



HARMON MEADOW

Secaucus, NJ work. shop. dine. play. stay.

LOCATION DETAILS:

- Site Available to build a Focused Service Hotel – 172 Rooms/.59 Acres
- Meadowlands Convention Center is across the street from the site — 120 conventions – 250,000 people each year
- 2 Million SF of Office Space and 1 Million of Retail Space
- 25+ Restaurants with a variety of choices
- LA Fitness Signature Club
- Kerasotes ShowPlace 14 Theatres
- Childcare Center
- 9 Hotels in campus-like setting, (1,500 Rooms)
- 25,000 people pass through Harmon Meadow *daily*
- 325,000 people travel Route 3 & NJ Turnpike *daily*
- Exit 16E & 17 off the NJ Turnpike — feeds directly into Harmon Meadow
- Free Peak-Hour Shuttle Service to Secaucus Train Station — connecting the entire metro region. Amtrak service available, too
- Bus service — travel direct to NYC Port Authority in 5 minutes

ECONOMIC INCENTIVES:

The State of New Jersey offers an array of incentive programs through the New Jersey Economic Development Authority.

Within the GROW NEW JERSEY program, the site is eligible for the maximum incentive bonuses.

Visit NJEDA.com for more information.

PRIME HOTEL GROUND LEASE SITE AVAILABLE TO BUILD 172 Rooms – Focused Service Hotel



For leasing information, please contact:

Deborah A. Stone

Assistant Vice-President, Marketing / Leasing

201-272-5207 • Deborah.Stone@HartzMountain.com

300 PLAZA DRIVE, SECAUCUS, NJ

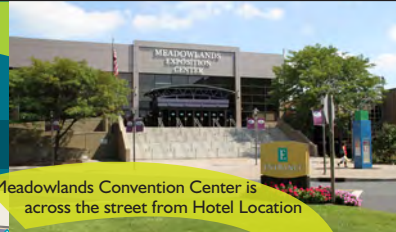




HARMON MEADOW

Secaucus, NJ work. shop. dine. play. stay.

ONLY 3 MILES TO NYC



Meadowlands Convention Center is across the street from Hotel Location



- Over 25 Restaurants
- 14-Screen Movie Theatre
- 9 Hotels
- Full-Service Fitness Center
- Convention Center
- No Sales Tax on Clothing and Shoes
- Open Sundays
- All are within walking distance

THE BEST LOCATION: HARMON MEADOW

- This site's location is just across the street from the Meadowlands Convention Center
- Located at the intersection of the NJ Turnpike & Route 3. Nearby roads include Routes 1&9, 21, 17
- Exit 16E & 17 off the NJ Turnpike — feeds directly into Harmon Meadow
- 3 miles to New York City
- 2 miles to American Dream Meadowlands – Opening Soon and the Meadowlands Sports Complex which includes MetLife Stadium & Meadowlands Racetrack
- Transportation options connect the entire metro region and beyond:
 - Free weekday peak-hour shuttle service to Secaucus Junction Train Station
 - Bus Service — extensive NJ Transit service including travel to Manhattan in 5 minutes. Regular bus service makes travel convenient for employees and patrons alike: #85 to the Hoboken PATH station, #320 to NYC Port Authority Terminal and #190 connects to Paterson.
 - Newark Liberty International Airport is only 8 miles away.

HARMON MEADOW
 Hotel Ground Lease
 Site Available to Build
 (172 Rooms)

300 PLAZA DRIVE
 172 Rooms



The location is like no other, centered right in the middle of everything and completely accessible.



THE BEST LOCATION TO BUILD: HARMON MEADOW, SECAUCUS, NJ



www.hartzmountain.com

THE BEST LOCATION TO BUILD: HARMON MEADOW, SECAUCUS, NJ

300 PLAZA DRIVE

TYPICAL FLOOR PLAN

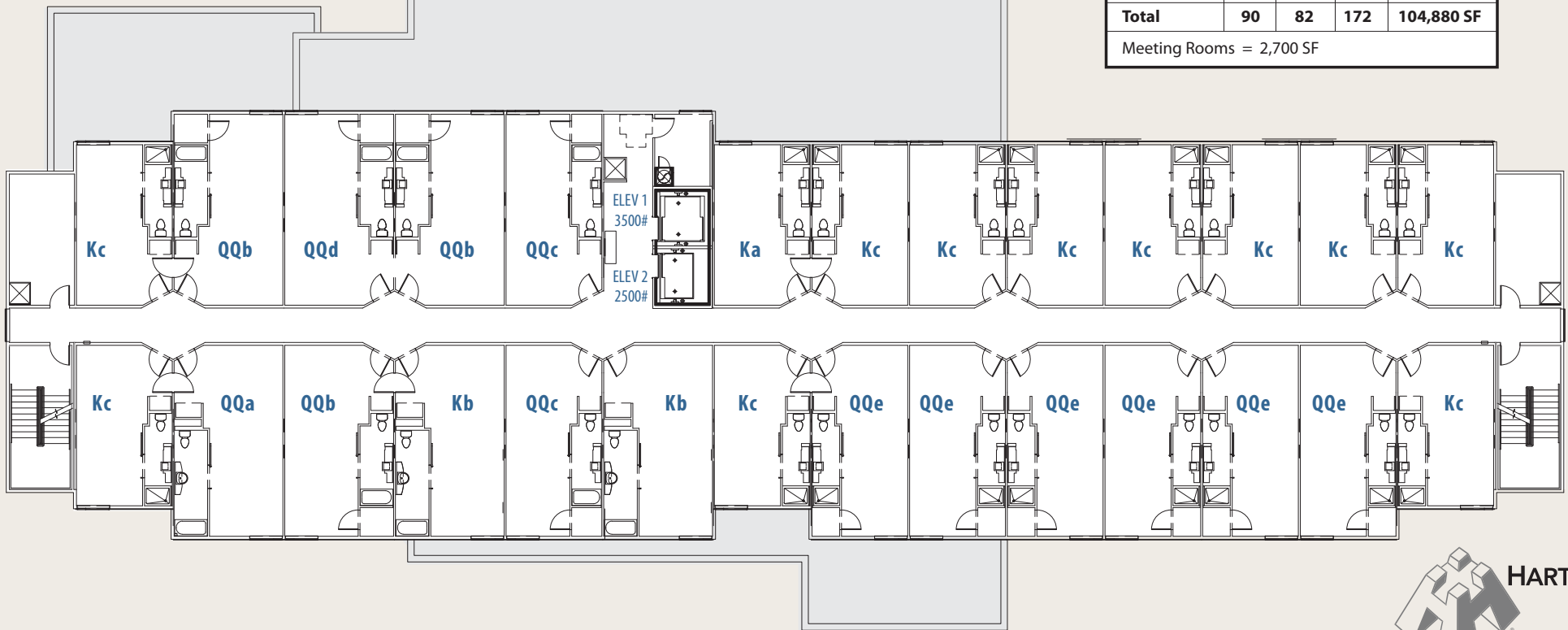
2 – 7th

172 Rooms

HOTEL INFORMATION

| Floor | King | Double Queen | Room Total | Area |
|--------------|-----------|--------------|------------|-------------------|
| Ground Floor | 6 | 4 | 10 | 17,640 SF |
| 2nd Floor | 14 | 13 | 27 | 14,540 SF |
| 3rd Floor | 14 | 13 | 27 | 14,540 SF |
| 4th Floor | 14 | 13 | 27 | 14,540 SF |
| 5th Floor | 14 | 13 | 27 | 14,540 SF |
| 6th Floor | 14 | 13 | 27 | 14,540 SF |
| 7th Floor | 14 | 13 | 27 | 14,540 SF |
| Total | 90 | 82 | 172 | 104,880 SF |

Meeting Rooms = 2,700 SF



www.hartzmountain.com

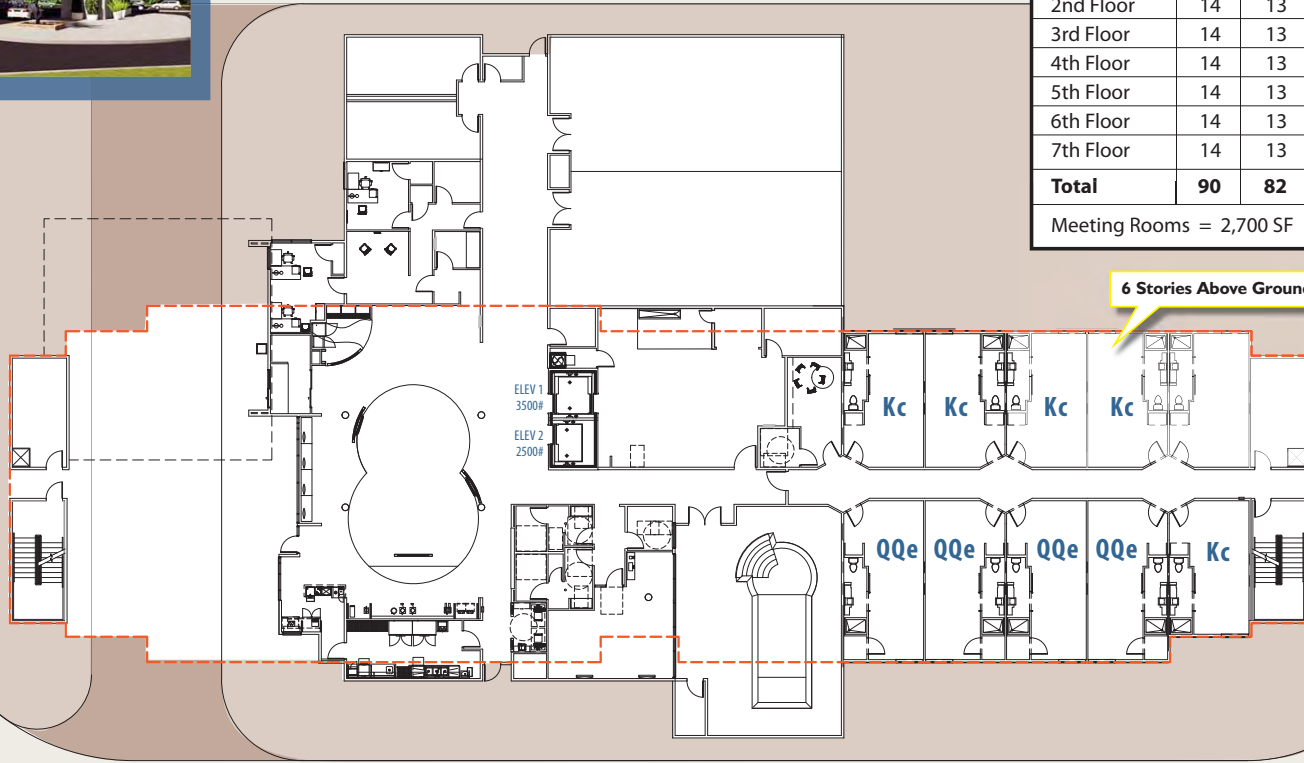


THE BEST LOCATION TO BUILD: HARMON MEADOW, SECAUCUS, NJ

300 PLAZA DRIVE



GROUND FLOOR PLAN



HOTEL INFORMATION

| Floor | King | Double Queen | Room Total | Area |
|--------------|-----------|--------------|------------|-------------------|
| Ground Floor | 6 | 4 | 10 | 17,640 SF |
| 2nd Floor | 14 | 13 | 27 | 14,540 SF |
| 3rd Floor | 14 | 13 | 27 | 14,540 SF |
| 4th Floor | 14 | 13 | 27 | 14,540 SF |
| 5th Floor | 14 | 13 | 27 | 14,540 SF |
| 6th Floor | 14 | 13 | 27 | 14,540 SF |
| 7th Floor | 14 | 13 | 27 | 14,540 SF |
| Total | 90 | 82 | 172 | 104,880 SF |

Meeting Rooms = 2,700 SF

PLAZA DRIVE

PLAZA COURTYARD

200 PLAZA DRIVE



www.hartzmountain.com