



**LINCOLN
HARBOR**
WATERFRONT OFFICES

8 MINUTES AWAY  **BUT A WORLD APART**



**Direct Ferry & Tunnel
Access to Midtown**



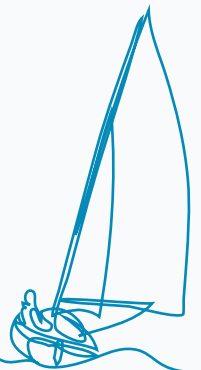
**Vibrant Neighborhood &
Direct Waterfront Access**

1200 HARBOR BLVD WEEHAWKEN, NJ

Lincoln Harbor is in a spectacular location, situated on 60 acres of prime waterfront land that is directly across the Hudson River from midtown Manhattan, and adjacent to the Lincoln Tunnel entrance and New York Waterway Ferry in Weehawken, NJ.

Lincoln Harbor is currently home to four restaurants, a 350 room Sheraton Lincoln Harbor Hotel with meeting facilities as well as a public park, 250 slip marina and waterfront walkways all serviced by an on-site mass transportation network.

lincolnharboroffices.com



**Efficient Tenant Spaces
at Unmatched Value**

235,000 SF AVAILABLE NOW!



**Breathtaking Skyline
& Hudson River Views**





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CONTACT

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COLLIERS INTERNATIONAL NJ LLC

20 Waterview Boulevard
Suite 310
Building C, 3rd Floor
Parsippany, NJ 07054
www.colliers.com



BUILDING INFORMATION

OWNER /MANAGING AGENT	Hartz Mountain Industries, Inc.
TYPE	Class A Office
YEAR COMPLETED	1989 (Renovated 2017)
GROSS BUILDING AREA	370,839 SF
NUMBER OF FLOORS	10
LOBBY & ELEVATOR FINISHES	Lobby finishes include polished marble flooring and walls. Elevator floor is polished marble.
CEILING HEIGHTS	Standard – 13 ft. 9 in.
COLUMN SPACING	30' x 30'
HOURS OF OPERATION	8:00 AM - 6:00 PM, Monday through Friday
ELECTRICITY	The building is fed by PSE&G. The system is 25,000 KVA. Distribution through the building is via cable and conduit.
ELEVATORS	5 Passenger; 1 Freight
FIRE PROTECTION	Fully sprinklered, manual pull stations to activate voice evacuation system, automatic smoke alarm.
EMERGENCY POWER	Provided to life safety systems. All vital building and life safety systems are backed by a diesel powered emergency electrical generator.
SECURITY	Building security personnel are supplemented by a closed circuit television system with cameras positioned in public areas throughout the building, plaza, and perimeter areas.
FIBER OPTICS	The building is serviced by multiple fiber providers including Optimum, Verizon and AT&T.
PARKING	600 free Covered Spaces are available; Ratio of 1.50/1,000 SF
FOOD, BEVERAGE & CONVENIENCES	Four restaurants, a hotel, a marina, two residential developments, childcare facility, new pier park & a dog park.



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AVAILABLE SPACE

FLOOR	AVAILABLE SF
10TH FLOOR	28,012 SF
9TH FLOOR	29,652 SF
8TH FLOOR	48,376 SF
7TH FLOOR	46,459 SF
6TH FLOOR	Occupied
5TH FLOOR	Occupied
4TH FLOOR	43,663 SF
3RD FLOOR	34,104 SF
2ND FLOOR	Occupied



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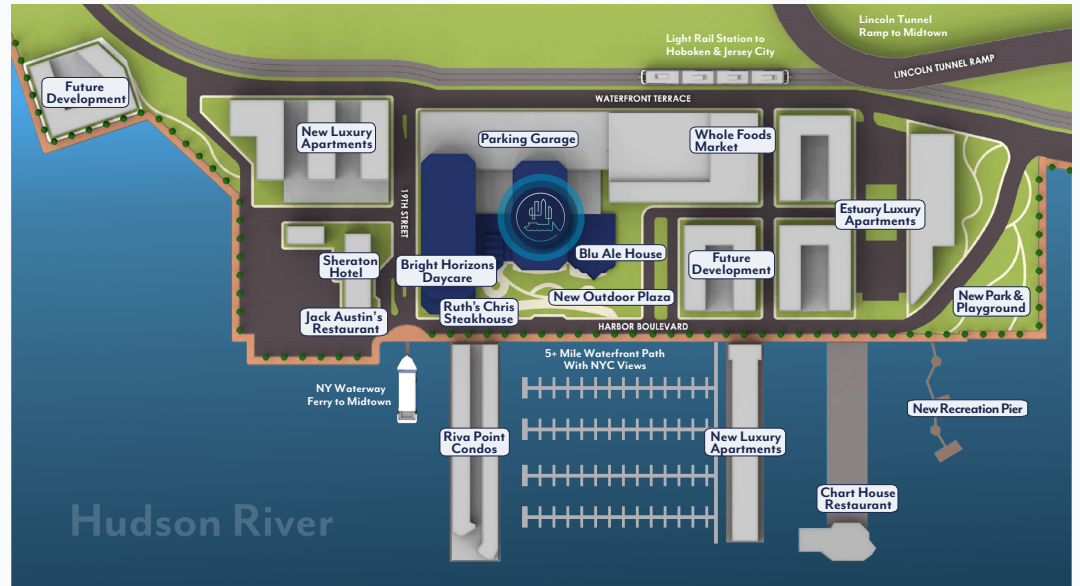
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AREA AMENITIES



RESTAURANTS

- Ruth's Chris Steakhouse
- Jack Austin's Restaurant
- Chart House Restaurant
- Pilsner Haus & Bier Garten
- Dino & Harry's Steakhouse
- URBAN CoalHouse
- Son Cubano
- Madison's Bar & Grill
- Fleming's Prime Steakhouse & Winebar
- PF Changs
- Lincoln Harbor Yacht Club

HOTELS

- Sheraton Lincoln Harbor

SHOPPING

- Whole Foods Market
- CVS

HUDSON YARDS

- Javits Center
- High Line
- Lucky Strike
- The New Yorker
- Yotel New York

LIVING/RESIDENTIAL

- Estuary Luxury Partments
- Riva Point Condos
- New Luxury Apartments (Under Construction)
- Bright Horizons Daycare

TRANSIT

- NY Waterway Ferry to Midtown
- Lincoln Tunnel
- Light Rail Station to Hoboken & Jersey City

BUILDING AMENITIES

- Bright Horizons Daycare
- 24/7 Security
- On-site Management
- Shoe Shine
- Dry Cleaners
- Covered Parking
- Outdoor Seating
- Sundry and Deli

