

BUILDING
OFFICE
TENANTS:

fiserv.

BANK OF AMERICA

**GLOBAL
BUSINESS
TRAVEL**

TPICAP

Jefferies

**KeyMe
LOCKSMITHS**

**Berkley
Environmental**

APPRENTICE

Regus

SageSure

101 HUDSON STREET

JERSEY CITY, NEW JERSEY, 07302

HIGHLIGHTS:

- 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.
- Vented restaurant space available.
- High ceilings perfect for any fitness or lifestyle use.

SPACES AVAILABLE:

- Space 2 - 1,840 RSF
- Space 3 - 843 RSF (Lease Pending)
- Space 4 - 3,726 RSF (Lease Pending)
- Space 5 - 5,000 RSF (Can deliver up to 8,000 SF)

101 HUDSON RETAIL:

- Millburn Deli
- Five Guys
- Blank Street
- Amaya

VENTING:

- Yes

OUTDOOR SEATING:

- Available

CEILING HEIGHT:

- 20+ FT

TERM:

- Negotiable

LEASE TYPE:

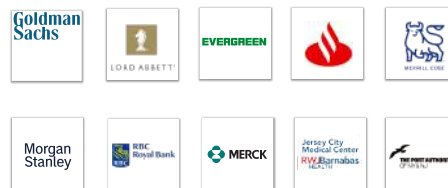
- NNN

ASKING RENT:

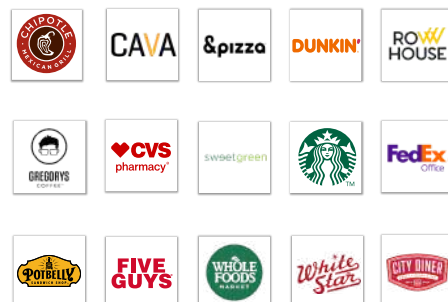
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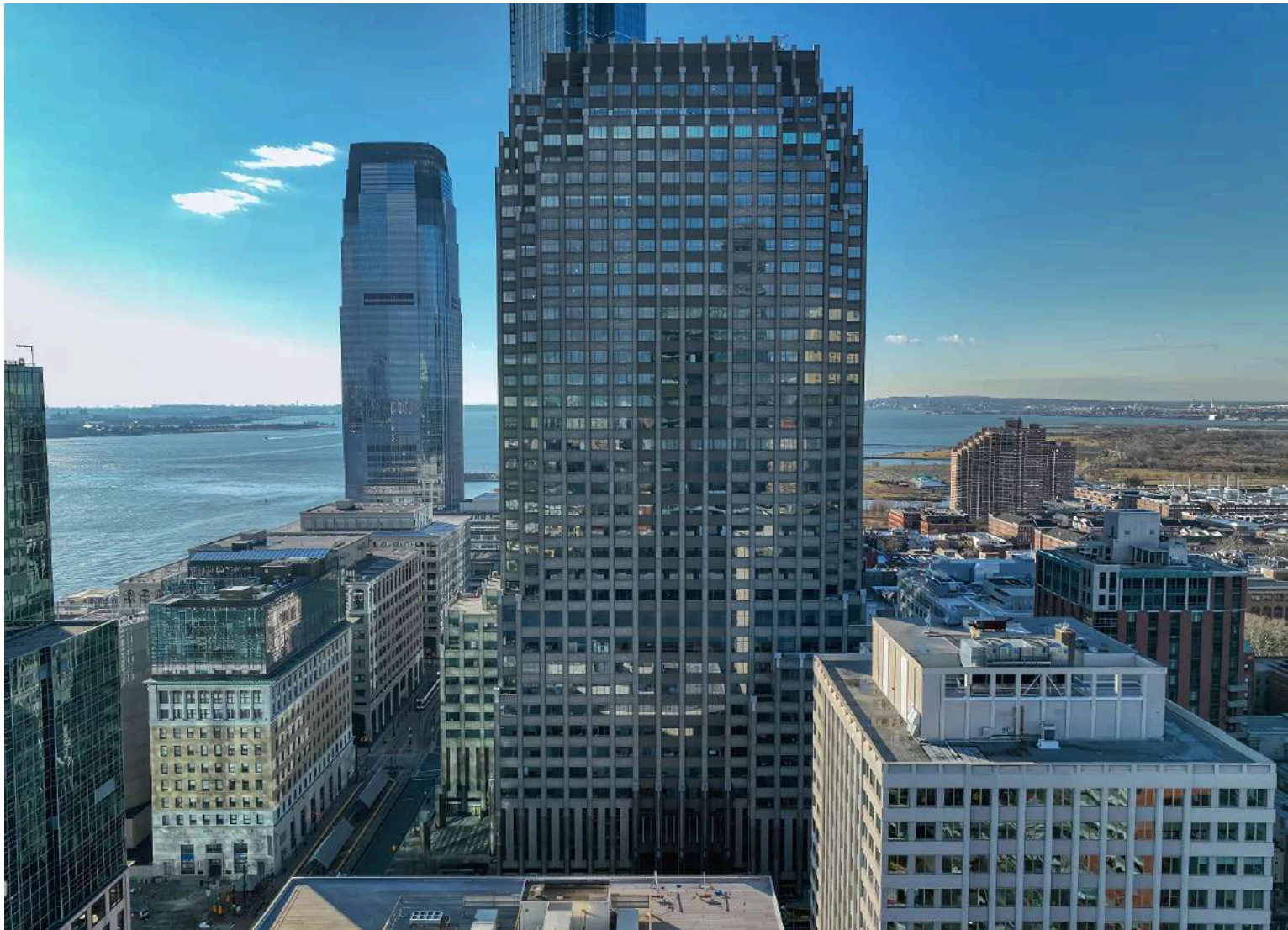
MAJOR NEIGHBORING TENANTS:



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MARKET AERIAL



This building is Wired
Certified Platinum.



Stunning NYC, Hudson
River, & NY Harbor Views



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



Trophy Office Tower



24/7 Security & Management



900 On-Site Parking

RENOVATIONS

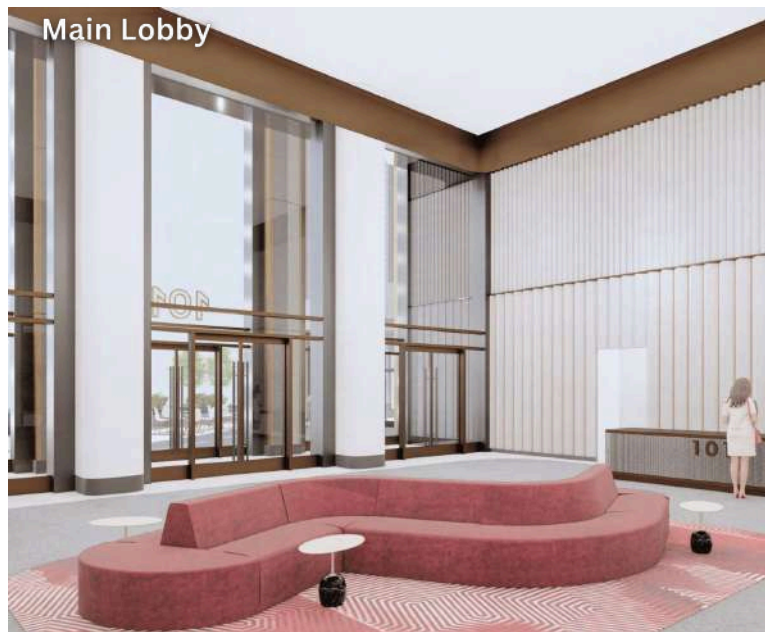
Entry Facade



Main Lobby



Main Lobby



Elevator



Lounge



EXCHANGE PLACE MARKET



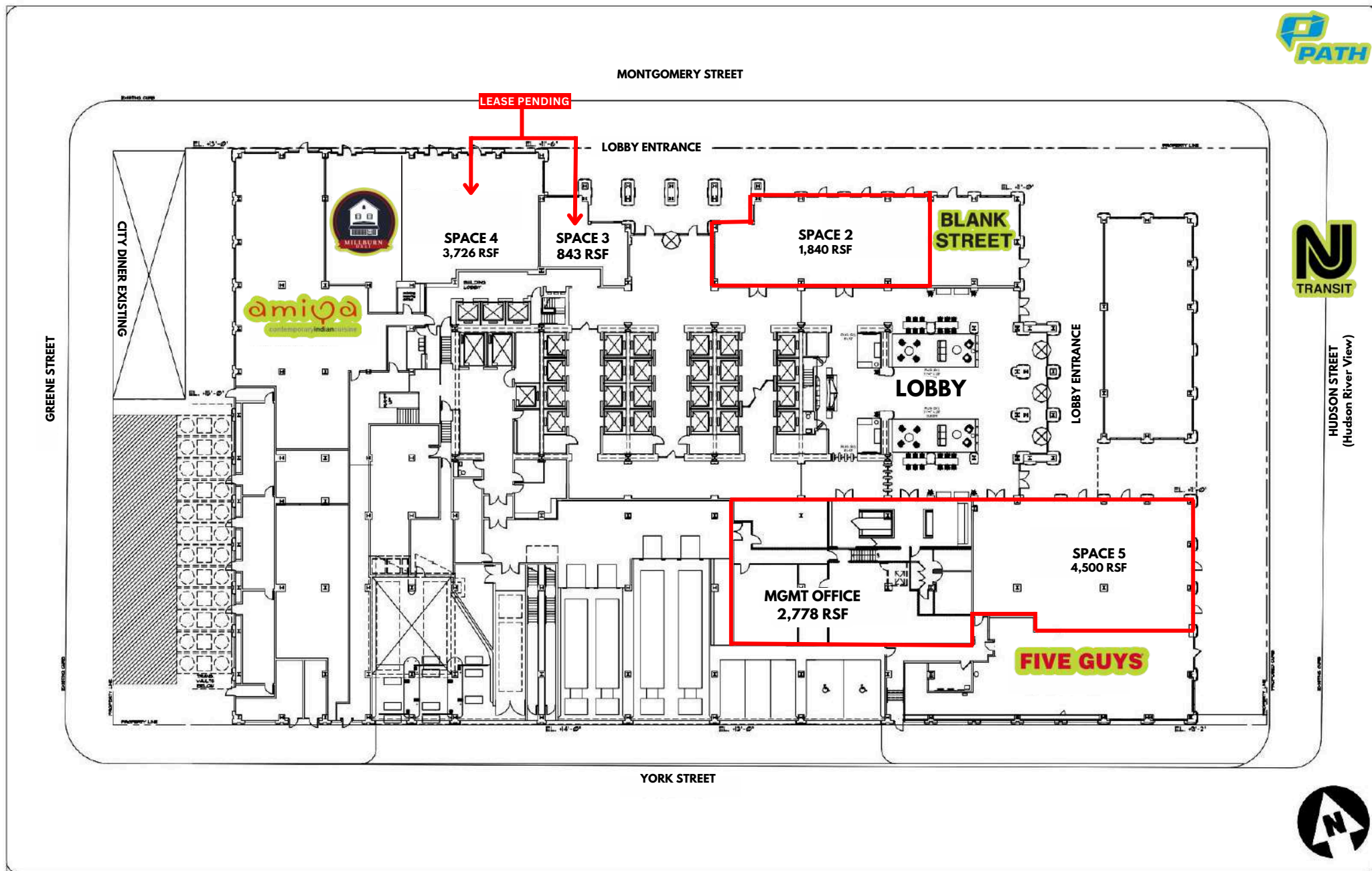
- 01 Powerhouse
- 02 Grove Street PATH Station
- 03 Harborside JC
- 04 Harborside Ferry NY Waterway
- 05 City Hall
- 06 Police Memorial
- 07 Sister City Lane
- 08 Katyn Monument
- 09 Exchange Place PATH Station
- 10 Paulus Hook Park
- 11 99 Hudson
- 12 9/11 Memorial
- 13 Paulus Hook Ferry NY Waterway
- 14 30 Hudson Street
- 15 Nathanael Greene Park
- 16 Korean War Memorial
- 17 Morris Canal Park
- 18 Colgate Clock
- 19 Liberty Landing Ferry

- Hudson River Waterfront Walkway
- Public Parks
- Public Transportation
- Public Parking

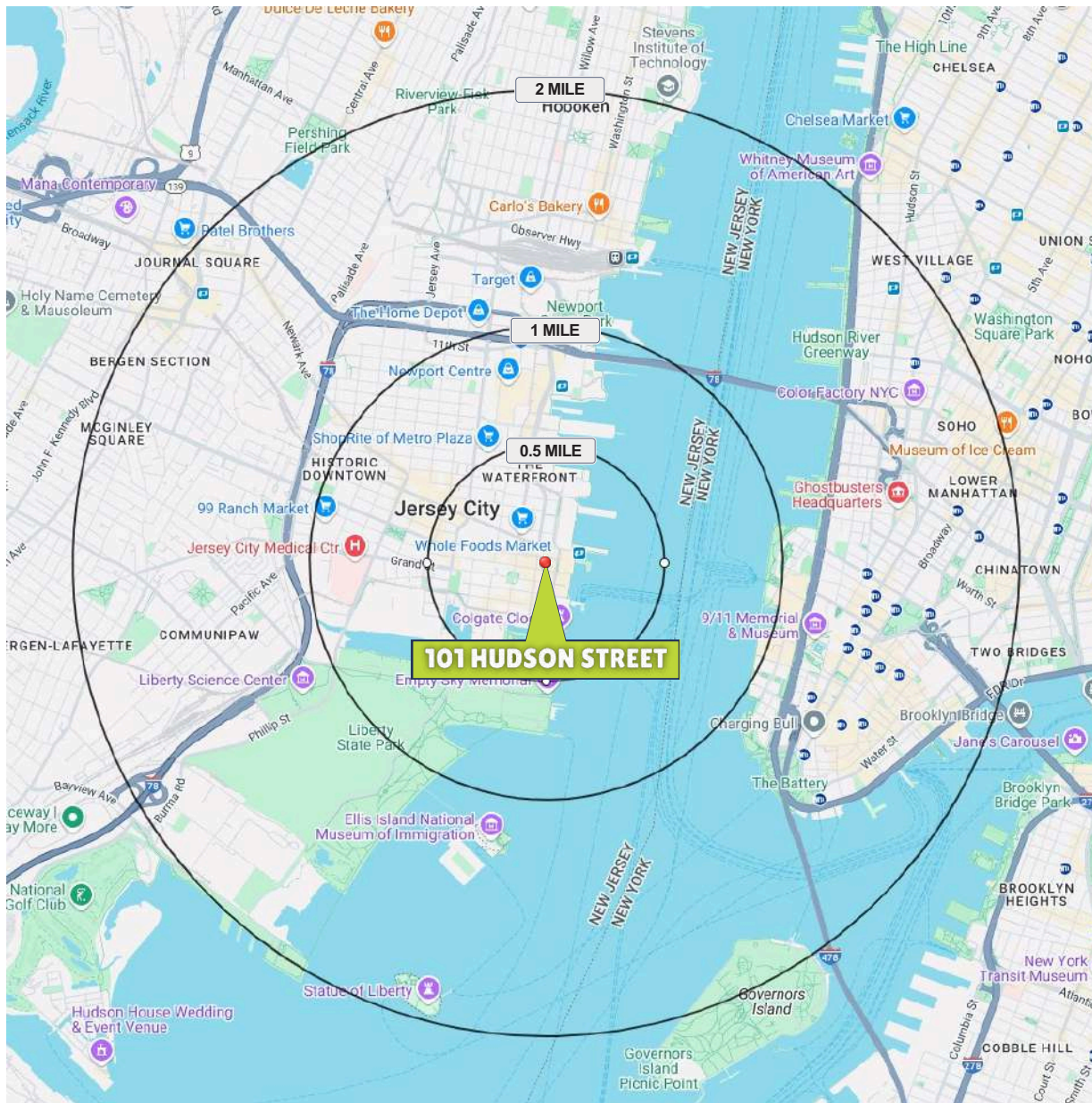
TRAFFIC COUNT

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

FLOOR PLAN LAYOUT



DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

22,109

HOUSEHOLDS

11,259

MEDIAN AGE

36.8

COLLEGE GRADUATES (Bachelor's +)

15,775 - 87%

TOTAL BUSINESSES

562

TOTAL EMPLOYEES

14,043

DAYTIME POPULATION (w/16 yr +)

21,857

AVERAGE HOUSEHOLD INCOME

\$235,200

1 MILE RADIUS (excludes NYC)

POPULATION

58,396

HOUSEHOLDS

29,484

MEDIAN AGE

36.4

COLLEGE GRADUATES (Bachelor's +)

39,798 - 84%

TOTAL BUSINESSES

1,789

TOTAL EMPLOYEES

51,072

DAYTIME POPULATION (w/16 yr +)

71,664

AVERAGE HOUSEHOLD INCOME

\$231,314

2 MILE RADIUS (excludes NYC)

POPULATION

162,624

HOUSEHOLDS

75,235

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

87,276 - 70%

TOTAL BUSINESSES

4,952

TOTAL EMPLOYEES

113,034

DAYTIME POPULATION (w/16 yr +)

182,011

AVERAGE HOUSEHOLD INCOME

\$177,855

*2024 estimates