1200 HARBOR BLVD Weehawken, New Jersey





A Unique Opportunity Located Close to Midtown Manhattan

# **OFFICE SPACE AVAILABLE**

MANHATTAN

1200 HARBOR BLVD

Future

Apartments

**Ferry** Chart House Restaurant

Harbor 1500

Residential -Condos

Sheraton

Lincoln Harbor Hotel IUDSON WATERFRONT WALKWAY

partments

Light-Rail Stop

Estuary Living

Lincoln Harbor, a mixed-use development, set in a truly spectacular location on 60 acres of waterfront property directly opposite Midtown Manhattan.

Residents, employees, and visitors enjoy dramatic views of Manhattan.

For further information or to schedule an inspection contact:

Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com **Stephen Benoit •** 201-272-5214 stephen.benoit@hartzmountain.com



Weehawken, New Jersey



3RD FLOOR PLAN

34,104 SF

3rd FLOOR

Terms Upon Request



1000 & 1200 HARBOR BLVD

**Space Available:** 

Third Floor: 34,104 SF Fourth Floor: 43,663 SF

Eighth Floor: 34,420 SF & 13,956 SF Ninth Floor: 23,780 SF & 11,560 SF Tenth Floor: 23,270 SF & 4,742 SF

Total:

189,495 SF

Rental Upon Request
Possession: Immediate

Term: 5 years minimum
Structure: Steel Frame

Exterior: Insulated glass

Insulated glass curtain wall in thermal break system

Floor-to-Floor Heights:

13'-9"

**Clear Ceiling Heights:** 

9'-0"

Floor Load: 100 LBS PSF

HVAC: Cooling tower, chiller,

hot water baseboard, heat exchangers, VAV.

**Fire Protection:** 

Fully sprinklered, manual pull stations to activate voice evacuation system, automatic

smoke alarm.

**Elevators:** Five (5) Passenger

One (1) Freight

Fiber: Multiple fiber providers

are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from

PSE&G.

A Hartz Mountain Property

VIEWS OF MANHATTAN

OFFICES

OFFICES

OFFICES

OFFICES

VIEW OF THE GEORGE WASHINGTON BRIDGE



For further information or to schedule an inspection contact:

**Charlie Reese • 201-272-5202** charlie.reese@hartzmountain.com

**Rick Vanderbeck • 201-272-5223** rick.vanderbeck@hartzmountain.com

**Stephen Benoit • 201-272-5214** <a href="mailto:stephen.benoit@hartzmountain.com">stephen.benoit@hartzmountain.com</a>



Weehawken, New Jersey



4TH FLOOR PLAN

43,663 SF

Terms Upon Request



**43,663 SF** AVAILABLE

#### **Space Available:**

Third Floor: 34,104 SF Fourth Floor: 43,663 SF

 Eighth Floor:
 34,420 SF & 13,956 SF

 Ninth Floor:
 23,780 SF & 11,560 SF

 Tenth Floor:
 23,270 SF & 4,742 SF

Total: 189,495 SF

Rental Upon Request
Possession: Immediate

Term: 5 years minimum

**Structure:** Steel Frame

**Exterior:** Insulated glass curtain wall in

thermal break system

Floor-to-Floor Heights: 13'-9"

- 1 - 1 - 1

Clear Ceiling Heights:

9'-0"

Floor Load: 100 LBS PSF

**HVAC:** Cooling tower, chiller,

hot water baseboard, heat exchangers, VAV.

**Fire Protection:** 

Fully sprinklered, manual pull stations to activate voice evacuation system, automatic

smoke alarm.

**Elevators:** Five (5) Passenger

One (1) Freight

Fiber: Multiple fiber providers

are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from

PSE&G.

A Hartz Mountain Property

П OPEN **OFFICE** П AREA 4th FLOOR П VIEW OF THE GEORGE VIEWS OF WASHINGTON

For further information or to schedule an inspection contact:

Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com

**Rick Vanderbeck • 201-272-5223** rick.vanderbeck@hartzmountain.com

**Stephen Benoit •** 201-272-5214 <a href="mailto:stephen.benoit@hartzmountain.com">stephen.benoit@hartzmountain.com</a>

MANHATTAN



BRIDGE

Weehawken, New Jersey





Terms Upon Request

Third Floor: 34,104 SF Fourth Floor: 43,663 SF

Eighth Floor: 34,420 SF & 13,956 SF Ninth Floor: 23,780 SF & 11,560 SF Tenth Floor: 23,270 SF & 4,742 SF

Total: 189,495 SF

**Rental** Upon Request **Possession:** Immediate

Term: 5 years minimum
Structure: Steel Frame

Exterior: Insulated glass curtain wall in

thermal break system

Floor-to-Floor Heights: 13'-9"

. . . .

**Clear Ceiling Heights:** 

9'-0"

Floor Load: 100 LBS PSF

HVAC: Cooling tower, chiller,

hot water baseboard, heat exchangers, VAV.

**Fire Protection:** 

Fully sprinklered, manual pull stations to activate voice evacuation system, automatic

smoke alarm.

**Elevators:** Five (5) Passenger

One (1) Freight

Fiber: Multiple fiber providers

are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from

PSE&G.

A Hartz Mountain Property

GOURTYARD AT 1200 HARBOR BLVD.

Space Available:



8th FLOOR

For further information or to schedule an inspection contact:

**Charlie Reese • 201-272-5202** charlie.reese@hartzmountain.com

**Rick Vanderbeck** • 201-272-5223 rick.vanderbeck@hartzmountain.com

**Stephen Benoit •** 201-272-5214 <u>stephen.benoit@hartzmountain.com</u>



Weehawken, New Jersey





35,340 SF

Terms Upon Request



#### **Space Available:**

Third Floor: 34,104 SF Fourth Floor: 43,663 SF

Eighth Floor: 34,420 SF & 13,956 SF Ninth Floor: 23,780 SF & 11,560 SF Tenth Floor: 23,270 SF & 4,742 SF

Total: 189,495 SF

Rental Upon Request

Possession: Immediate

Term: 5 years minimum
Structure: Steel Frame

Exterior: Insulated glass curtain wall in

thermal break system

Floor-to-Floor Heights: 13'-9"

**Clear Ceiling Heights:** 

9'-0"

Floor Load: 100 LBS PSF

HVAC: Cooling tower, chiller,

hot water baseboard, heat exchangers, VAV.

**Fire Protection:** 

Fully sprinklered, manual pull stations to activate voice evacuation system, automatic

smoke alarm.

**Elevators:** Five (5) Passenger

One (1) Freight

Fiber: Multiple fiber providers

are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from

PSE&G.

A Hartz Mountain Property

THIS AREA IS NOT AVAILABLE 23,780 SF AVAILABLE **PANTRY** OPEN OFFICE **AREA** OFFICES OFFICE: **OPEN** OFFICE **AREA** II,560 SF AVAILABLE OFFICES **OPEN** 9th **OFFICE AREA FLOOR** CONF ROOM **OFFICES** CONF.

## For further information or to schedule an inspection contact:



Weehawken, New Jersey









pull stations to activate voice evacuation system, automatic

smoke alarm.

**Elevators:** Five (5) Passenger

One (1) Freight

Fiber: Multiple fiber providers

> are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from

PSE&G.

A Hartz Mountain Property

23,270 SF AVAILABLE **OFFICES Space Available:** Third Floor: 34,104 SF OPEN THIS AREA IS Fourth Floor: 43,663 SF OFFICE NOT AVAILABLE **Eighth Floor:** 34,420 SF & 13,956 SF **AREA** Ninth Floor: 23,780 SF & 11,560 SF Tenth Floor: 23,270 SF & 4,742 SF 189,495 SF Total: Rental **Upon Request** THIS AREA IS NOT AVAILABLE Possession: **Immediate** Term: 5 years minimum Structure: Steel Frame Insulated glass curtain wall in **Exterior:** thermal break system 4,742 SF Floor-to-Floor Heights: AVAILABLE 13'-9" **Clear Ceiling Heights:** 9'-0" Floor Load: 100 LBS PSF Cooling tower, chiller, HVAC: hot water baseboard, heat exchangers, VAV. **Fire Protection:** Fully sprinklered, manual

## For further information or to schedule an inspection contact:

Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com

Stephen Benoit • 201-272-5214 stephen.benoit@hartzmountain.com



10th

FLOOR

