

**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](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



**Space Available:**

**Third Floor:** 34,104 SF  
**Fourth Floor:** 43,663 SF  
**Fifth 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:** 233,158 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

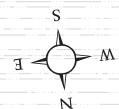
HUDSON RIVER

VIEW OF THE  
GEORGE  
WASHINGTON  
BRIDGE

**34,104 SF  
AVAILABLE**



**3rd  
FLOOR**



*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**

A Hartz Mountain Property



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



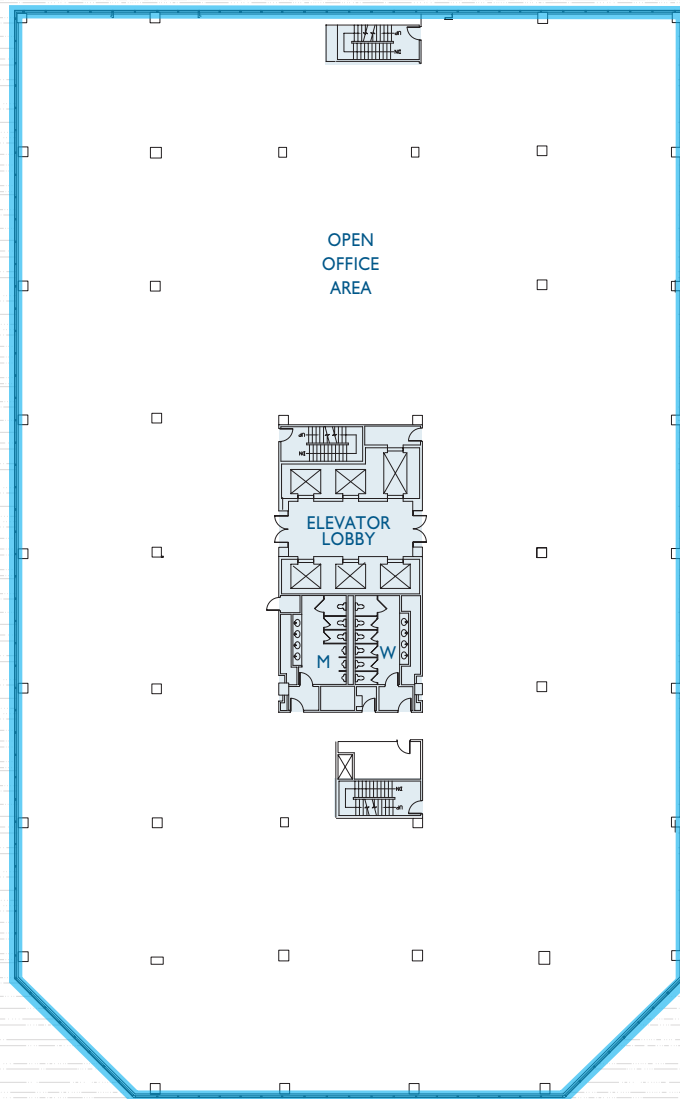
**4TH FLOOR PLAN**

**43,663 SF**

Terms Upon Request



**43,663 SF**  
AVAILABLE



**4th**  
FLOOR

**Space Available:**

**Third Floor:** 34,104 SF

**Fourth Floor:** 43,663 SF

**Fifth 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:** 233,158 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

*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)



A Hartz Mountain Property

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



**5TH FLOOR PLAN**

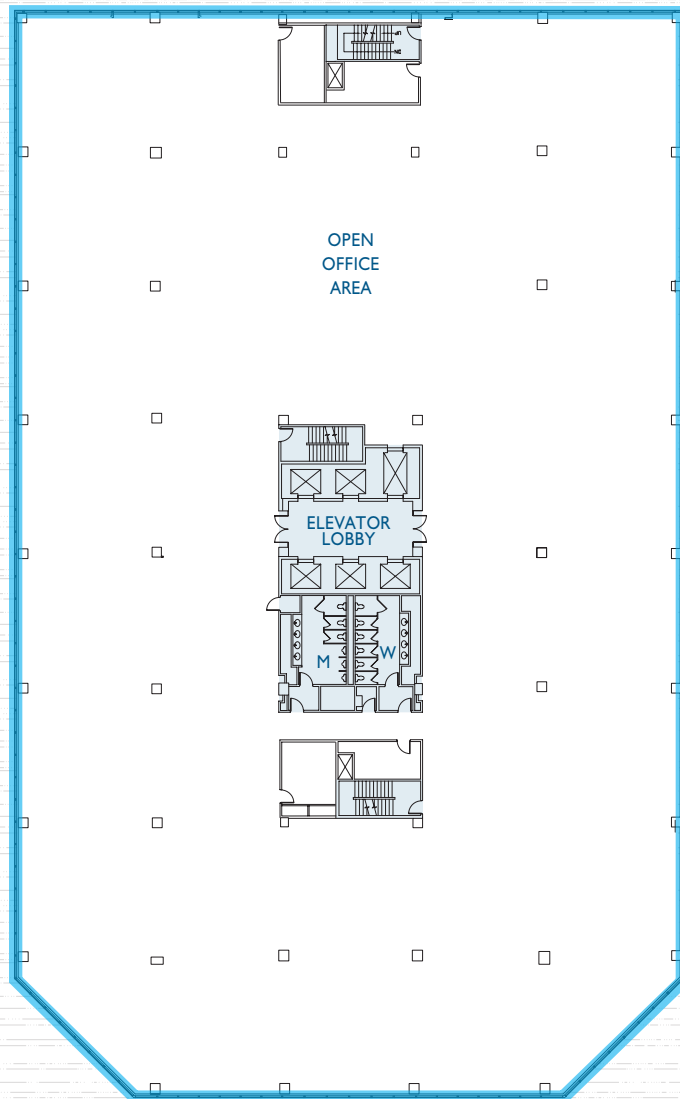
**43,663 SF**

Terms Upon Request



RIVER WALK & HOBOKEN POINT RESIDENTIAL

**43,663 SF**  
AVAILABLE



**5th**  
FLOOR

**Space Available:**

**Third Floor:** 34,104 SF

**Fourth Floor:** 43,663 SF

**Fifth 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:** 233,158 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

*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)



A Hartz Mountain Property

**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

**Fifth 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:** 233,158 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.

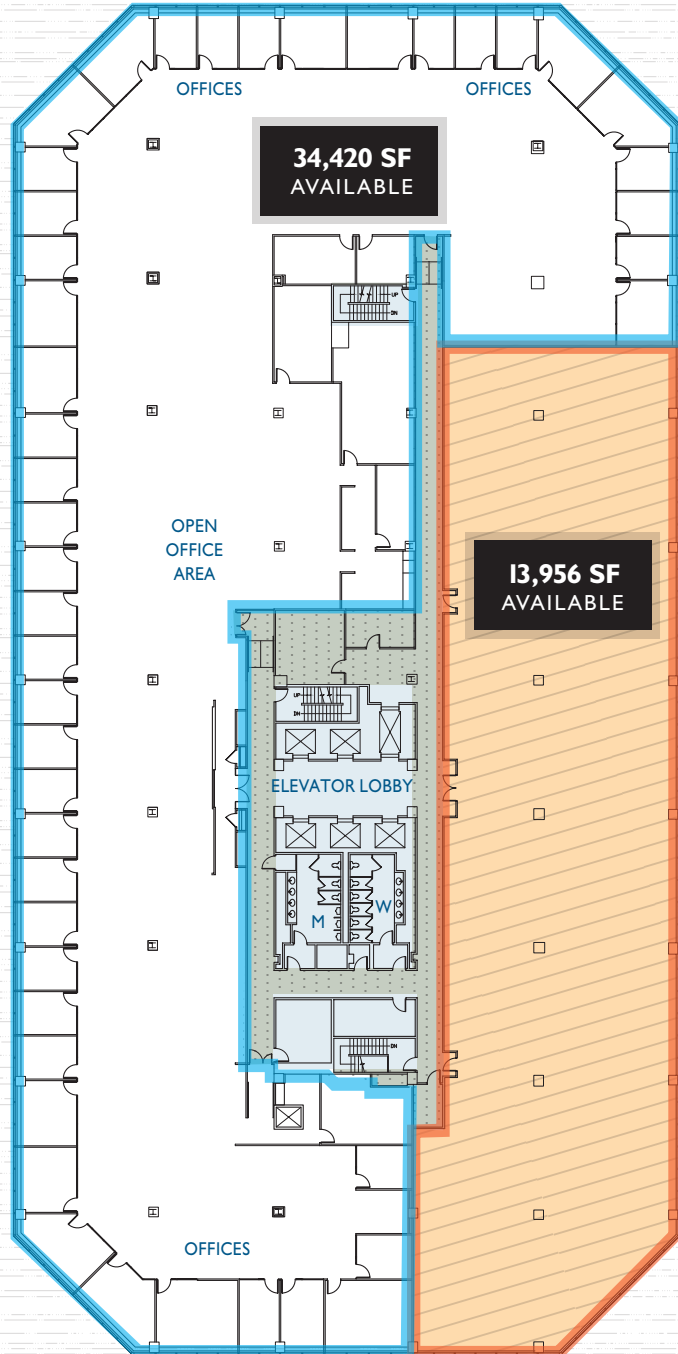
**Fire Protection:**

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**

*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)



A Hartz Mountain Property

**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

**Fifth 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:** 233,158 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.

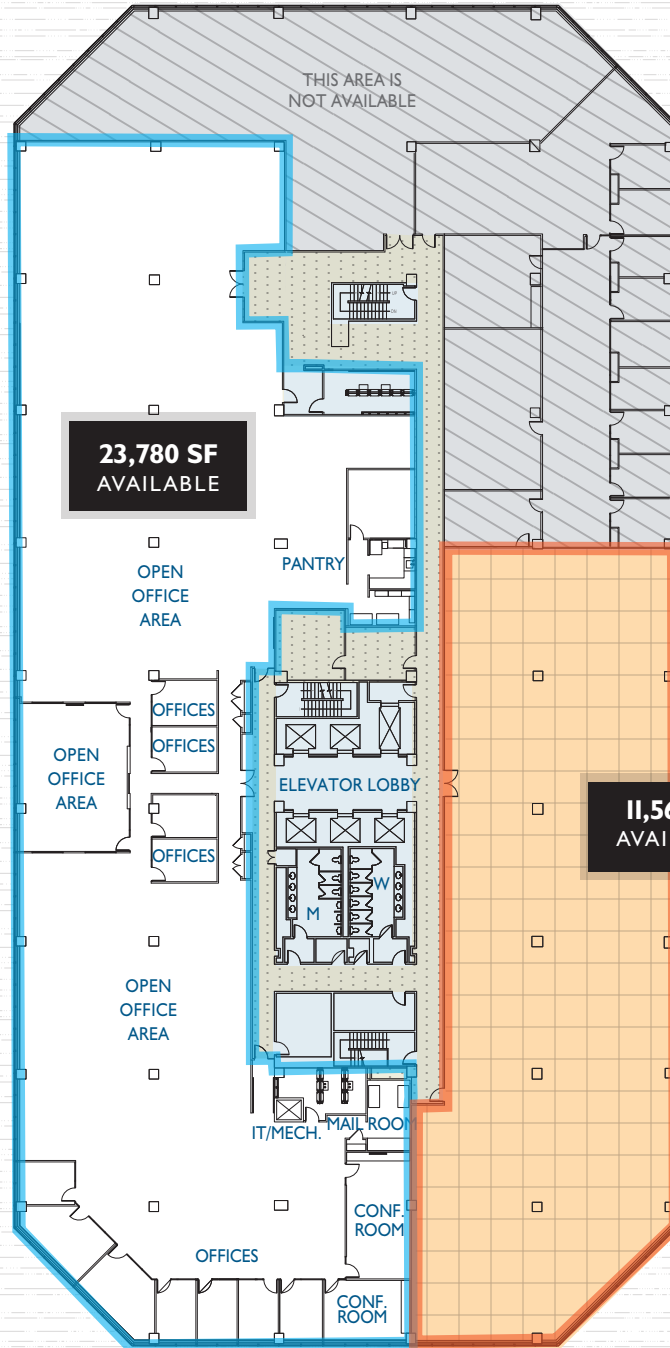
**Fire Protection:**

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**

*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)





**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

**Fifth 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:** 233,158 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.

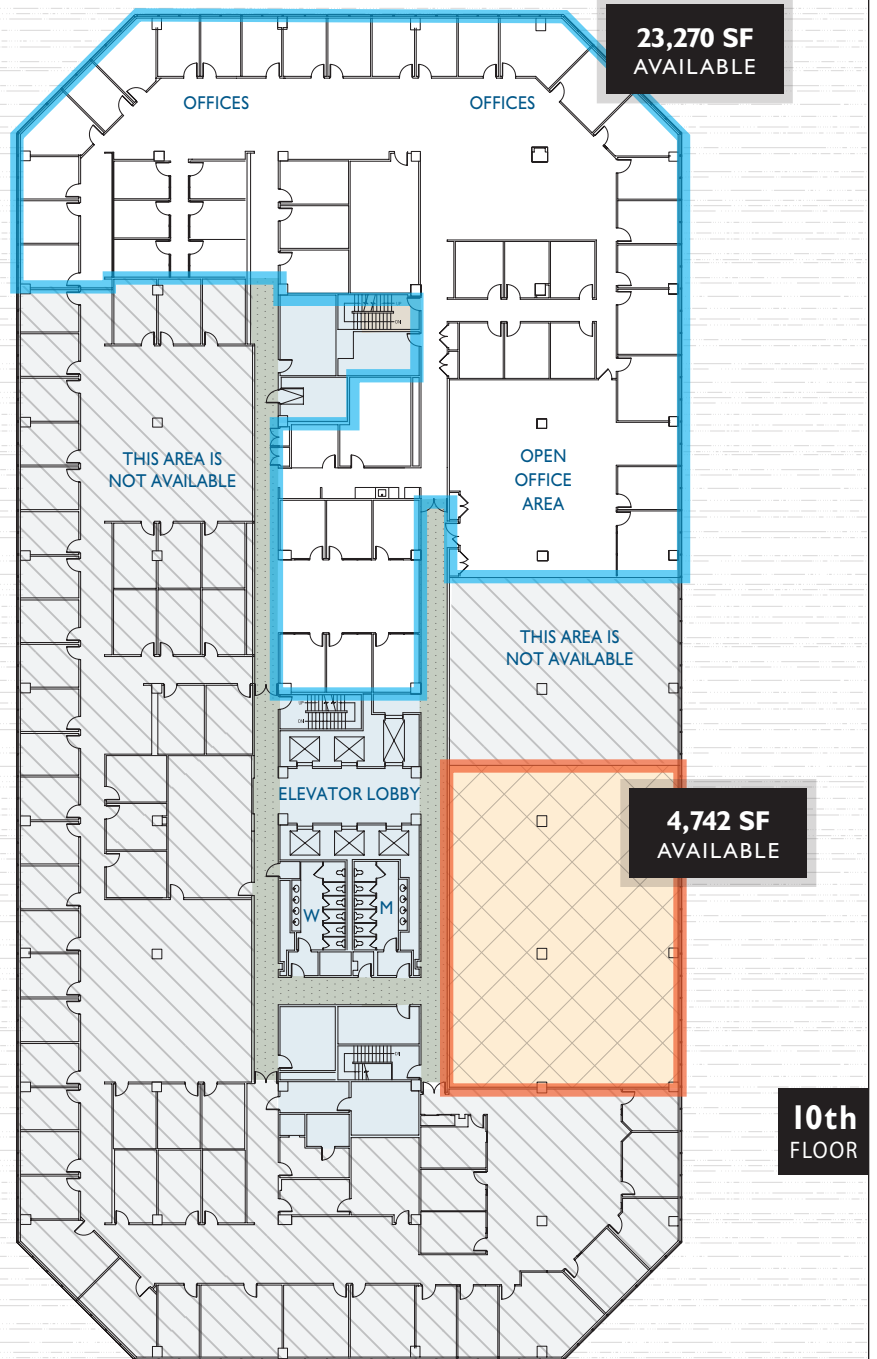
**Fire Protection:**

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**

*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**

A Hartz Mountain Property

