

# HYATT HOUSE

1 EXCHANGE PLACE JERSEY CITY NJ 07302

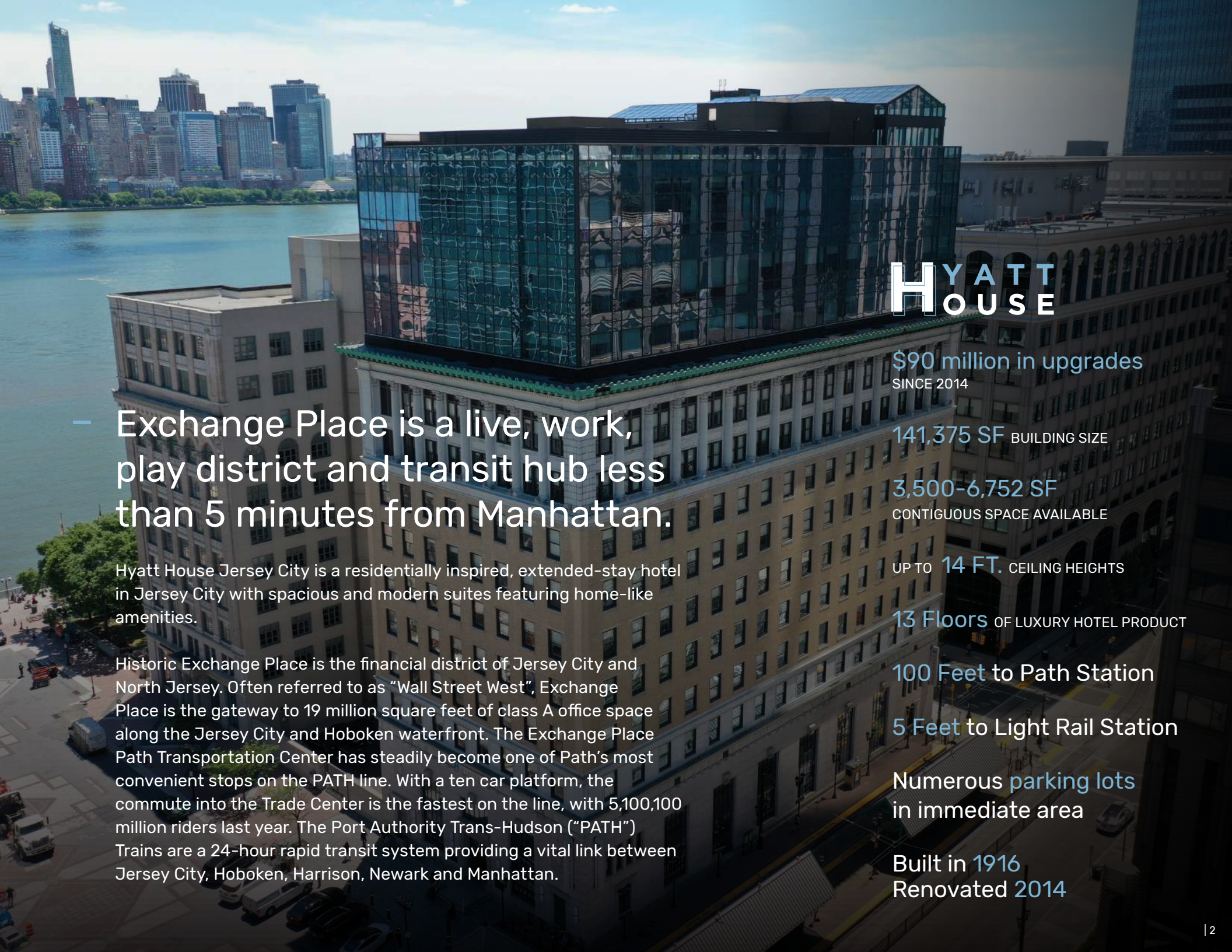
## YOU'RE ABOVE IT ALL!



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**HYATT  
HOUSE**

— Exchange Place is a live, work, play district and transit hub less than 5 minutes from Manhattan.

Hyatt House Jersey City is a residentially inspired, extended-stay hotel in Jersey City with spacious and modern suites featuring home-like amenities.

Historic Exchange Place is the financial district of Jersey City and North Jersey. Often referred to as “Wall Street West”, Exchange Place is the gateway to 19 million square feet of class A office space along the Jersey City and Hoboken waterfront. The Exchange Place Path Transportation Center has steadily become one of Path’s most convenient stops on the PATH line. With a ten car platform, the commute into the Trade Center is the fastest on the line, with 5,100,100 million riders last year. The Port Authority Trans-Hudson (“PATH”) Trains are a 24-hour rapid transit system providing a vital link between Jersey City, Hoboken, Harrison, Newark and Manhattan.

\$90 million in upgrades  
SINCE 2014

141,375 SF BUILDING SIZE

3,500-6,752 SF  
CONTIGUOUS SPACE AVAILABLE

UP TO 14 FT. CEILING HEIGHTS

13 Floors OF LUXURY HOTEL PRODUCT

100 Feet to Path Station

5 Feet to Light Rail Station

Numerous parking lots  
in immediate area

Built in 1916  
Renovated 2014

The RoofTop at Exchange Place is made up of multi-level indoor and outdoor spaces – The RoofTop and The Terrace. This cocktail destination tops most of Jersey City's must-see lists due to its stunning views of the Manhattan skyline, Hudson River, Statue of Liberty, Staten Island and beyond.



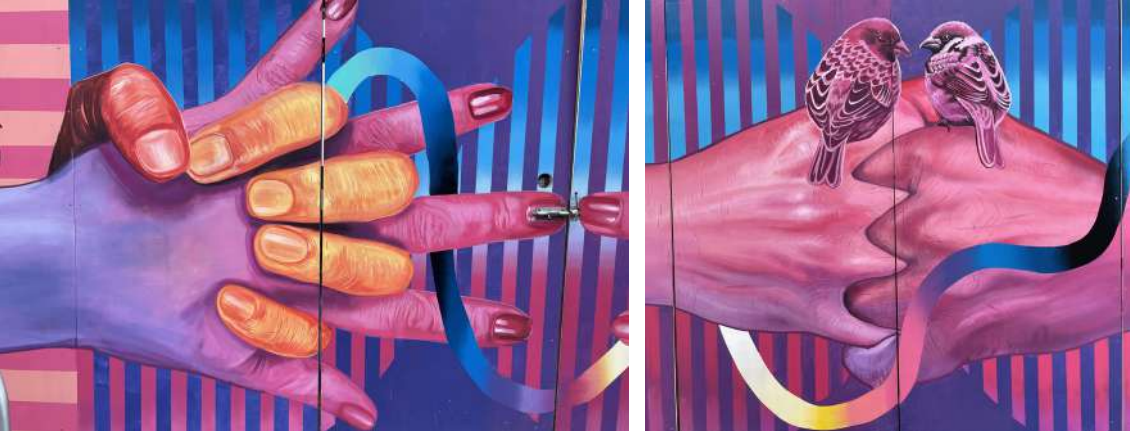


HOTEL ENTRANCE

RETAIL FRONTAGE

#### HIGHLIGHTS

- LOCATED LESS THAN 100 FT FROM THE EXCHANGE PLACE PATH STATION
- ESTIMATED 5,048,980 ANNUAL RIDERSHIP
- RARE OPPORTUNITY TO HAVE AN ENTRANCE ON THE LIGHT RAIL PLATFORM
- LOCATED ACROSS FROM 99 HUDSON NEW JERSEY'S TALLEST RESIDENTIAL BUILDING 791 UNITS
- CORNER UNIT AVAILABLE IDEAL FOR FITNESS, RESTAURANTS AND OTHER SPECIALTY RETAIL
- LOADING DOCK IN REAR FOR DELIVERIES TO THE SPACE
- OVER 5 MILLION SF OF OFFICE SPACE WITHIN 3 BLOCKS
- OVER 5K RESIDENTIAL BUILDINGS IN 4 BLOCKS



— NEIGHBORING RETAIL TENANTS



**ESTIMATED TOTAL POPULATION**

.5 mile	37,201
1 miles	67,888
1.5 miles	117,887

**MEDIAN HOUSEHOLD INCOME**

.5 mile	\$136,584
1 miles	\$132,580
1.5 miles	\$115,342

**AVERAGE HOUSEHOLD INCOME**

.5 mile	\$162,967
1 miles	\$160,415
1.5 miles	\$142,866

**DAYTIME POPULATION**

.5 mile	32,074
1 miles	58,227
1.5 miles	99,476

**TOTAL HOUSEHOLDS**

.5 mile	19,389
1 miles	34,032
1.5 miles	55,867

**TOTAL BUSINESSES**

.5 mile	1,615
1 miles	2,885
1.5 miles	5,236

**TOTAL EMPLOYEES**

.5 mile	28,093
1 miles	49,298
1.5 miles	73,004

# FLOORPLAN

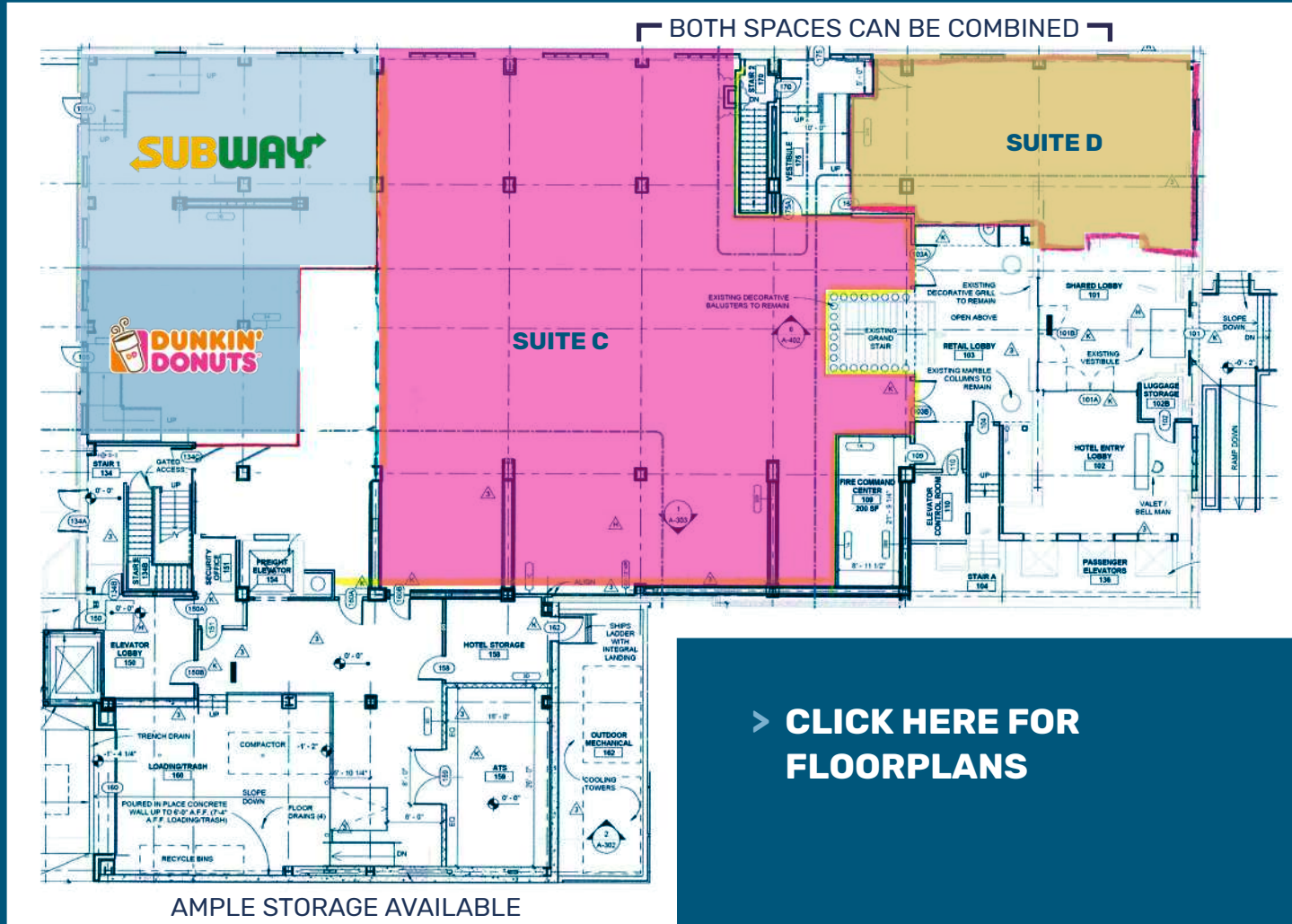
UP TO 6,572 SF  
SMALLER SPACE AVAILABLE

9,549 SF  
APPROXIMATE FLOOR PLATES

3,500-6,752 SF  
SPACES AVAILABLE

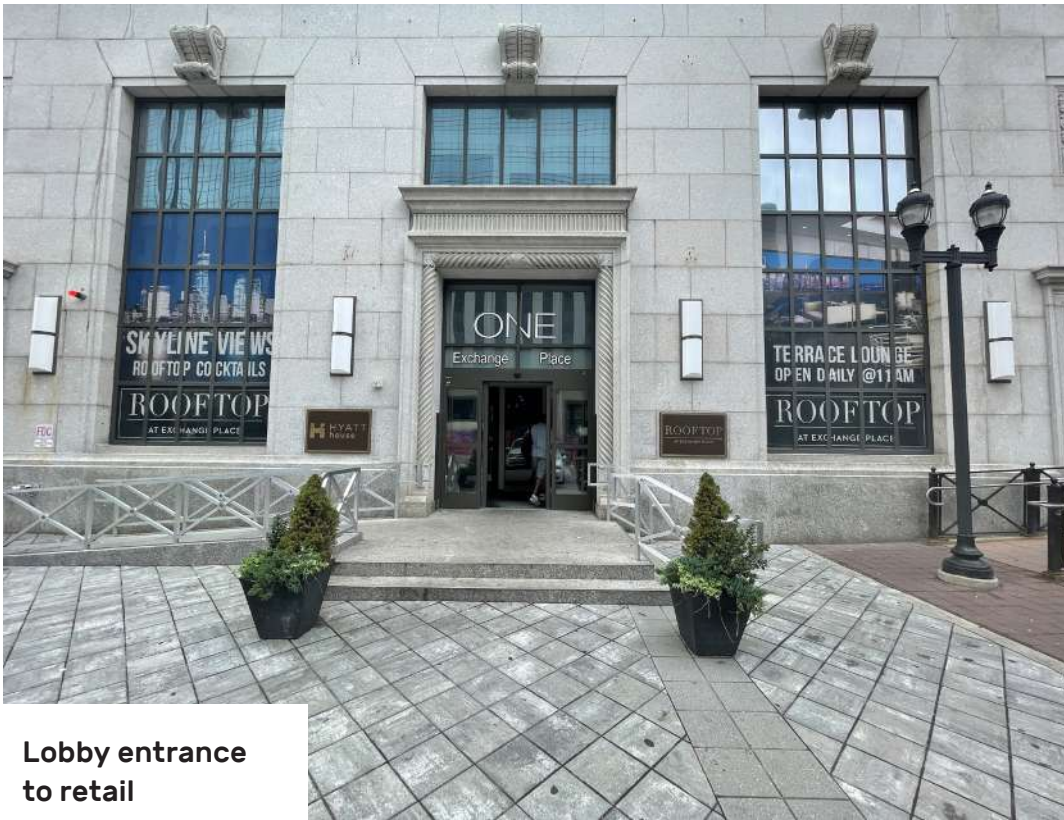
UP TO 14'  
CEILING HEIGHTS

SPACE AVAILABLE: SUITE C: 5,271 SF SUITE D: 1,130 SF

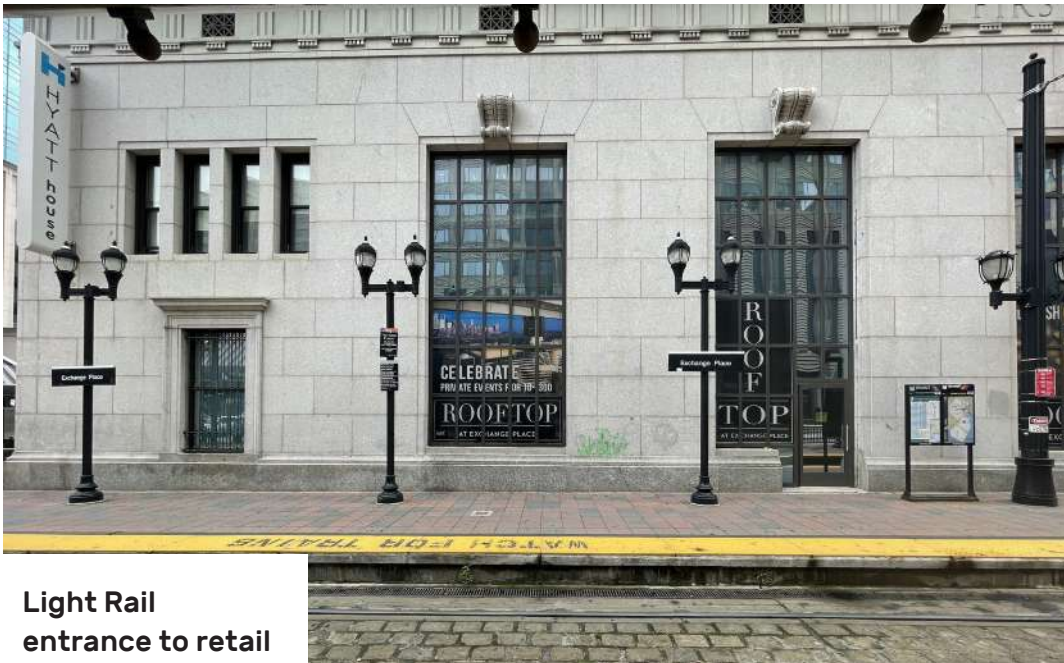


MAJOR  
TENANTS





Lobby entrance to retail



Light Rail entrance to retail



Loading dock in rear of property with access to the retail space





# TRANSIT

Located directly across from PATH Station. 20-minute commute to Midtown Manhattan & World Trade Center and a 5-minute drive to the Holland Tunnel or NJ Turnpike.





THE FUTURE IS  
URBAN

**RETHINK. REBUILD. RENEW.**



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