



101

HUDSON

101 Hudson Street, Jersey City
EXCHANGE PLACE



PROMINENT RETAIL AND RESTAURANT SPACE FOR LEASE

Retail and restaurant space available for lease at the base of iconic 101 Hudson Street
Located at the absolute ground zero corner of Exchange Place

101 HUDSON STREET FEATURES

- Art-deco style polished granite and columned lobby provides an air of traditional elegance; a landscaped courtyard area is an ideal space for lunch breaks or informal meetings.
- Five-story parking garage offers 900 parking spaces.
- Telecom providers include Cogent Communications, RCN, Con Ed Communications, AT&T, Metromedia Fiber, Winstar, and Level 3 Communications.
- Power is provided by two diverse substations, with abundant cooling capacity.
- Life safety systems and the central plant are supported by emergency generators.
- 24/7 security with closed-circuit TV and turnstiles.

Wired Certified Platinum

- This building has been Wired Certified Platinum. Wired Certified Platinum means a building is best in class across all features of connectivity that matter most to tenants: number and quality of Internet service providers, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services. The building can support current and future tenants with the most stringent technology requirements.



Trophy Office Tower



Stunning NYC, Hudson River, & NY Harbor Views



100 feet to Exchange Place PATH station, across the street from Light Rail station



On-Site Parking



This building has been Wired Certified Platinum.



24/7 Security & Management



INTRODUCTION

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

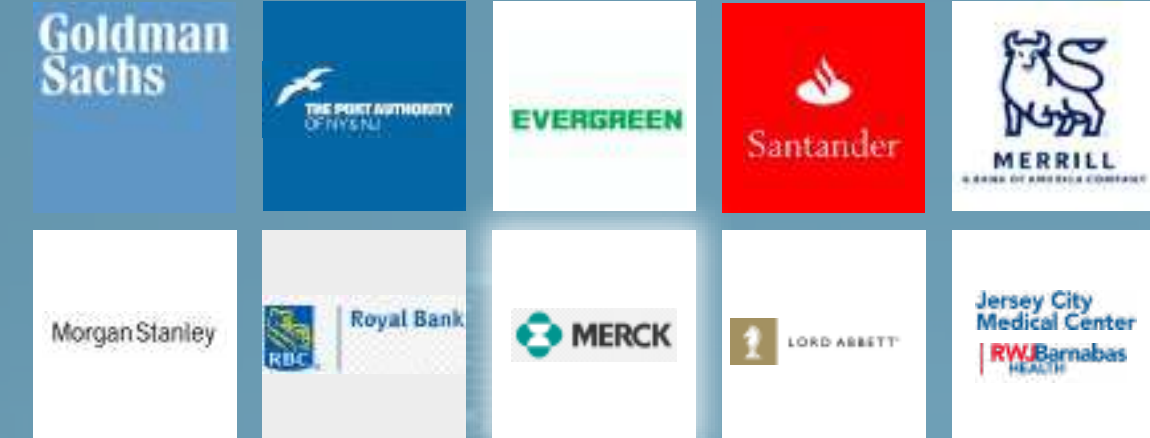
Historic Exchange Place is the financial district of Jersey City and North Jersey. Often referred to as “Wall Street West”, Exchange Place is the gateway to 19 million square feet of class A office space along the Jersey City and Hoboken waterfront. The Exchange Place Path Transportation Center has steadily 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 2,243,857 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

EXTRAORDINARY RETAIL OPPORTUNITY

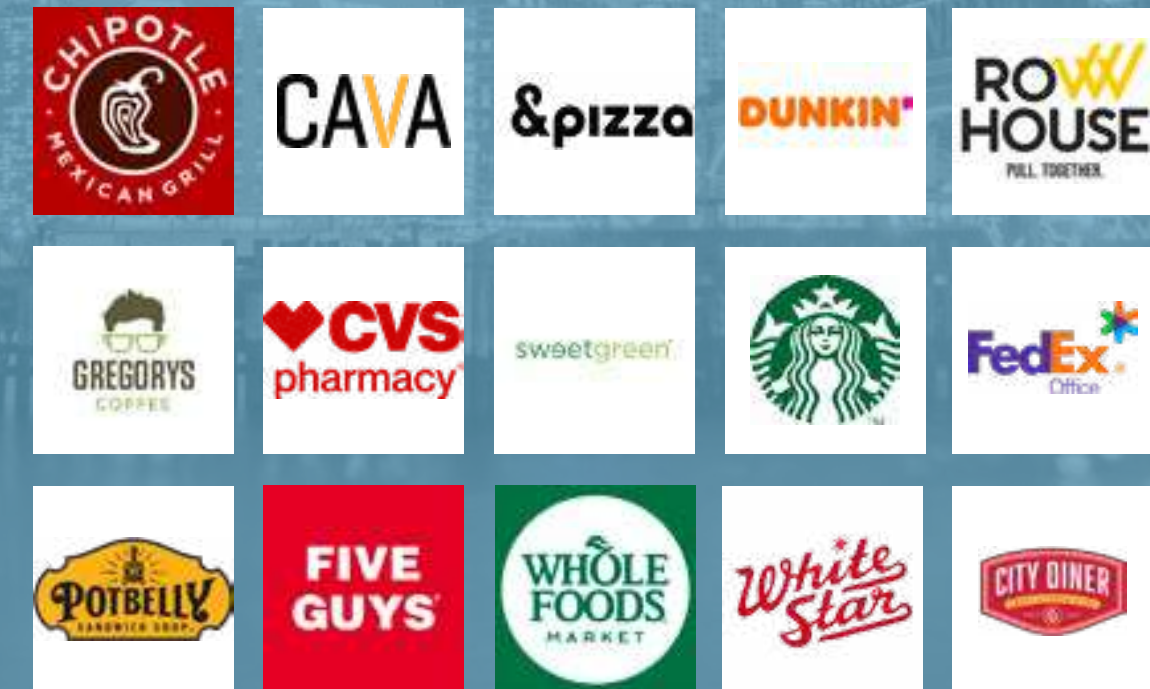
- Located directly across from the Exchange Place PATH Station, Hudson Bergen Light Rail and Ferry Station at the absolute ground zero corner of Exchange place.
- Retail and restaurant space for lease at the base of a 1.3 million-square foot Class A office building.
- Just steps away from the new Exchange Place Park and Colgate Promenade.
- Located across from 99 Hudson, New Jersey's tallest residential building.
- Over 5 million feet of office space within 3 blocks.
- Over 5k residential units in 4 blocks.
- Vented restaurant space available.
- Cafe space available with open lobby exposure.
- High ceilings perfect for any fitness or lifestyle use.



MAJOR NEIGHBORING TENANTS



NEIGHBORING RETAIL





RESTAURANTS

- 1 City Diner
- 2 Hudson & Co.
- 3 Buddy's JC
- 4 Liberty Prime Steakhouse
- 5 Liberty Bar
- 6 Light Horse Tavern
- 7 White Star
- 8 Canopy Central Bar & Bistro
- 9 Lokal Eatery & Bar
- 10 O'Hara's Bar & Grill
- 11 Iron Monkey
- 12 Greene Hook Bar & Kitchen
- 13 Honshu
- 14 Teppan Bar & Grill
- 15 Ani Ramen House
- 16 Muteki Ramen
- 17 Jiangnan Fusion
- 18 Taste of North China
- 19 ONDO Jersey City
- 20 Sky Thai
- 21 Mantra
- 22 Amiya
- 23 Porto Leggero
- 24 Tino's Artisan Pizza Co.
- 25 Amelia's Bistro
- 26 Rumi Turkish Grill
- 27 Satis Bistro
- 28 Bistro La Source
- 29 The Golden Cicada
- 30 Viva Mexico
- 31 Smorgasbar
- 32 Hudson Hall
- 33 RoofTop at Exchange Place sam a.m.
- 34

COFFEE SHOP

- 1 Bluestone Lane
- 2 East Hudson Café
- 3 Semicolon Café
- 4 Canard Café Bar
- 5 Maggie's Farm Espresso
- 6 Prato Bakery
- 7 Dream Vista Café
- 8 Legal Grounds Coffee Co

COFFEE SHOP

- 9 One Two Cup Café
- 10 Maman
- 11 Dunkin
- 12 Starbucks
- 13 Gregorys Coffee
- 14 Dunkin
- 15 modcup coffee
- 16 Lackawanna Coffee
- 17 Hidden Grounds Coffee
- 18 Lackawanna Coffee
- 19 PrkUp Coffee

FAST FOOD

- 1 Five Guys
- 2 Speedy's Burgers & Bowls
- 3 Bobwhite Counter
- 4 Krispy Pizza
- 5 &pizza
- 6 Pizzeria Las Americas
- 7 Pizza Pie La Cantina Italiana
- 8 Milano's Deli
- 9 Cava
- 10 Enfes
- 11 Chipotle
- 12 Hudson's Grill
- 13 Jimmy John's
- 14 Sweetgreen
- 15 Vanilla Ice cream
- 16 A-Yo Tea Shop
- 17 Lobster Garage

RETAIL

- 1 CVS
- 2 CVS
- 3 Hook Pharmacy
- 4 Downtown Pharmacy
- 5 Sprove Market Place
- 6 Hudson Greene Market
- 7 Lenox Market
- 8 Grace Nails & Spa
- 9 Polish Me Nails & Spa
- 10 Kw Spa
- 11 Dazzling Hair Lounge

RETAIL

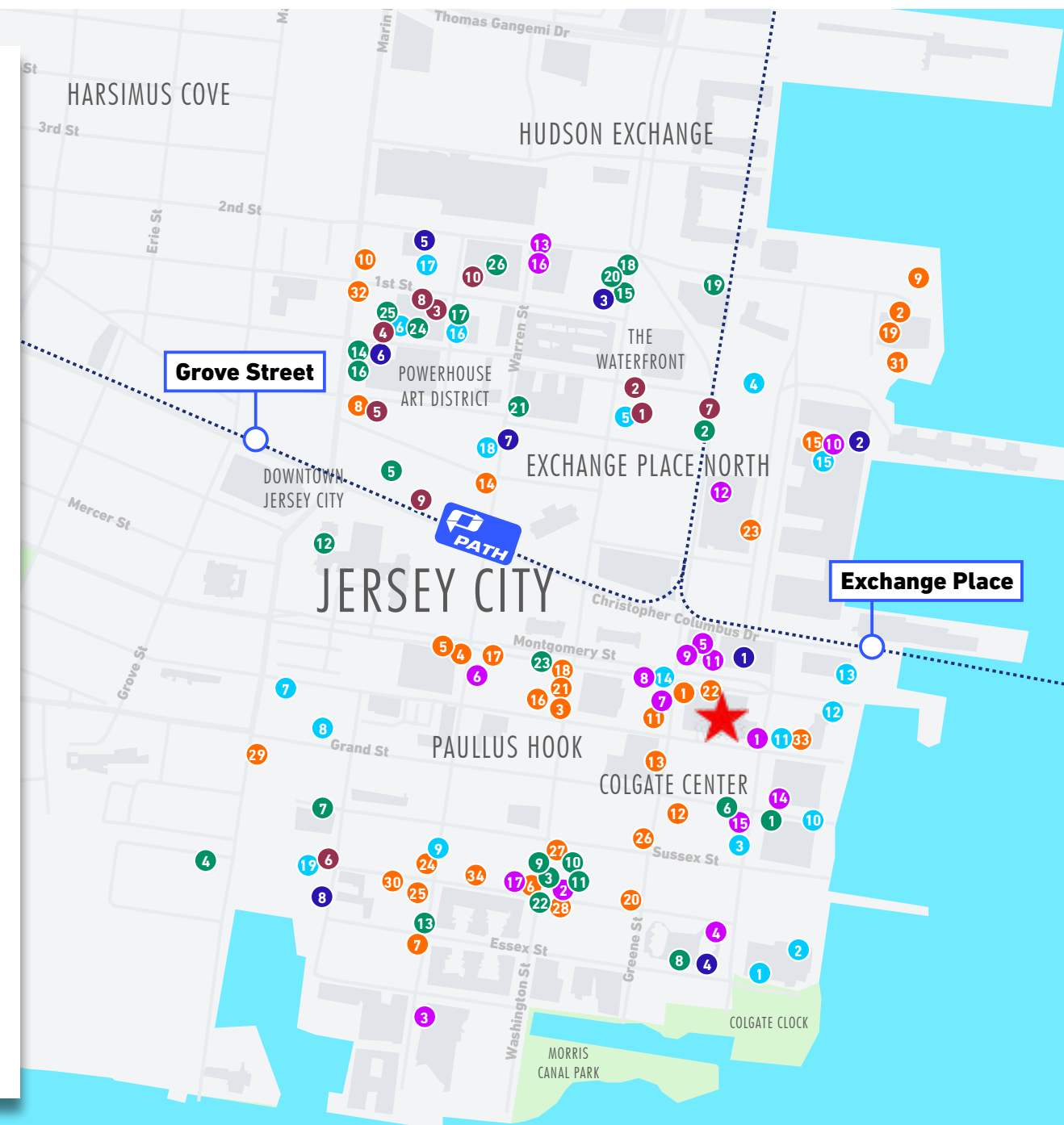
- 12 Spa Blue
- 13 Ladybird Nail & Spa
- 14 Sophie's Nail Studio
- 15 European Wax Center
- 16 Uni K Wax Studio
- 17 Salvation Wellness
- 18 Massage Envy
- 19 Great Clips
- 20 V's Barbershop
- 21 CoolVines Powerhouse
- 22 Liberty Wine & Café
- 23 Waterfront Wine & Liquor
- 24 Departed Soles Brewing
- 25 Anthony Turner Tailoring
- 26 Public Storage

DAY CARE/ LEARNING CENTER

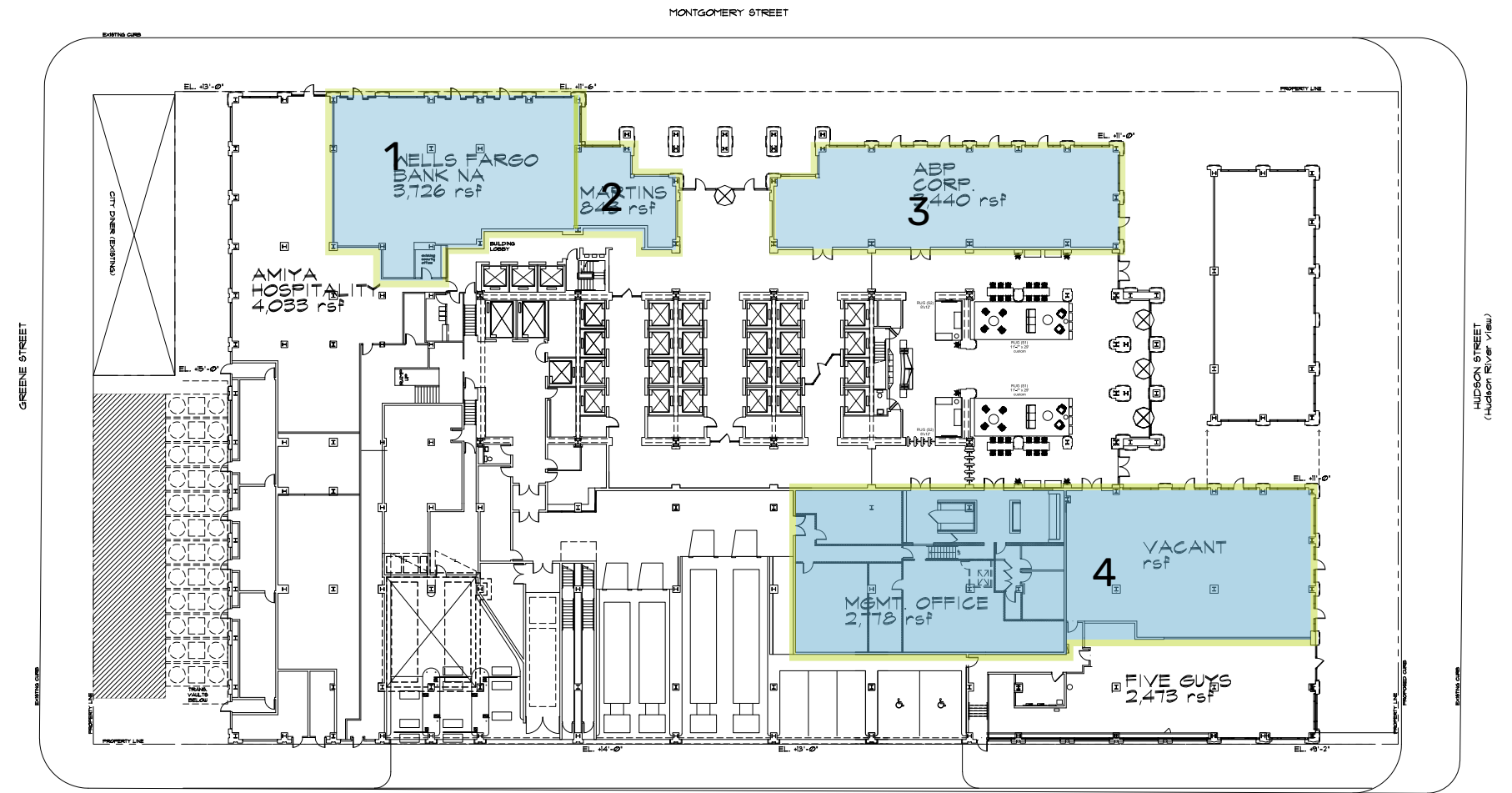
- 1 Adventures in Learning III
- 2 Bright Horizons
- 3 Bright Horizons
- 4 Learning Ladders PreSchool
- 5 Academy of Excellence Preschool
- 6 Learning Ladders
- 7 Nimbus Arts Center
- v Gymboree Play & Music

HEALTH AND FITNESS

- 1 CYCLEBAR (Fitness)
- 2 Wundabar Pilates (Fitness)
- 3 CKO Kickboxing (Fitness)
- 4 MEGA JC (Fitness)
- 5 Club Pilates (Fitness)
- 6 Pure Barre (Fitness)
- 7 F45 Training (Gym)
- 8 150 BayFit (Gym)
- 9 Base (Gym)
- 10 Asana Soul Practice (Yoga)



FLOOR PLANS



- 1. Previous Wells Fargo - 3,726 RSF (Divisible)
- 2. Newsstand - 900 RSF
(Both Spaces can be combined)

- 3. Au Bon Pain - 3,440 RSF (Divisible)
(Previous Restaurant Space)
(Corner proposed for Cafe Space)
- 4. Restaurant Space - up to 8,000 RSF
(Previous Restaurant Space)

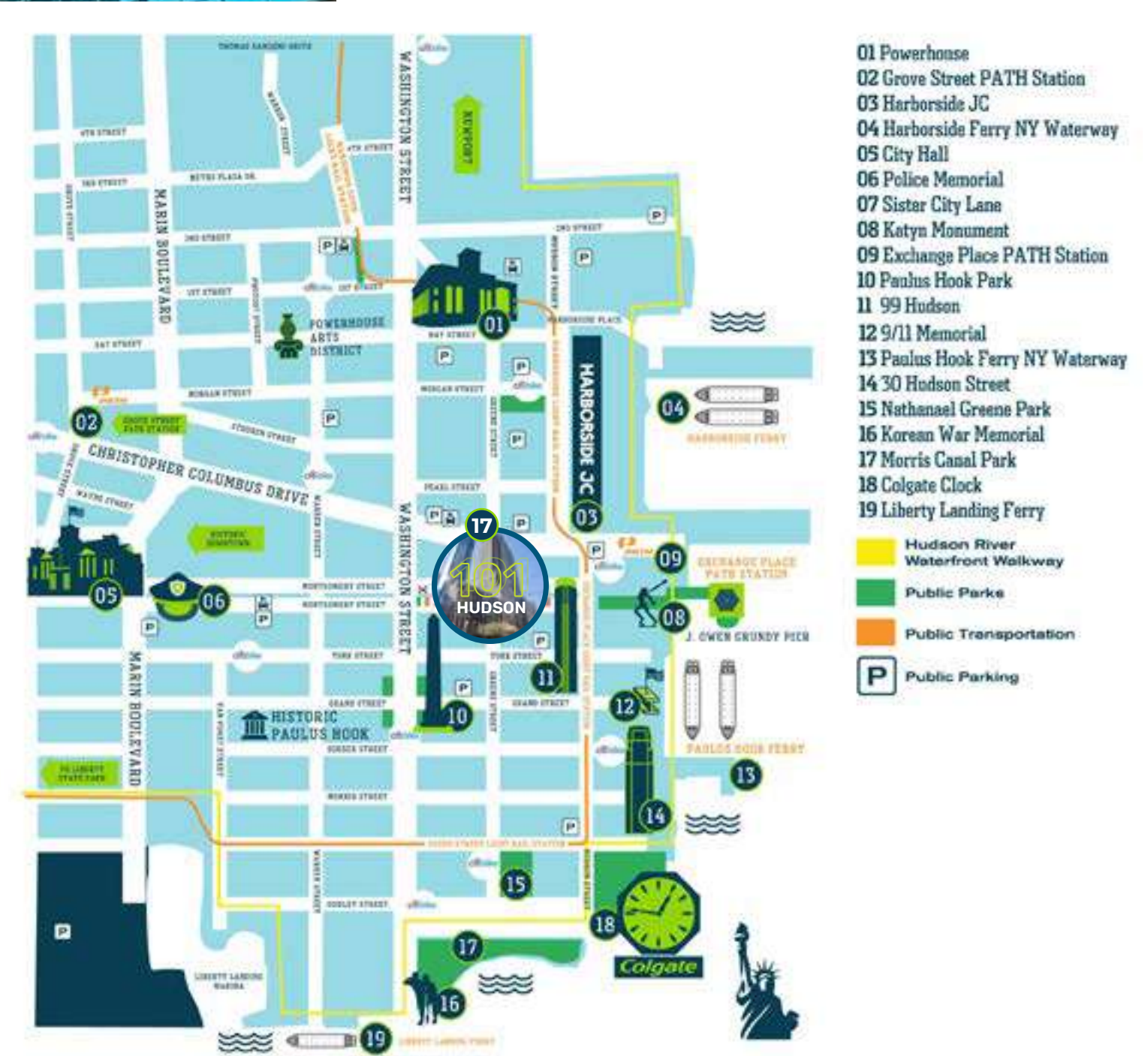




NEIGHBORHOOD

Paulus Hook, Exchange Place Financial District and Colgate Center

Paulus Hook is one of the three cornerstone historic districts in downtown Jersey City that has driven the city's renaissance. Paulus Hook is a waterfront neighborhood, with waterfront views of both the Hudson River, the Tidewater basin and lower harbor. Although primarily residential in nature, Paulus Hook now includes the highly successful restaurant scene and the best transportation options of any of the Downtown communities. 101 Hudson Street is located the Exchange Place Financial District/ Colgate Center and includes lower Montgomery Street and Washington Blvd, two of the main streets for the downtown community.





101 HUDSON MAJOR OFFICE TENANTS



DEMOGRAPHICS, TRAFFIC COUNT, PATH RIDERSHIP

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

PATH RIDERSHIP REPORT

Exchange Place – 2022 Year to Date

YTD Average Weekday	7,387
YTD Average Saturday	3,977
YTD Average Sunday	2,867
YTD Average Holiday	4,053
YTD Grand Total	2,243,857

Exchange Place — 2023 Year to Date

YTD Average Weekday	9,309
YTD Average Saturday	4,608
YTD Average Sunday	3,478
YTD Average Holiday	4,674
YTD Grand Total	2,557,377

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED	DISTANCE
Hudson Street	York St S	9,105	2022	0.04 mi
Greene Street	Montgomery St S	7,367	2022	0.06 mi
Hudson Street	York St NE	9,422	2022	0.06 mi
Montgomery St	Greene St E	5,446	2022	0.07 mi

CLICK HER OR SCAN
TO FIND OUT MORE



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MAIN LOBBY - VIEW 03 | LIGHTING
101 HUDSON
JAN 15th 2022

THE FUTURE IS URBAN

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