

Harborside 2 and 3 Building Specifications

Owner:	Mack-Cali Realty Corporation
Built:	1930 – renovated 1990
Architect:	Beyer Blinder Belle
Height:	10 Floors
Ceiling Height:	1 st floor: 15'6" slab-to-slab Floors 2 – 8: 13'6" slab-to-slab
Floor Plates:	Floors 2 and 3: approx. 121,000 sf Floors 4 and 5: approx. 100,000 sf Floors 6 – 8: approx. 87,000 sf Floors 9 and 10: 6,344 sf
Floor Loads:	1 st floor: 200 lbs/psf live load 2 nd – 8 th floors: 150 lbs/psf
Column Space:	20 feet on center
Window Mullion Size:	5' X 2½"
Loading Docks:	Harborside 2 – three bays Harborside 3 – four bays The loading dock is accessed from Hudson Street, and features a 12,000 lbs. capacity oversized freight elevator
Electrical:	6 watts – power, Direct 13.2 kVA feeds in larger units
Technology Providers:	Harborside 2 – Cogent, Comcast, Level3, Lighttower, Lightpath, Verizon, and Zayo Harborside 3 – AT&T, Verizon, Comcast, Sidera, Lighttower, Cogent, Level3, and Zayo



Harborside 2 is Wired Certified Platinum

Base Building Cooling System:	Condenser water
Base Building Heating System:	Perimeter electrical heat
Method of Cooling Distribution:	Overhead diffusers
Life Safety:	Fire command station located in Harborside 2 and 3, manned 24 hours and monitored by Edward's EST-3, backed up with a 1,000 kW emergency generator.
Emergency Power:	Harborside 2 – one 1,000 kW Caterpillar diesel generator Harborside 3 – one 1,000 kW Kohler diesel generator
Elevators:	10 passenger elevators and one 12,000 lbs/capacity, oversized freight elevator in each building
Parking:	Garage parking available at Harborside 4A, Harborside 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, and NY Waterway
Incentive Programs:	Jersey City Urban Enterprise Zone and Grow NJ Assistance Program