



BUILDING SPECIFICATIONS

Address: 3 Second Street, Jersey City, NJ 07302

Year Built: 2002

Square Footage: 594,030 RSF • 19-story building • +/- 35,530 SF typical floor plates

- Floor Height:**
- 13'-6" slab to slab on typical office floors
 - 17'-0" slab to slab on office floors 14-17
 - 19'-0" slab to slab on the ground floor

Finished Ceiling Height: 9'-0" ceiling height on the typical office floors

Column Spacing: Typical - 30' bay (longitudinal) by a variable distance in the transverse: 35' to 51'

- Elevators:**
- (5) low-rise passenger units (Flrs. 1-8), Fujitec Elevator geared-traction hoists, 3,500 lbs., speed 500' per minute
 - (7) high-rise passenger units (Flrs. 9-18), Fujitec Elevator, 3,500 LB capacity, 700' per minute, regenerative energy recovery system, two cars also capable of working on a swing basis on the low-rise floors
 - (1) dedicated, geared service elevator, 5,000 lbs., speed 500' per minute

Utility Providers: Domestic Water and Sewer by Jersey City Municipal Utilities Authority (Suez)
Gas service - PSE&G • Electrical service – PSE&G

- Hvac Capacity:**
- Air distribution – Fan powered box and VAV system that uses water-cooled, packaged, self-contained AC units per floor
 - Condenser water from closed central loop using heat exchangers
 - Cooling tower (BAC) with 4 cells with a total of 4,400 tons of capacity
 - Ventilation for outside provided by two Trane units with 50,000 CFM each
 - VFDs for control of condensing pumps, floor AC units, outdoor air and pressurization fans for automatic temperature control
 - One mechanical room per typical floor, two mechanical rooms for floors 15-17

Building Automation System: Siemens Insight building system controls

- Electrical Service:**
- By PSE&G via three 13.2 KV feeders to six transformers to six switchgears
 - Three 2,500 Amp risers and two 1,200 Amp risers
 - 480\277 Volt, 3-phase, 4-wire
 - Average 6 watts/SF for tenant lighting and equipment

- Electrical\telecom Rooms:**
- Central telecommunication service provider room with generator backup
 - Two electrical rooms per floor
 - Two telecom rooms per floor

Lighting: Predominately 2 x 2 and 2 x 4 T8 fluorescent fixtures

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AT HARBORSIDE

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- Emergency Power:**
- 1,000 kW emergency generator, with 1,000 gal. fuel tank to support base building life safety systems
 - 3,000 kW additional generator capacity available for tenant emergency power back-up

- Fire Life Safety:**
- NFPA 13 Light Hazard automatic fire protection wet sprinkler system with 19 zones, one for each floor
 - Fully addressable fire panel, with speaker\strokes
 - Pull stations, water flows, tampers
 - 24/7 monitoring

- Fiber Optic Communications:**
- Redundant data feeds from multiple providers including Verizon, AT&T, Lightpath, Cogent, RCN and Level 3

Egress: Two emergency stairwells per floor

- Zoning / Construction Type:**
- Hudson Exchange Redevelopment Plan Area
 - New Jersey State Uniform Construction Code
 - BOCA Construction Type IB

Parking: Up to 468 spaces available, approximately 0.80 spaces per 1,000 RSF, surface lots

- Security:**
- 24/7 onsite security personnel
 - Access control system with proximity card readers
 - Security turnstile gates at main and north lobbies scheduled for 2016 installation

FOR LEASING INFORMATION, PLEASE CONTACT:



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