

Harborside 1 Building Specifications

Owner:	Mack-Cali Realty Corporation
Built:	1923; Renovated 2005
Architect:	Beyer Blinder Belle
Height:	Eight Floors
Ceiling Height:	12'9" slab-to-slab 8'6" finished
Floor Loads:	200 - 250 lbs/psf
Column Space:	20 feet on center
Loading Docks:	Three bays
Electrical:	7 watts per square foot
Technology Providers:	Verizon, Comcast, Lightpath
Base Building Cooling System:	Condenser water
Base Building Heating System:	Perimeter hot water heat
Life Safety:	Pyro-Signal Fire Alarm monitoring
Emergency Power:	1,500 kW diesel generator for life safety
Elevators:	Six passenger elevators Freight elevator – 5,000 lbs/capacity
Parking:	Garage parking available at Harborside 4A and 5, as well as open surface lots
Tenant metering:	All tenant spaces are directly metered by PSE&G (direct feeds at lower rates)
Building hours of operation:	7:00 a.m. – 7:00 p.m., Monday through Friday
Security:	24/7 building security
Other Amenities:	Retail promenade featuring restaurants, hair salon, dry cleaners, convenience store, fitness center, daycare, and more
Transportation:	PATH Train, Hudson-Bergen Light Rail, NJ TRANSIT Bus Lines, NY Waterway
Incentive Programs:	Jersey City Urban Enterprise Zone and Grow NJ Assistance Program