

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



**A Unique Opportunity Located Close to Midtown Manhattan**



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)

**Stephen Benoit • 201-272-5214**  
[stephen.benoit@hartzmountain.com](mailto:stephen.benoit@hartzmountain.com)



Hartz Mountain Industries, Inc. • Leasing Department • Phone: 201.348.1200 • Fax: 201.348.4358 • [www.hartzmountain.com](http://www.hartzmountain.com)



**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

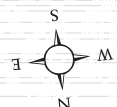
HUDSON RIVER

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

**34,104 SF  
AVAILABLE**



**3rd  
FLOOR**



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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

**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.

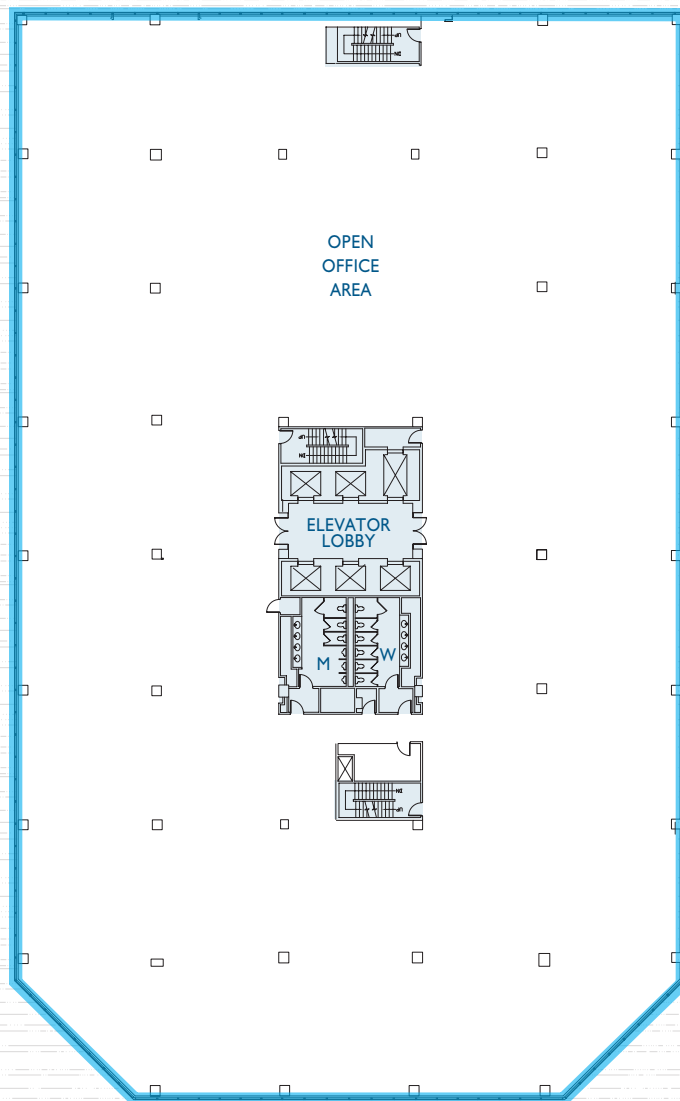
**Fire Protection:**

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.



**4th  
FLOOR**

VIEWS OF  
MANHATTAN

VIEWS OF THE  
GEORGE  
WASHINGTON  
BRIDGE

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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:**

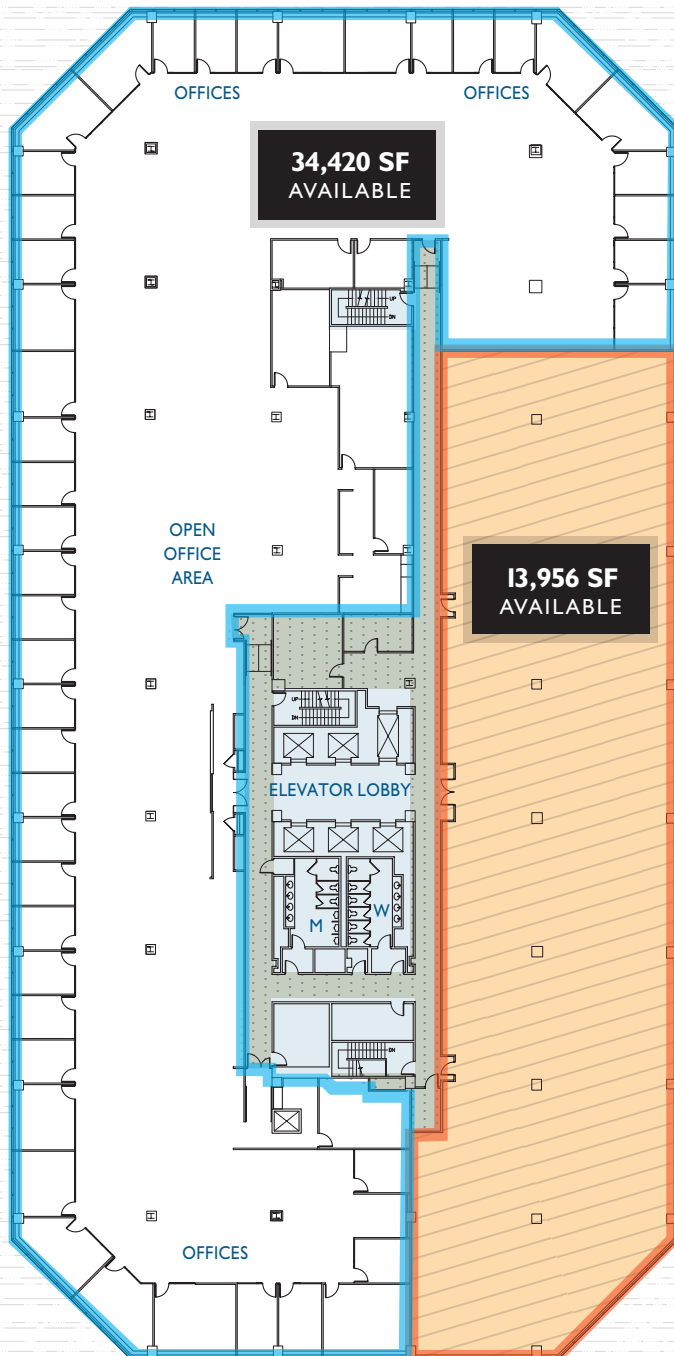
Fully sprinklered, manual pull stations to activate voice evacuation system, automatic smoke alarm.

**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.

VIEW OF THE PALISADES



**8th FLOOR**

VIEWS OF  
MANHATTAN

HUDSON RIVER

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

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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:**

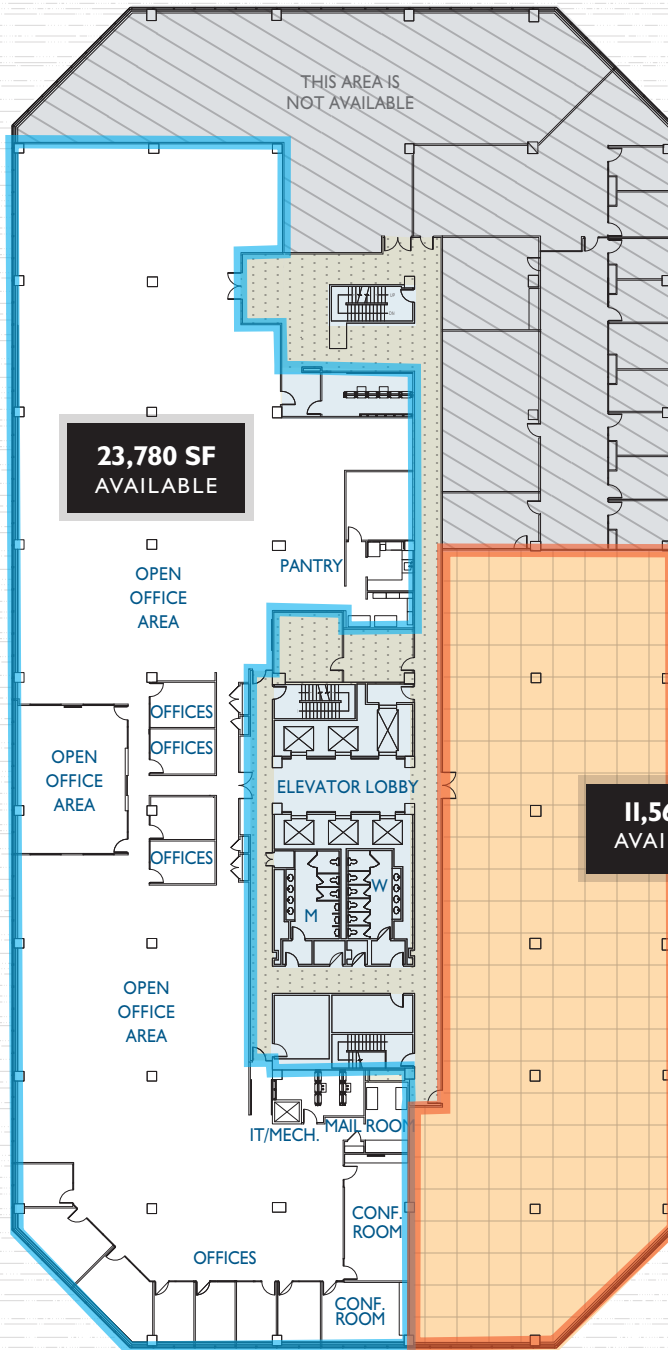
Fully sprinklered, manual pull stations to activate voice evacuation system, automatic smoke alarm.

**Elevators:** Five (5) Passenger  
One (1) Freight

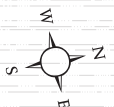
**Fiber:** Multiple fiber providers are available, including Optimum, Verizon and ATT.

**Electrical:** Primary service 13.2 KV from PSE&G.

**VIEW OF THE PALISADES**



**9th  
FLOOR**



**VIEWS OF  
MANHATTAN**

**HUDSON RIVER**

**VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE**

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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:**

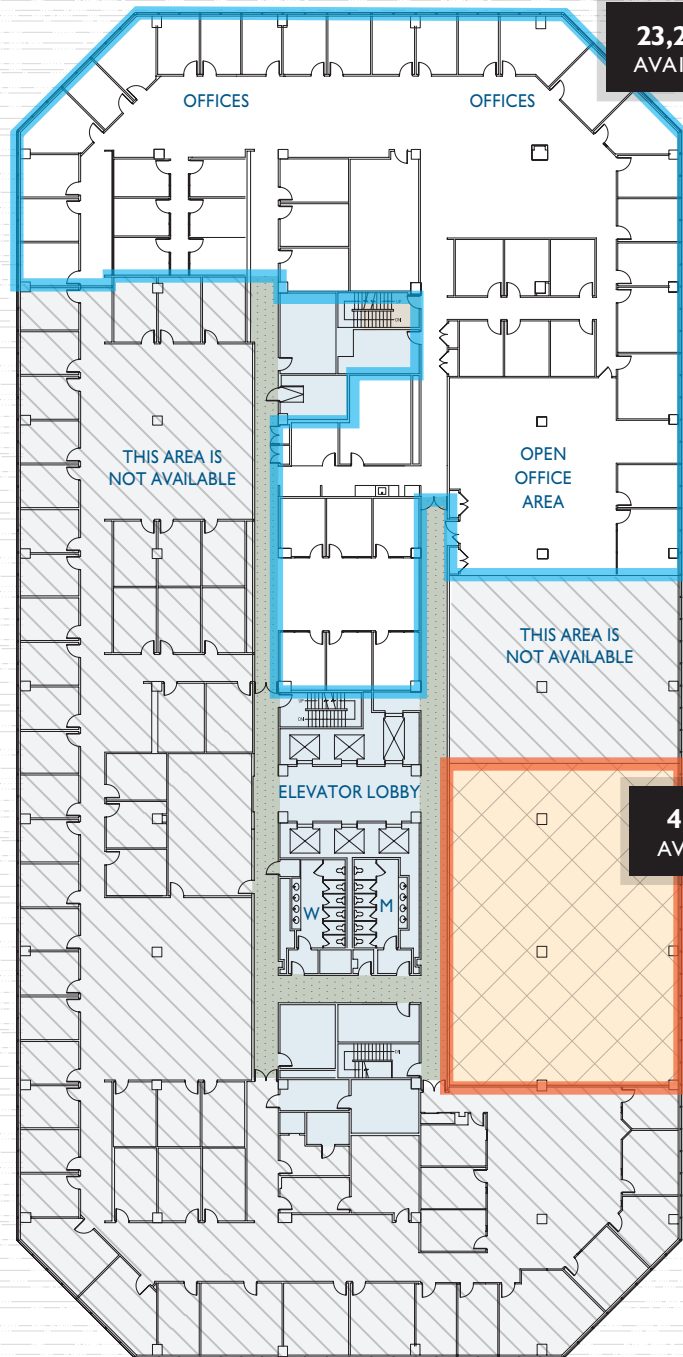
Fully sprinklered, manual pull stations to activate voice evacuation system, automatic smoke alarm.

**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.

VIEW OF THE PALISADES



**23,270 SF  
AVAILABLE**

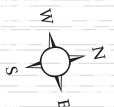
OPEN  
OFFICE  
AREA

THIS AREA IS  
NOT AVAILABLE

ELEVATOR LOBBY

**4,742 SF  
AVAILABLE**

**10th  
FLOOR**



VIEWS OF  
MANHATTAN

HUDSON RIVER

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

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

