

**1200 HARBOR BLVD**  
*Weehawken, New Jersey*



A Unique Opportunity Located Close to Midtown Manhattan

**OFFICE SPACE AVAILABLE**



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](mailto:charlie.reese@hartzmountain.com)

**Rick Vanderbeck** • 201-272-5223  
[rick.vanderbeck@hartzmountain.com](mailto:rick.vanderbeck@hartzmountain.com)

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**1200 HARBOR BLVD**  
Weehawken, New Jersey



**3RD FLOOR PLAN**

**34,104 SF**

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 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.

VIEWS OF  
MANHATTAN

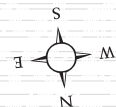
HUDSON RIVER

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

**34,104 SF  
AVAILABLE**



**3rd  
FLOOR**



A Hartz Mountain Property

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**1200 HARBOR BLVD**  
*Weehawken, New Jersey*



**4TH FLOOR PLAN**

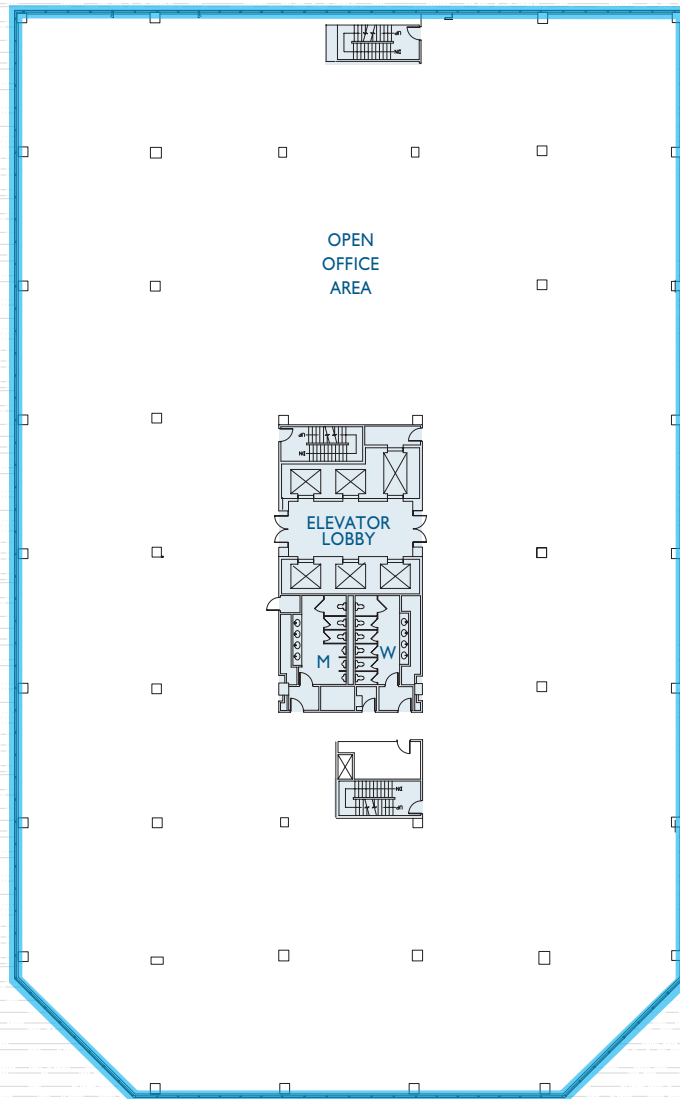
**43,663 SF**

Terms Upon Request



1000 & 1200 HARBOR BLVD

**43,663 SF**  
AVAILABLE



**4th**  
FLOOR

**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.

VIEWS OF  
MANHATTAN

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

A Hartz Mountain Property

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**1200 HARBOR BLVD**  
Weehawken, New Jersey



**8TH FLOOR PLAN**

**48,376 SF**

Terms Upon Request



COURTYARD AT 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 curtain wall in thermal break system

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

**Clear Ceiling Heights:**  
9'-0"

**Floor Load:** 100 LBS PSF

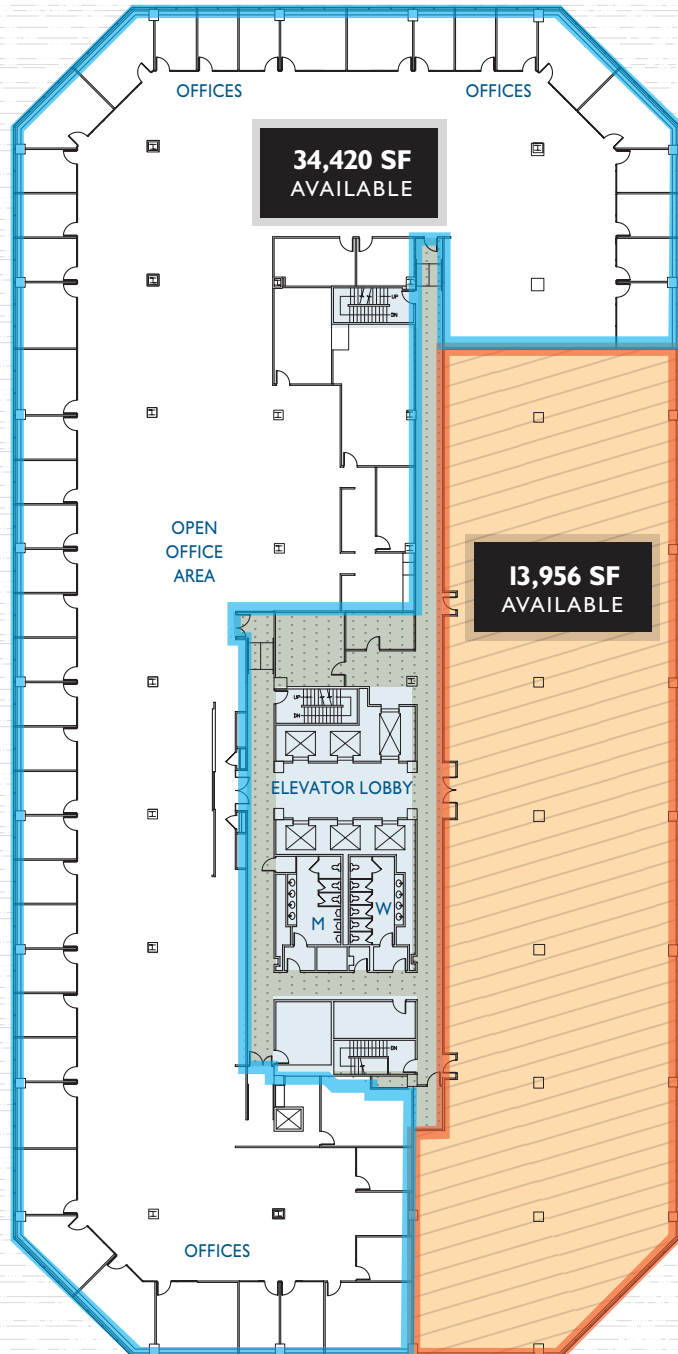
**HVAC:** Cooling tower, chiller, hot water baseboard, heat exchangers, VAV.

**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.



**8th FLOOR**

A Hartz Mountain Property

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**1200 HARBOR BLVD**  
Weehawken, New Jersey



**9TH FLOOR PLAN**

**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

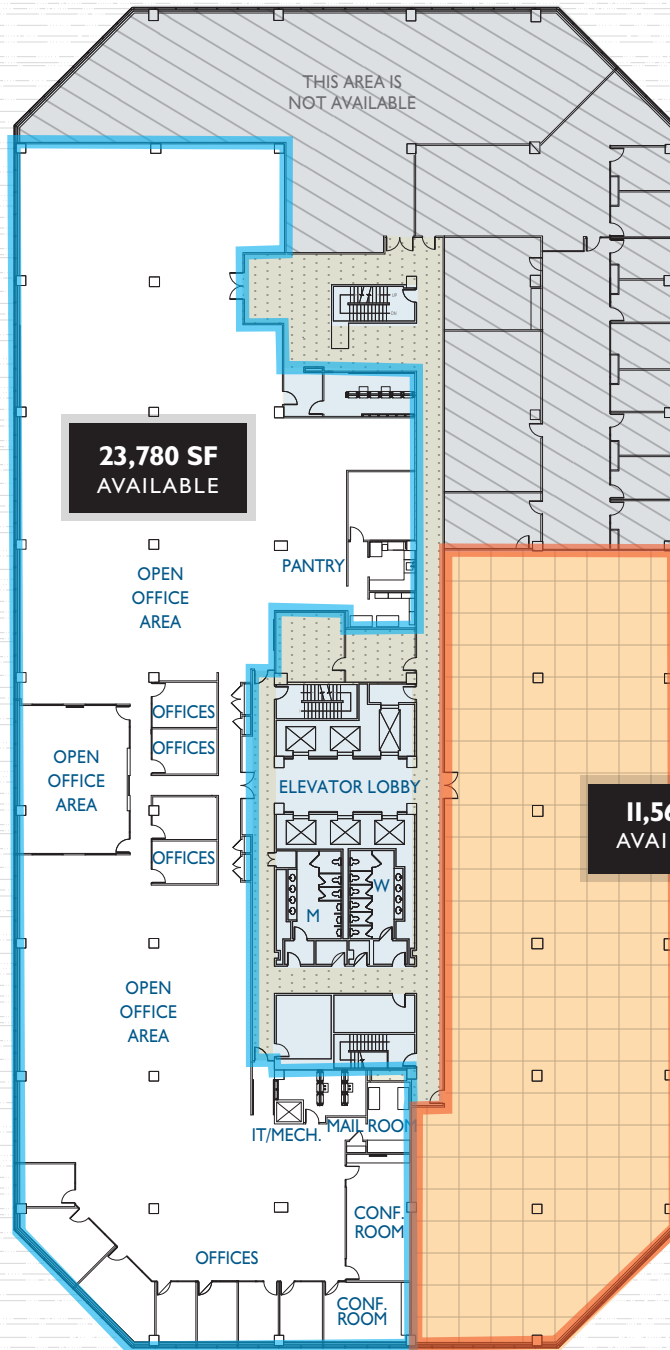
**HVAC:** Cooling tower, chiller, hot water baseboard, heat exchangers, VAV.

**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.



**9th FLOOR**

A Hartz Mountain Property

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**1200 HARBOR BLVD**  
Weehawken, New Jersey



**10TH FLOOR PLAN**

**28,012 SF**

Terms Upon Request



VIEW OF THE JERSEY PALISADES

**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

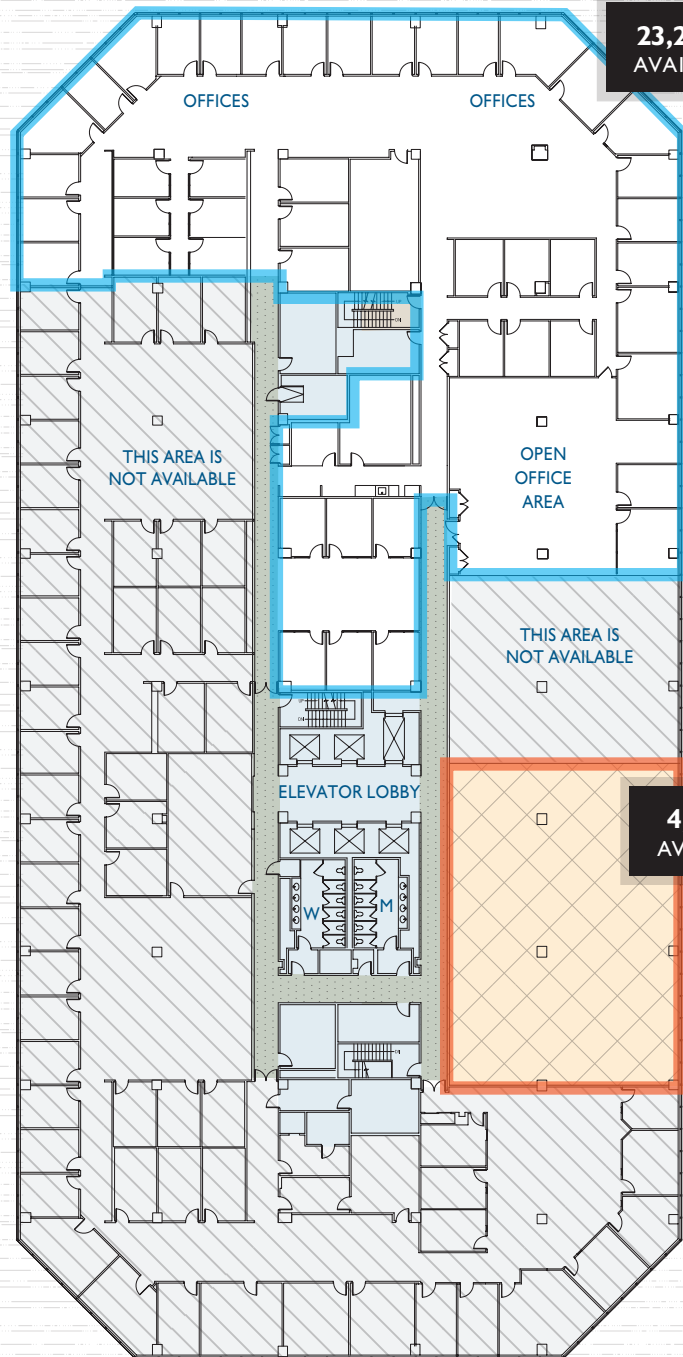
**HVAC:** Cooling tower, chiller, hot water baseboard, heat exchangers, VAV.

**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.



**10th FLOOR**

A Hartz Mountain Property

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**MAP OF LINCOLN HARBOR**

Lincoln Harbor is a Hudson River Waterfront Community located in Weehawken, NJ

