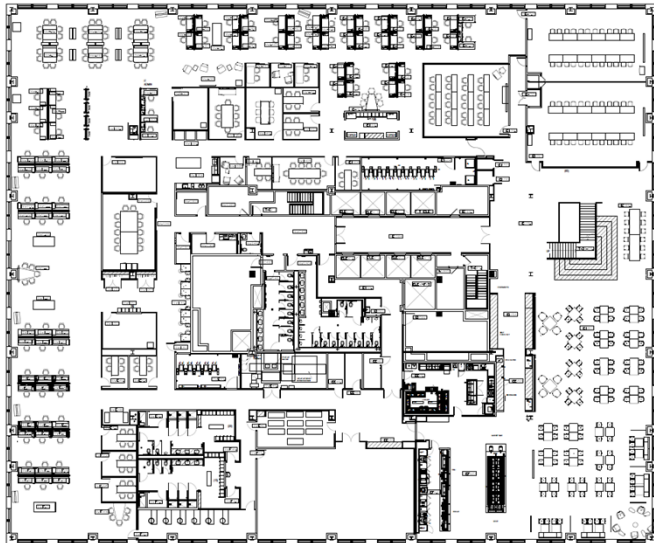
11th FLOOR



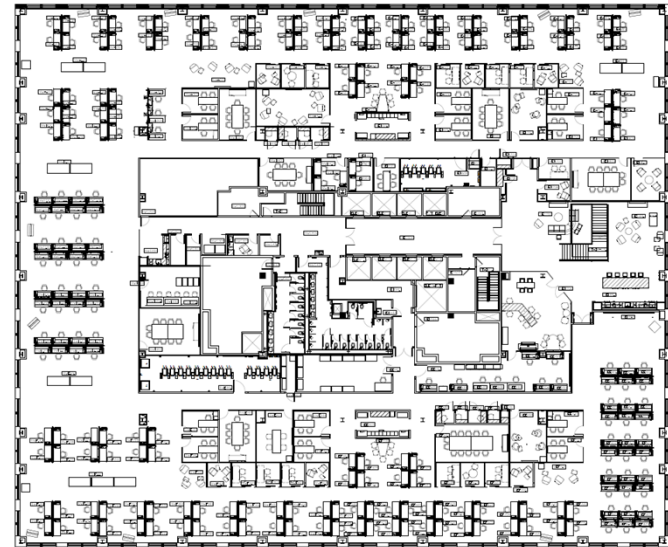
10th FLOOR



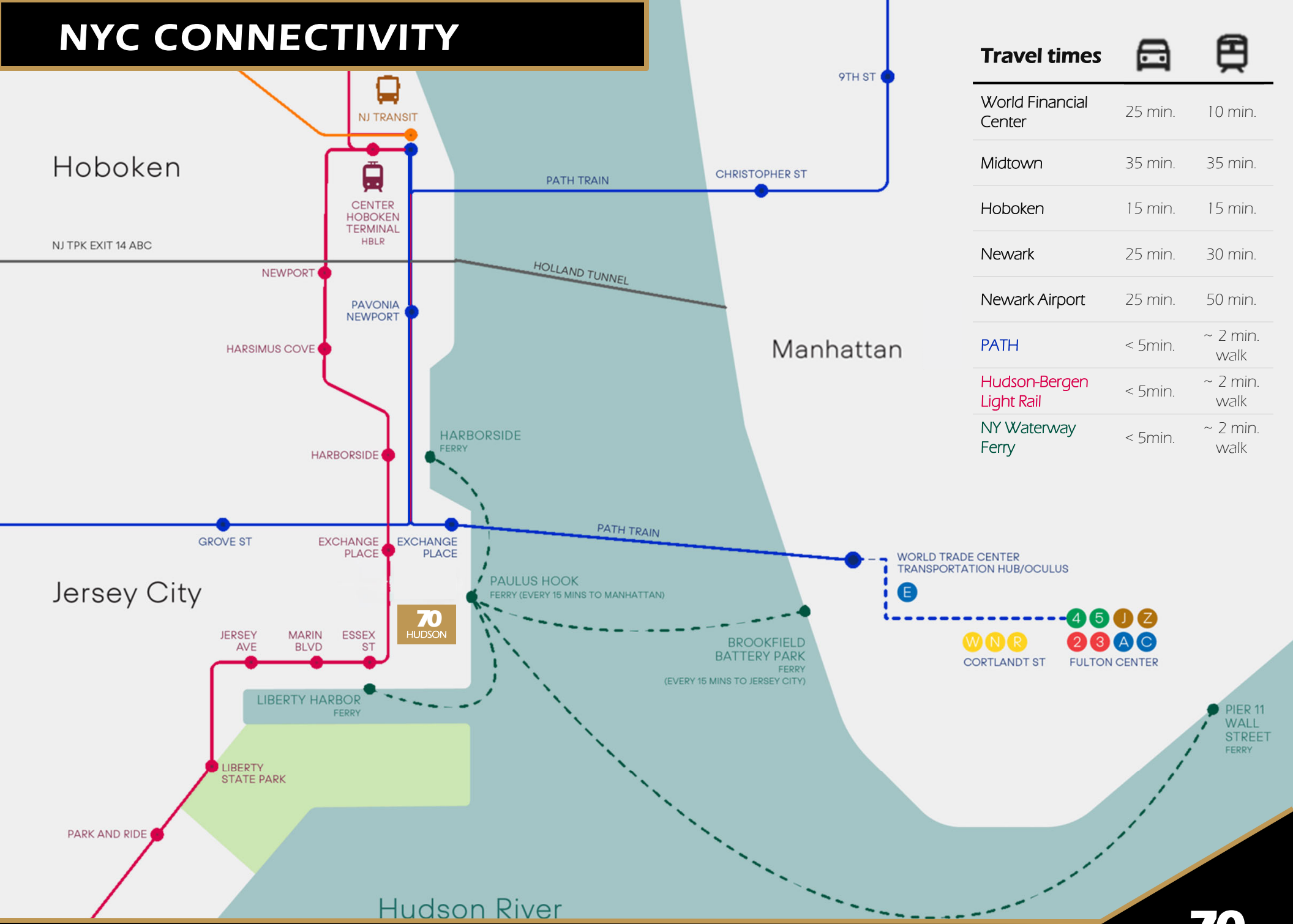
9th FLOOR



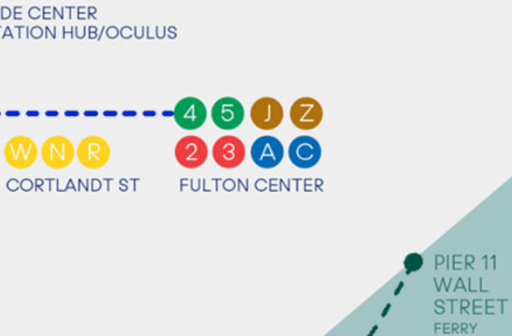
8th FLOOR



NYC CONNECTIVITY



Travel times				
World Financial Center	25 min.	10 min.		
Midtown	35 min.	35 min.		
Hoboken	15 min.	15 min.		
Newark	25 min.	30 min.		
Newark Airport	25 min.	50 min.		
PATH	< 5min.	~ 2 min. walk		
Hudson-Bergen Light Rail	< 5min.	~ 2 min. walk		
NY Waterway Ferry	< 5min.	~ 2 min. walk		





Enjoy the views of Manhattan during your morning routine.



Shopping only steps away.

Explore new directions in Jersey City.

Step outside of 70 Hudson and discover a wide array of wellness experiences. Refresh your perspective via the nearby walkways, green spaces, and waterfront or choose from the area's diverse selection of fitness centers.

Ideally situated to give you easy access to everything you need or want for your journey, from quick coffee stops and trending restaurants to shopping, hotels, and more.

93

Walk Score

81

Transit Score



Go from the board room to the dining room at Satis.



Take a stroll along the waterfront.



Grab a bite at Maman on the ground floor.

BUILDING HIGHLIGHTS

- Partial New Building Installation
- State of the art lobby design
- Floor Plate: 51,000 Square Feet
- 12 Story Class A Building
- Slab To Slab Height: 13' 3"
- Perfectly situated near The PATH, Hudson-bergen Light Rail And NYC Waterway Ferry
- Private Tenant Parking Garage
- Expansive NYC Views
- Robust Infrastructure: 4 – 800 Kw Backup Generators
- Outdoor Seating Area



LEASING CONTACTS

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A project by



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