

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

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



Hartz Mountain Industries, Inc. • Leasing Department • Phone: 201.348.1200 • Fax: 201.348.4358 • 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
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**



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HARTZ

A Hartz Mountain Property

1200 HARBOR BLVD
Weehawken, New Jersey



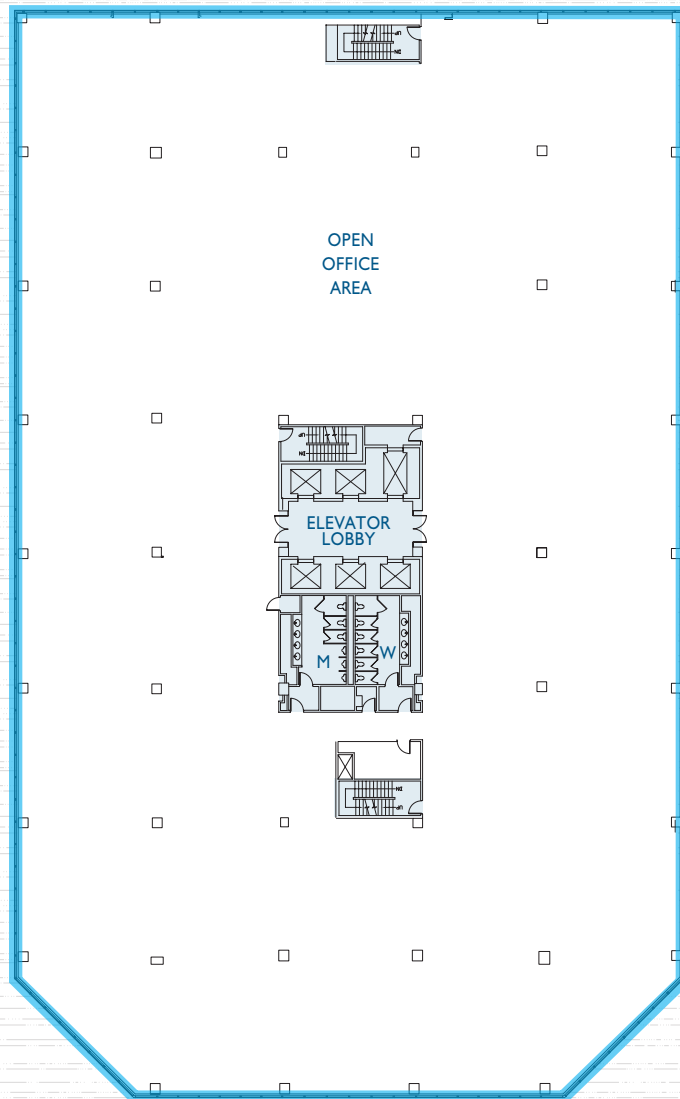
4TH FLOOR PLAN

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

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5TH FLOOR PLAN

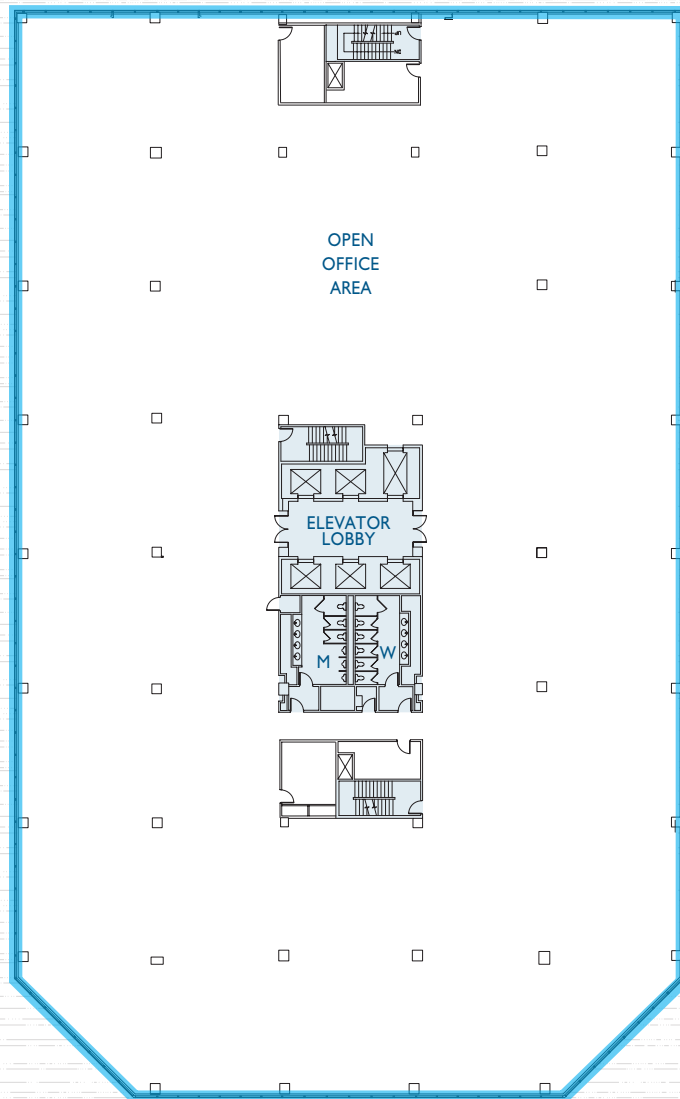
43,663 SF

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

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HARTZ

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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

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.

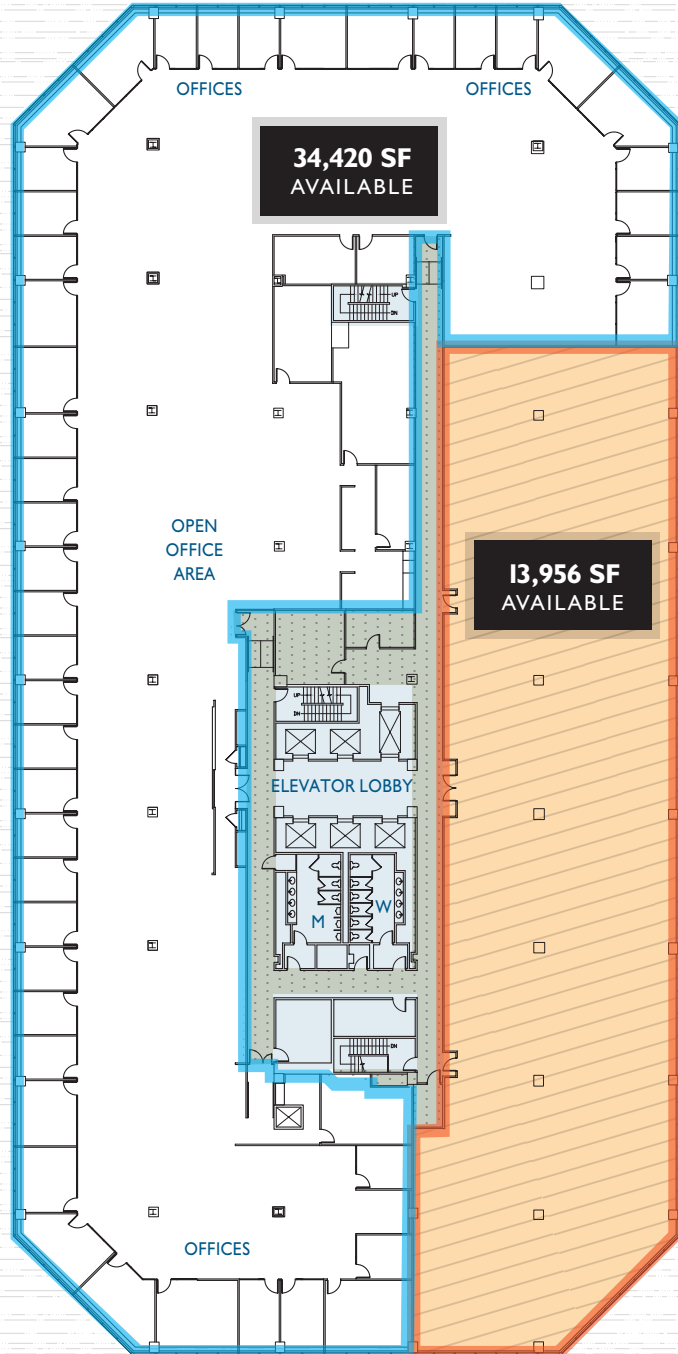
Fire Protection:

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

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HARTZ

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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

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.

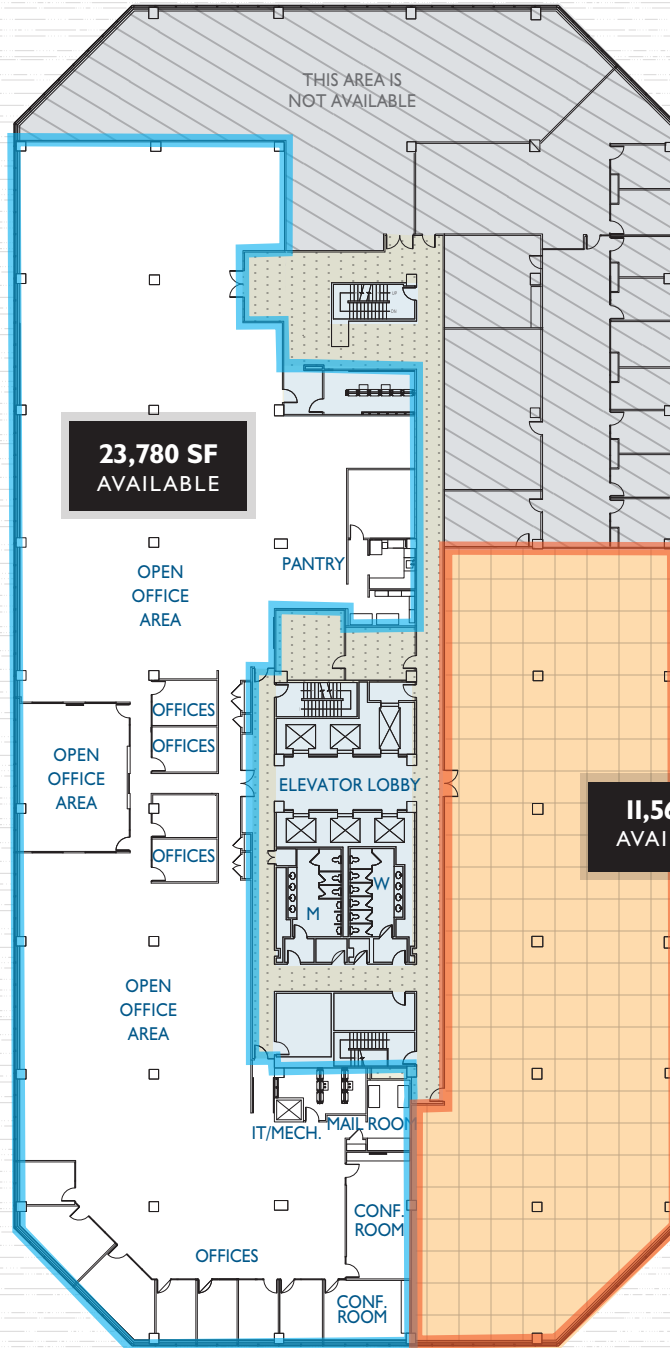
Fire Protection:

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

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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

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.

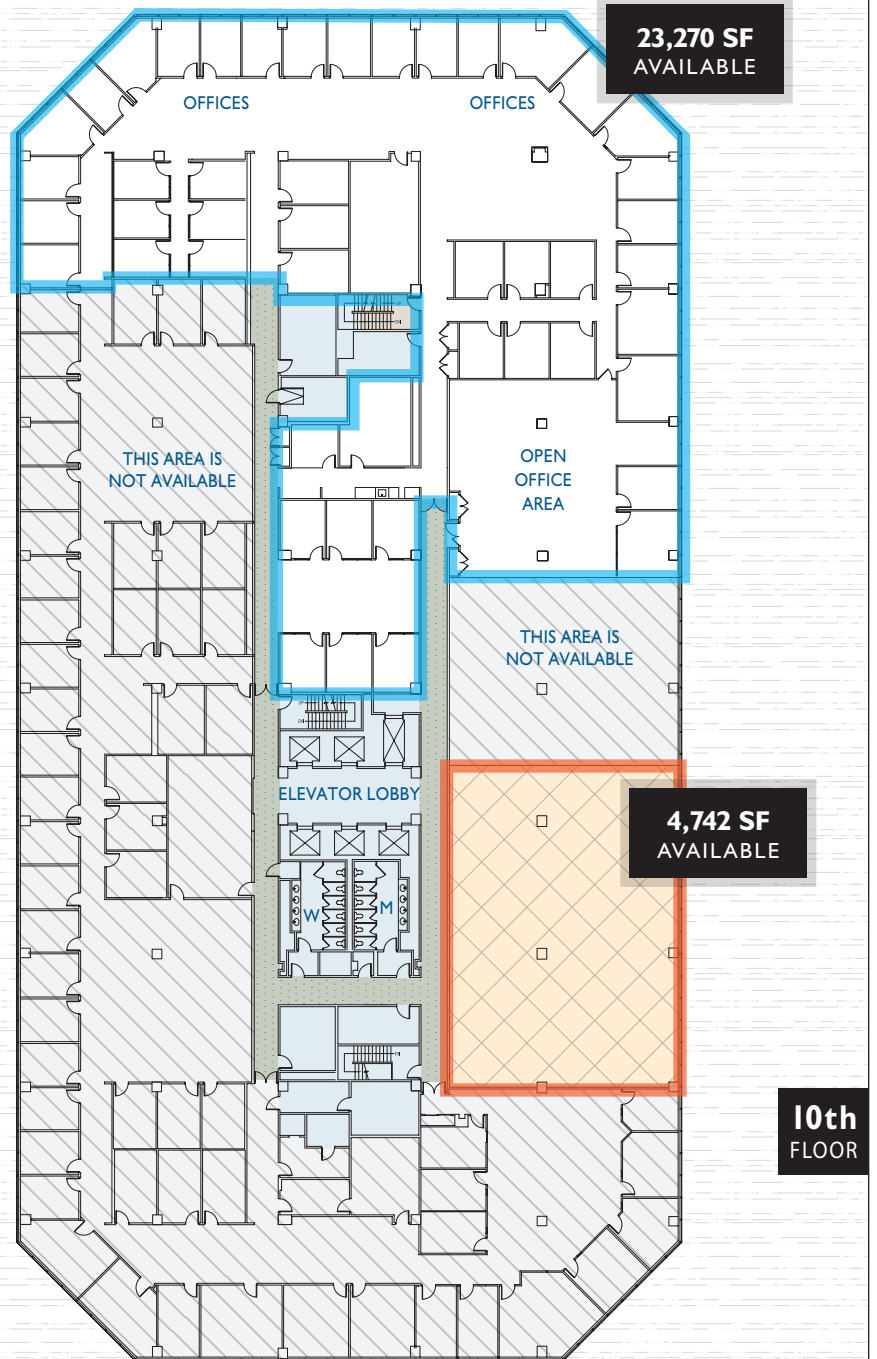
Fire Protection:

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.



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Weehawken, New Jersey



MAP OF LINCOLN HARBOR

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

