



- BUILDING OFFICE TENANTS:**
- -
 -
 -
 -
 -
 -
 -
 -
 -

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.
- Cafe space available with open lobby exposure.
- High ceilings perfect for any fitness or lifestyle use.

SPACES AVAILABLE:

- Space 2 - 1,940 RSF
- Space 3 - 843 RSF (Lease Pending)
- Space 4 - 2,226 RSF (Lease Pending)
- Space 5 - 4,500 RSF (Can deliver up to 8,000 SF)

VENTING:

- Yes

TERM:

- Negotiable

OUTDOOR SEATING:

- Available

LEASE TYPE:

- NNN

101 HUDSON RETAIL:

- Millburn Deli
- Five Guys
- Blank Street
- Amaya

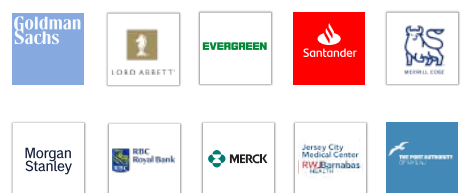
CEILING HEIGHT:

- 20+ FT

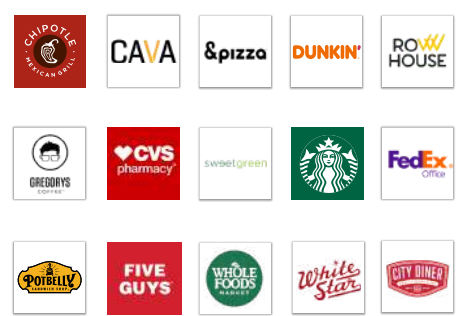
ASKING RENT:

- Upon Request

MAJOR NEIGHBORING TENANTS:



MAJOR NEIGHBORING TENANTS:



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



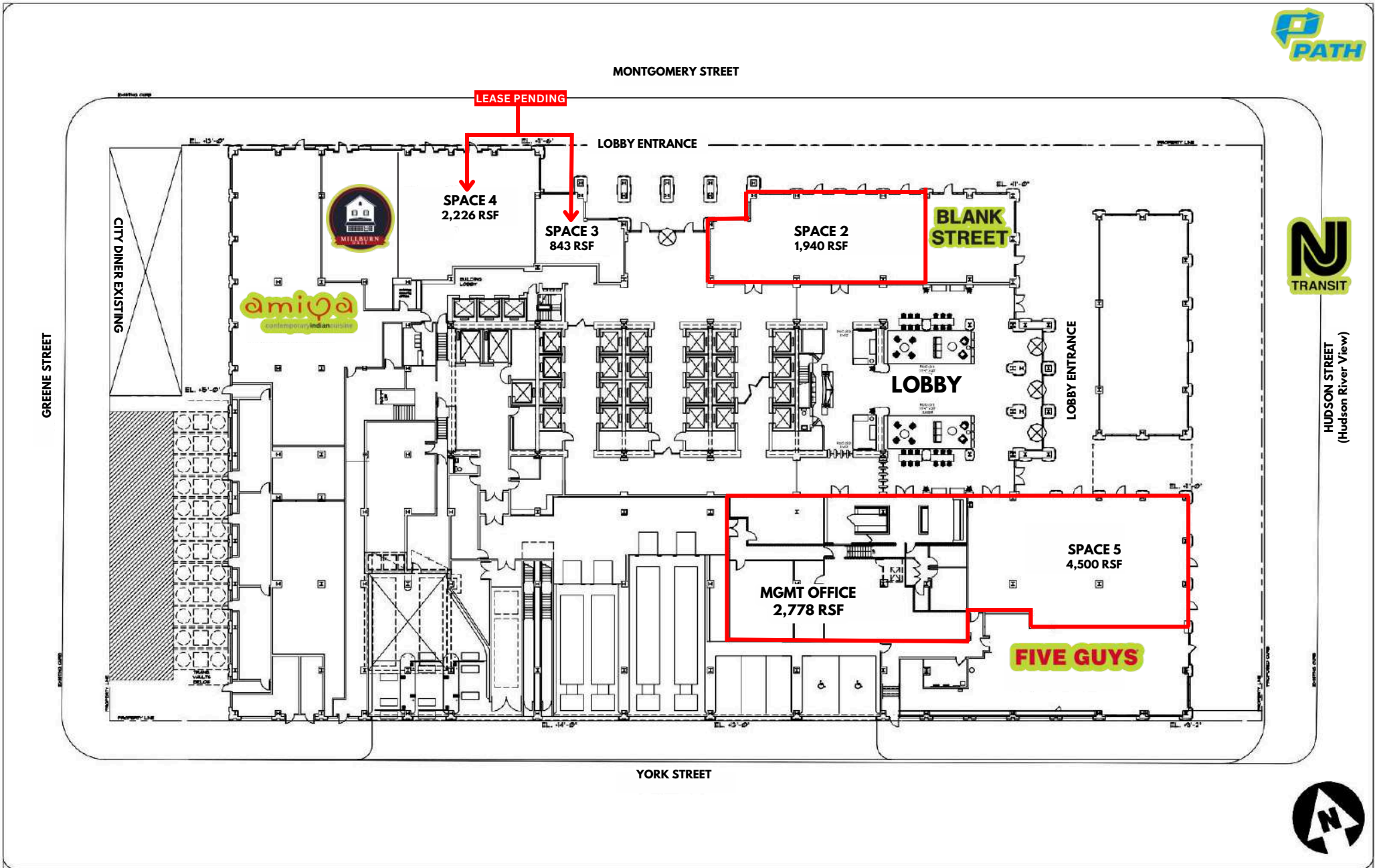
- 01 Powerhouse
- 02 Grove Street PATH Station
- 03 Harborside JC
- 04 Harborside Ferry NY Waterway
- 05 City Hall
- 06 Police Memorial
- 07 Sister City Lane
- 08 Katyn Monument
- 09 Exchange Place PATH Station
- 10 Paulus Hook Park
- 11 99 Hudson
- 12 9/11 Memorial
- 13 Paulus Hook Ferry NY Waterway
- 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

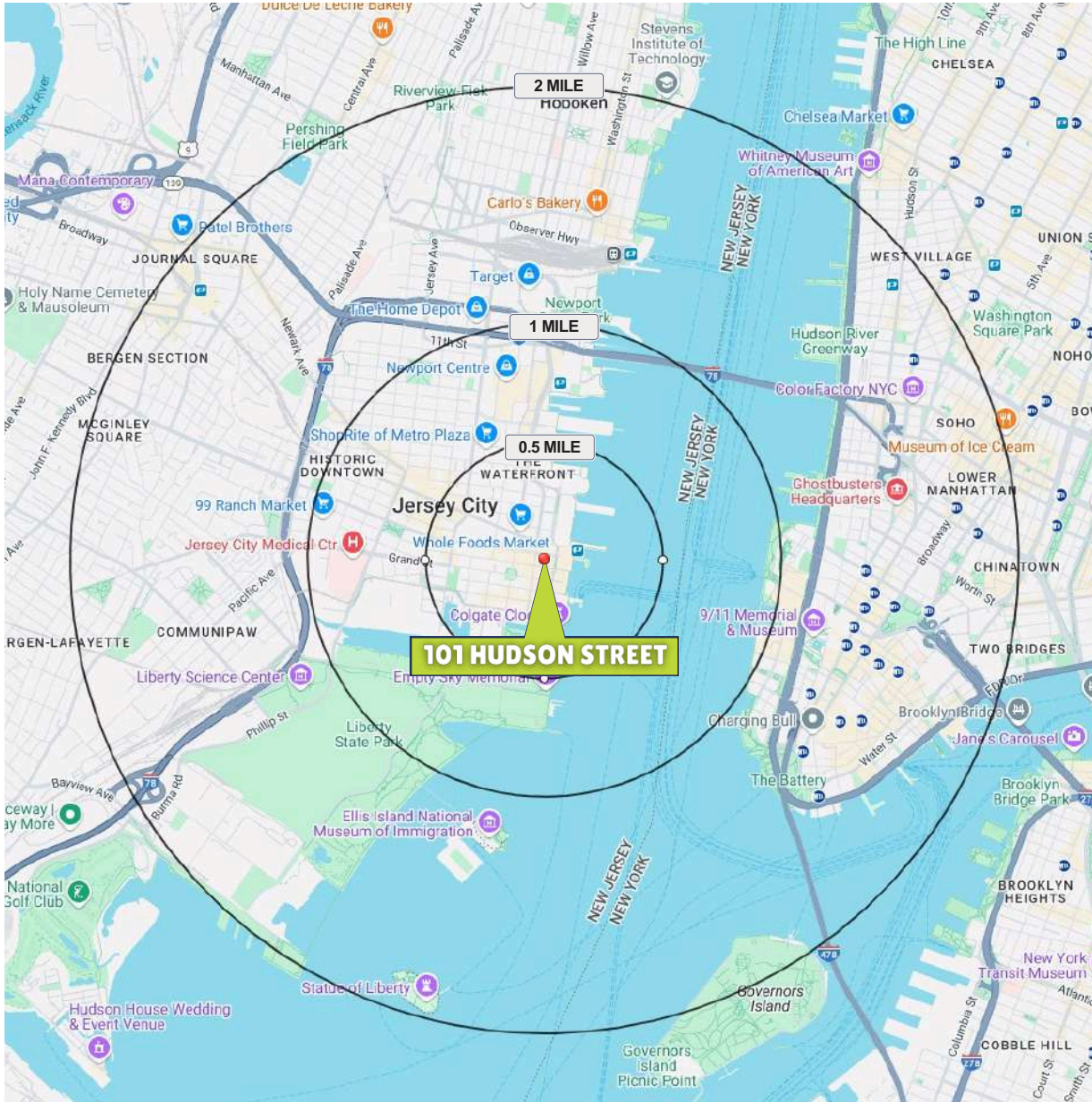
FLOOR PLAN LAYOUT



HUDSON STREET
(Hudson River View)



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