



Harborside Financial Center Plaza 1 on the Jersey City Waterfront.

Harborside Plaza 1 The Building

Building Specs

A. Building Description

- The building is an eight-story reinforced concrete structure. Each floor is built with 18 inches of raised flooring.

The main entrance to the building is located at the southern end of Harborside Financial Center at the foot of Christopher Columbus Drive in Jersey City, as well as adjacent to the entrance of the Exchange Place PATH station.

- Retail Space – The building is adjacent to 85,000 SF of retail including restaurants, Fleet Bank, CVS, Shoe Repair, Harborside Optical, Hallmark Cards, beauty salon and NY Sports Club

B. Site Design

- Sidewalks consist of granite and/or scored concrete. Trees at sidewalks have decorative tree grates. Light posts vary in height up to 18' and are Turn-of-the-Century "gas light" style.

C. Electrical/Telephone

- Service – 26 KV stepped down to 480 volts. Switch gear rooms located at ground level.
- Emergency Generator – There are 4 building generators located on the roof and will service the life safety loads of the building as well as will be available for tenant backup.

D. Mechanical System

Cooling is served by multiple cell cooling towers with a heat exchanger and pumps to service water-cooled A/C units on each floor.

- Heat shall be provided by gas fired boilers from hydronic circulation through units on the floors.
- An energy management system is provided to maximize comfort and minimize energy usage.
- Noise and vibration control for cooling towers and pumps is provided through the use of a system of vibration isolation.

E. Fire Protection

- The building fire protection system is designed in accordance with code requirements for hi-rise structures.
- Emergency generator is designed to provide power to elevators and life safety systems within 10 seconds of power failure.
- A fire command station is located on the 1st floor and will include a fire department communication system.

F. Plumbing

- Toilet facilities are provided in the core on each floor for men and women as required by code.
- Plumbing risers consisting of sanitary and water lines are strategically located on each floor. These can be used for additional tenant requirements such as executive toilets, kitchens, coffee areas, etc.

G Elevators

Building has six (6) passenger elevators and one (1) freight elevator.

H. Parking

- Parking is available at Plaza 4A.

I. Structure

- Building is built with reinforced concrete slabs and columns
- Floor Loads are between 100-150 lbs live load.