

1200 HARBOR BLVD
Weehawken, New Jersey

LINCOLN HARBOR
LIFE ON THE WATER



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

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

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

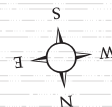
VIEWS OF MANHATTAN

HUDSON RIVER

VIEW OF THE GEORGE WASHINGTON BRIDGE

34,104 SF AVAILABLE

3rd FLOOR



A Hartz Mountain Property

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1200 HARBOR BLVD
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4TH FLOOR PLAN

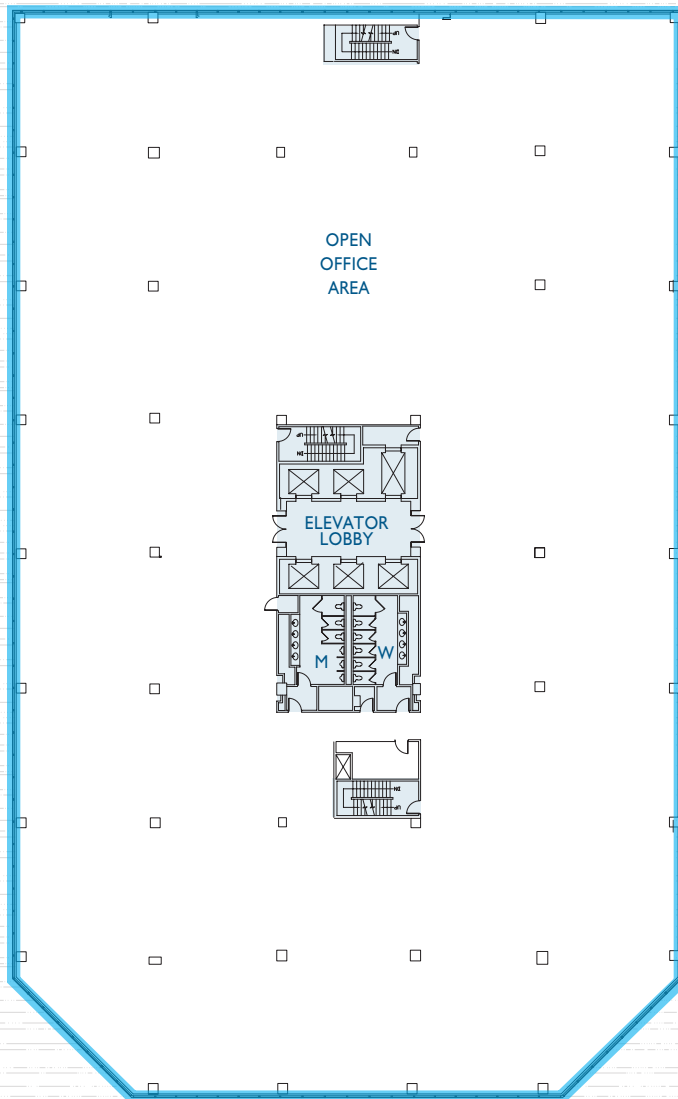
43,663 SF

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
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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

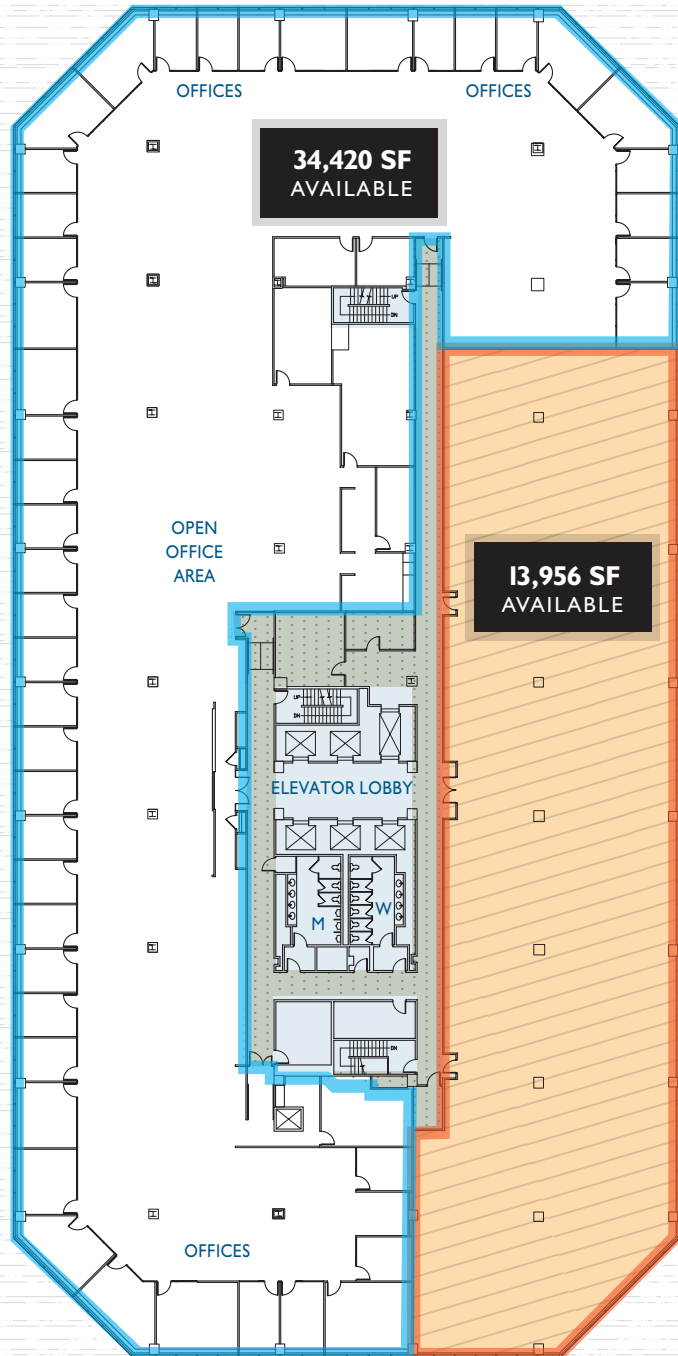
HVAC: Cooling tower, chiller, hot water baseboard, heat exchangers, VAV.

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.



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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

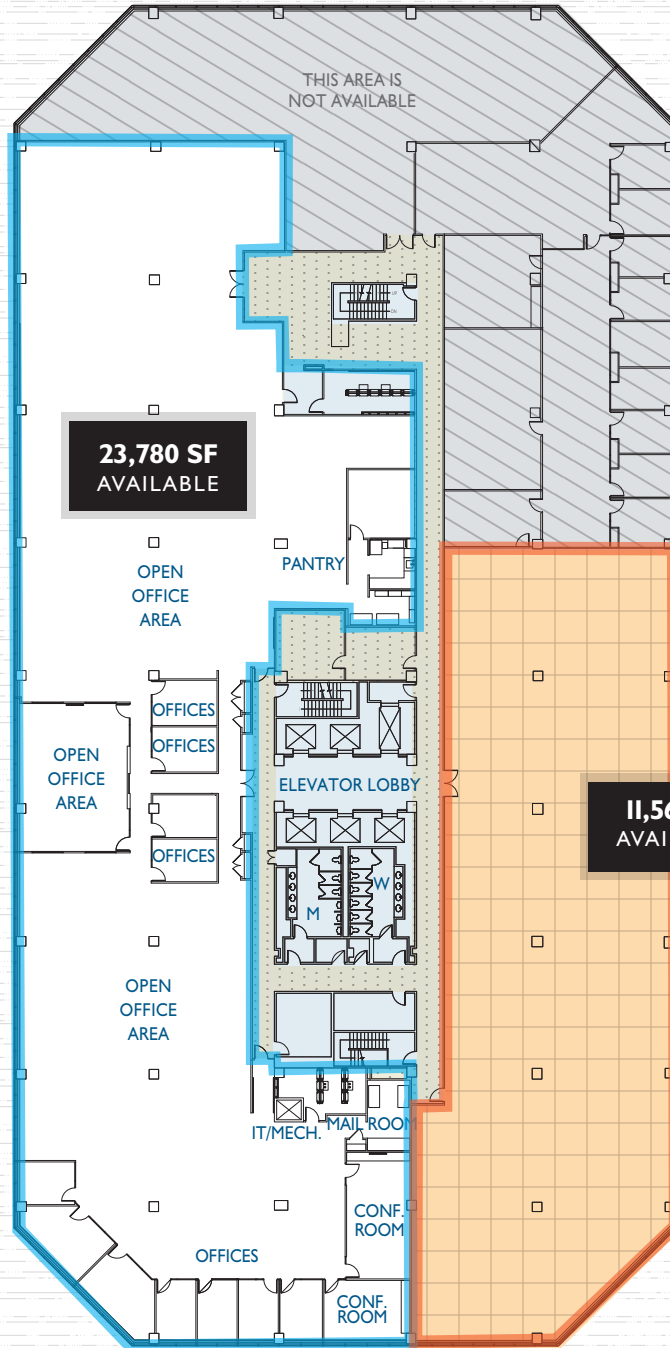
HVAC: Cooling tower, chiller, hot water baseboard, heat exchangers, VAV.

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

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1200 HARBOR BLVD
Weehawken, New Jersey



10TH FLOOR PLAN

 28,012 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"

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Floor Load: 100 LBS PSF

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

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MAP OF LINCOLN HARBOR

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

