

3
SECOND
STREET
AT HARBORSIDE



Second to None

Jersey City's Premier Office Destination
on the Vibrant Hudson Waterfront

360° Views
Connected
Amenities
Efficiency
Availability
Infrastructure
Specifications
Grow NJ Incentives



360° Views

With an unobstructed window line on all four façades, 3 Second Street at Harborside boasts spectacular waterfront views of the Hudson River, World Trade Center, Lower Manhattan and the Empire State Building. Enjoy the changing sunlight, sparkling water and dramatic New York City skyline every day.



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Connected

Located just minutes from Lower Manhattan, 3 Second Street at Harborside is a premier Class A office destination at the heart of the Hudson Waterfront in Jersey City. The building is easily accessed by an extensive underground and above-ground transportation network. Just 7 minutes from the World Trade Center on the PATH train to NYC, 3 Second Street offers convenient access to NY Penn Station, the Holland Tunnel, Newark Liberty International Airport and Hoboken Terminal via NJ Transit trains and buses, NY Waterway ferries and Amtrak. The Harborside Light Rail station is one block away, connecting to Newport and Hoboken. Abundant on-site surface parking is available at a ratio of 0.8/1,000 SF for those office workers and tenant visitors that drive. Citi Bike share stops are very proximate. Whether tenants live in New Jersey, Manhattan or one of the outer boroughs, 3 Second Street provides an extremely convenient commuting connection.





Amenities

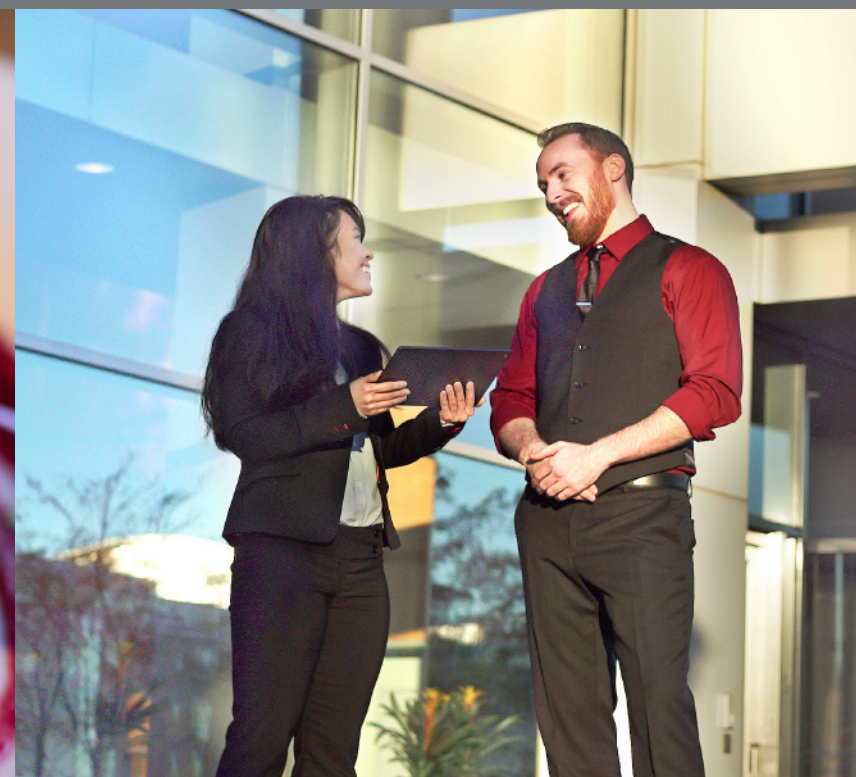
3 Second Street at Harborside provides tenants with a variety of on-site and nearby amenities along the Jersey City waterfront. With the newly opened Ground Connection café and coffee bar, first-class lobby with concierge services, a new tenant lounge complete with large screen TV and Wi-Fi, and outdoor seating at the adjacent waterfront park, tenants have many meeting place alternatives. At 3 Second Street, an upscale restaurant (Hudson & Company) and luxurious event space (The Atelier) will open next year on the ground floor. Hudson & Company will focus on seafood while also featuring 100 craft beers, an interactive carvery and a wood-fire oven that will produce artisanal pizzas. The Atelier will be a dramatic multi-purpose event space with waterfront vistas that can host corporate events, receptions, entertainment premiers, seminars and more. The building conveniently links to the Hudson River Walkway, which directly connects to the interior promenade and exterior esplanade at Harborside Center with over 150,000 SF of destination retail, lifestyle, restaurants and services. With the Newport and Exchange Place PATH stations and Harborside light rail stations just a short walk away, tenants have quick access to the best of the area's amenities.

3 Second Street has become the new heart of thriving Jersey City, the fastest-growing community in New Jersey. The city is experiencing the largest development boom in its history, with over 14,700 newly completed luxury residential units, another 7,800 units currently under construction and an additional 9,600 units in the approved development pipeline. The Hudson Waterfront is being revitalized with significant mixed-use activity underway, including the \$35 million retail renovation, to create a significant waterfront destination at Harborside Center.



JERSEY CITY is a vibrant, easily accessible neighborhood where residents and businesses can experience an active, urban environment with extremely close proximity to Manhattan, yet at a fraction of New York's occupancy costs.

3 SECOND STREET offers a newly opened Ground Connection café and coffee bar, as well as an upscale restaurant and luxurious event space on the ground floor scheduled to open in 2017.





Efficiency

Flexible 35,000 SF floor plates feature virtually column-free layouts and optimum core to window line depths for efficient tenant space planning. The floors offer abundant natural light from windows on all four sides and high slab-to-slab depth (13'-6" typical), making 3 Second Street at Harborside ideal for open or high density tenant build-outs.





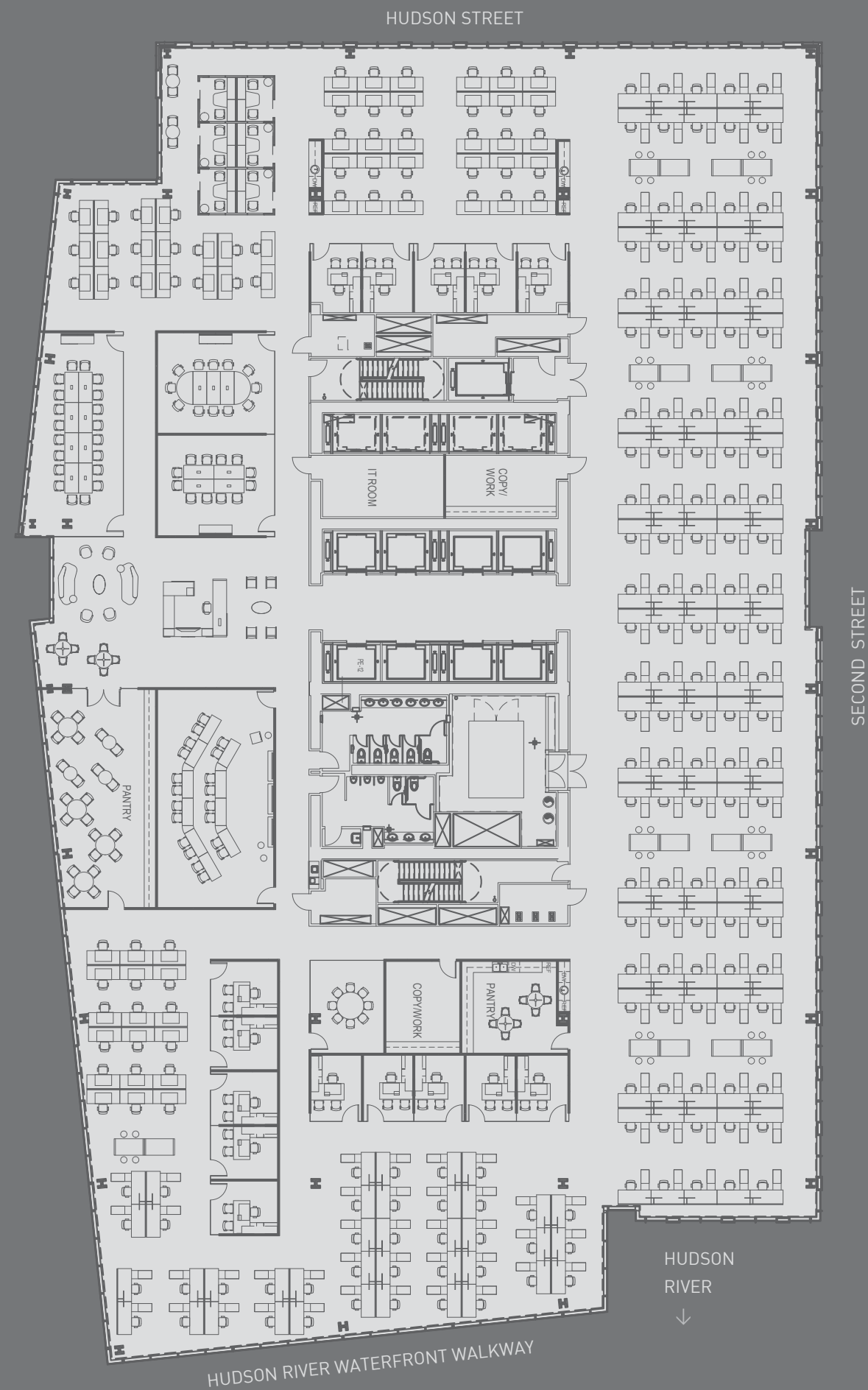
FIRST-CLASS LOBBY with concierge services, new tenant lounge, large screen TV and Wi-Fi.



Outdoor seating with **WATERFRONT VIEWS** and direct access to the Hudson River Walkway.



Typical High Density Plan



Availability

3 Second Street at Harborside, an 18-story, 594,030 SF Class A tower, features office suites on individual floors ranging from 2,000 SF to 35,000 SF in size. Large, contiguous blocks are also available by combining multiple floors for up to 200,000 SF, making it ideal for accommodating major corporation relocations.





Infrastructure

3 Second Street at Harborside has an infrastructure that is second to none. The building features over 5,000 kW of emergency backup power for tenant data security and business continuity. Ample fiber and telecom connections are available from multiple providers including Verizon, AT&T, Lightpath, Cogent, RCN and Level 3.

3 Second Street is built to withstand potential future flood events as all of the major mechanical and generator equipment is installed on either the mezzanine level at 20' above grade or in the rooftop penthouse. The building experienced no water intrusion during Superstorm Sandy. In addition, to further satisfy the protection requirements of the asset, ownership installed a rapidly deployable and reusable flood barrier system in 2016, providing extra protection from a significant future flood event. Tenant operations are safe, secure and can have N+2 redundancy, as needed.



Specifications



Year Built / Square Footage

2002
594,030 SF
18-story building
+/- 35,000 SF typical floor plates

Floor Height

13'-6" slab-to-slab on typical office floors
17'-0" slab-to-slab on office floors 14-17
19'-0" slab-to-slab on the ground floor

Finished Ceiling Height

9'-0" ceiling height on the typical office floors

Column Spacing

Typical - 30' bay (longitudinal) by a variable distance in the transverse: 35' – 51'

Elevators

(5) Low-rise passenger units (Flrs. 1-8),
Fujitec Elevator geared-traction hoists,
3,500 lbs., speed 500' per minute

(7) High-rise passenger units (Flrs. 9-18),
Fujitec Elevator, 3,500 lb capacity, 700' per
minute, regenerative energy recovery system,
two cars also capable of working on a swing
basis on the low-rise floors.

(1) Dedicated, geared service elevator,
5,000 lbs., speed 500' per minute

Utility Providers

Domestic water and sewer by Jersey City
Municipal Utilities Authority (Suez)
Gas service - PSE&G
Electrical service - PSE&G

HVAC Capacity

Air distribution – Fan powered box and
VAV system that uses water-cooled, packaged,
self-contained AC units per floor
Condenser water from closed central loop
using heat exchangers
Cooling tower (BAC) with 4 cells with
a total of 4,400 tons of capacity
Ventilation for outside provided by two
Trane units with 50,000 CFM each
VFDs for control of condensing pumps,
floor AC units, outdoor air and pressurization
fans for automatic temperature control
One mechanical room per typical floor,
two mechanical rooms for floors 15-17

Building Automation System

Siemens Insight building system controls

Electrical Service

By PSE&G via three 13.2 KV feeders to six
transformers to six switchgears
Three 2,500 Amp risers and two 1,200 Amp
risers 480\277 Volt, 3-phase, 4-wire
Average 6 watts/SF for tenant lighting
and equipment

Electrical\Telecom Rooms

Central telecommunication service
provider room with generator backup
Two electrical rooms per floor
Two telecom rooms per floor

Emergency Power

1,000 kW emergency generator,
with 1,000 gal. fuel tank to support base
building life safety systems
5,000 kW additional generator capacity available
for tenant emergency power backup

Fire Life Safety

NFPA 13 Light Hazard automatic fire
protection wet sprinkler system with
19 zones, one for each floor
Fully addressable fire panel, with speaker/strobes
Pull stations, water flows, tampers
Elevator recall
24/7 monitoring

Fiber Optic Communications

Redundant data feeds from multiple providers
including Verizon, AT&T, Lightpath, Cogent,
RCN and Level 3

Egress

Two emergency stairwells per floor

Parking

Ratio of 0.80 parking spaces per 1,000 RSF
468 total spaces available for tenant parking
demand at market rates

Access Control

24/7 on-site tenant coordinators
Concierge to assist with visitor sign-in
Access control system with proximity card readers
Security turnstile gates at south and north lobbies



Improve Your State of Work

Under the Grow NJ State Incentives Program, companies are eligible for a potential benefit range of \$7,000 to \$9,750 per employee in tax incentives for moving from another state to New Jersey. At a 200 square feet per employee space metric, this tax incentive could equal approximately \$40 per square foot occupancy cost savings per annum. Incentives could provide an estimated 90% reduction in occupancy costs in Jersey City over comparable Manhattan buildings. Nothing this close to NYC offers this level of economic value. Jersey City is the fastest growing municipality in the state.



\$7K-\$9.7K

IN SAVINGS PER EMPLOYEE

\$40/SF

OCCUPANCY COST SAVINGS
PER ANNUM



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3 Second Street, Jersey City, New Jersey

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For leasing information please contact:

Robert Rudin
Vice Chairman
201.508.5228
robert.rudin@cushwake.com

David DeMatteis
Senior Director
201.460.3383
david.dematteis@cushwake.com

Dirk Hrobsky
Executive Managing Director
212.328.4203
dirk.hrobsky@cushwake.com


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