

Harborside 5 Building Specifications

Owner:	Mack-Cali Realty Corporation
Built:	2002; Elevator upgrade - 2011
Architect:	Grad Associates
Height:	34 Floors
Ceiling Height:	Floors 10 – 12: 17'16" slab-to-slab Floors 14 – 33: 13'6" slab-to-slab Floors 10 – 12: 11' Finished Floors 14 – 33: 9' Finished
Floor Plates:	Retail: 9,518 sf Floor 10: approx. 78,000 sf Floors 11 – 12: approx. 87,000 sf Floors 14 – 33: approx. 35,000 sf
Floor Loads:	Floors 10 – 12: 125 lbs/psf (100 lbs/psf life load and 20 lbs/psf raised floor, ceiling and mechanical) Floors 14 – 33: 100 lbs/psf (80 lbs/psf live load and 20 lbs/psf partition load) with the ability to reinforce spot locations
Column Space:	Free form standing columns resulting in bay sizes from 33' X 35' to 39' X 46'
Loading Docks:	3 bays – one double (middle bay) The loading dock is accessed from Pearl Street.
Electrical:	6 watts – power; 277/480 volt
Technology Providers:	AT&T, Verizon, Comcast, Sidera, Lighttower, Cogent, and Zayo



Harborside 5 is Wired Certified Platinum

Base Building Cooling System:	Condenser water
Base Building Heating System:	Electric heating coils in fan-powered variable volume boxes
Method of Cooling Distribution:	Free cooling coils
Life Safety:	Fire command station located on the first floor with Fire Department Communication System – Manned 24/7.
Emergency Power:	1250kW Diesel Generator
Elevators:	Parking Levels – Three Passenger Elevators Low-Rise Elevators – Six Passenger Mid-Rise Elevators – Six Passenger High-Rise Elevators – Six Passenger Freight Elevators – Two elevators – 6,000 lbs/capacity – speed of 500 ft per minute Cab dimensions – 5'8" X 10'2 – clear height of 11'0"
Parking:	Eight Level Parking Garage – 1,270 car capacity
Tenant metering:	Sub-metered
Building hours of operation:	8:00 a.m. – 6:00 p.m., Monday through Friday
Security:	24/7 building security
Other Amenities:	Newsstand, three restaurants, full-service bank, and landscaped courtyard area
Transportation:	PATH train, Hudson/Bergen Light Rail, NY Waterway, and NJ TRANSIT Bus Lines
Incentive Programs:	Jersey City Urban Enterprise Zone and Grow NJ Assistance Program

For more information, please visit www.harborsidejc.com