

NINETY HUDSON

JERSEY CITY

ninety-hudson.com



Your story

begins

here

and now.

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On the Jersey City waterfront, the scene is set to welcome new legacies. 90 Hudson is your opportunity to start a new chapter worth exploring. Consider everything until now the foreword.



435K+ SF
to write what's
unwritten.

Designed to propel success stories onward, 90 Hudson's stately exterior opens to a state-of-the-art interior ready for you to build on your achievements— or establish your next HQ. Our premier office building offers multiple levels of expansive floorplates with convenient access to the New Jersey waterfront and New York City, plus an all-star cast of local amenities and striking city views.

BUILDING HIGHLIGHTS

435K+ SF at 90 Hudson.
265K+ SF of available office space.
53K SF floor sizes.
12 story Class A building.
Unfinished ceiling heights of 13'.
Perfectly situated near transit.
Private tenant parking.
Modern lobby.
Wide column spacing.

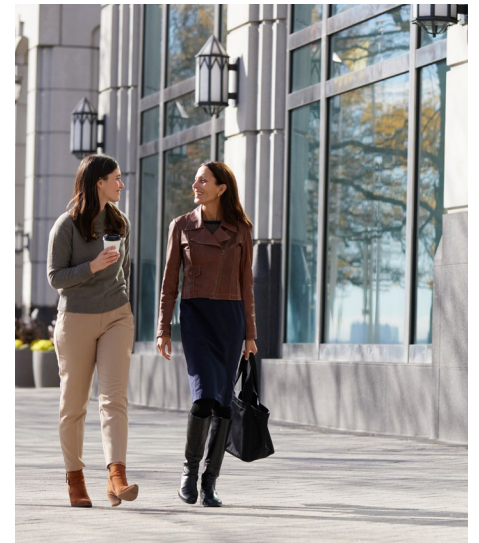
MORE BUILDING SPECIFICATIONS

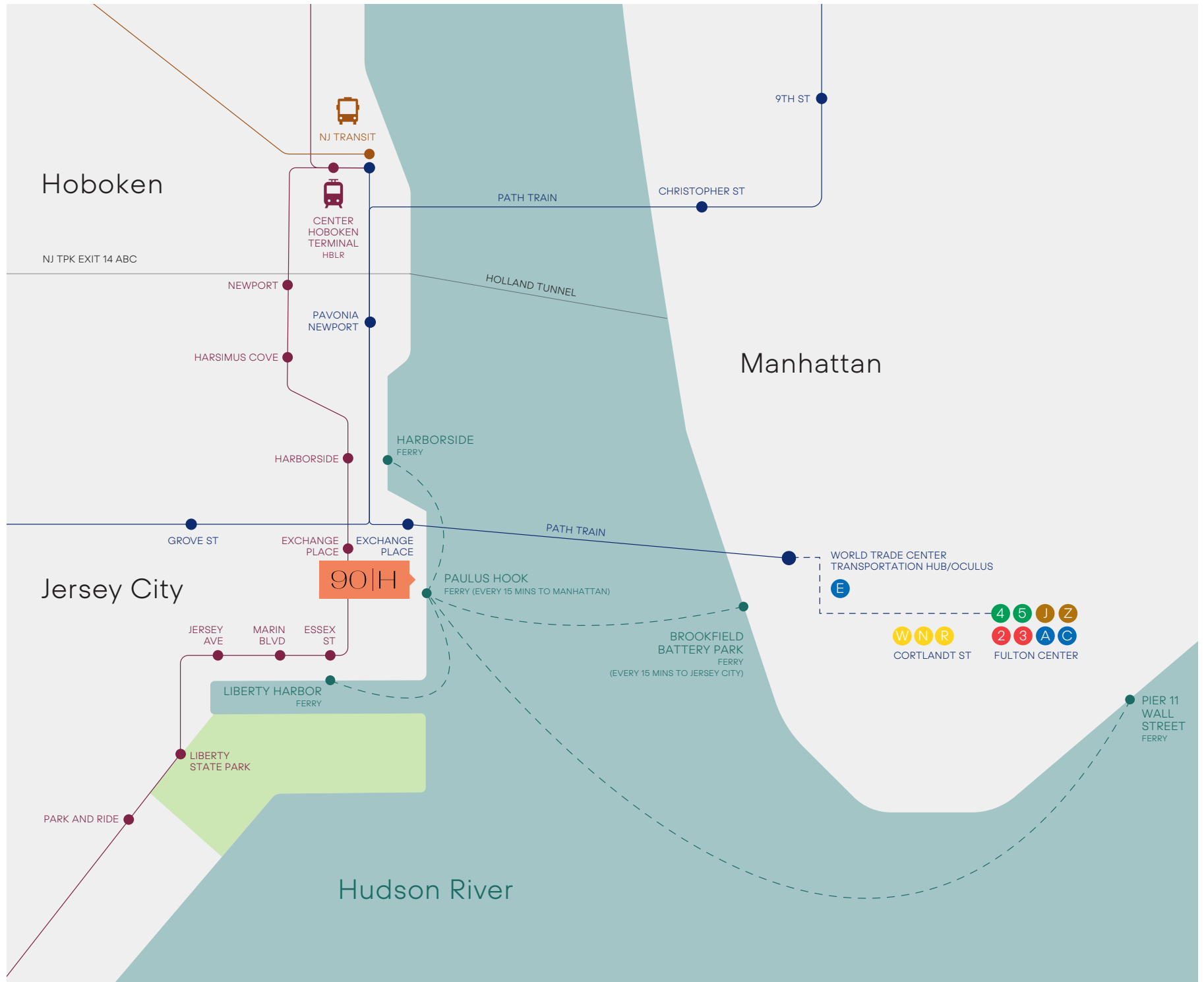




Across the river
they'll know
your name.

A prime location on the waterfront means easy access to the area's best green space and the neighborhood's favorite spots for wining, dining, and taking in unbeatable city views.





Steps away from it all.



2 min. walk Paulus Hook ferry stop.



2 min. walk The PATH Exchange Place stop.



1 min. walk Hudson-Bergen light rail Exchange Place stop.

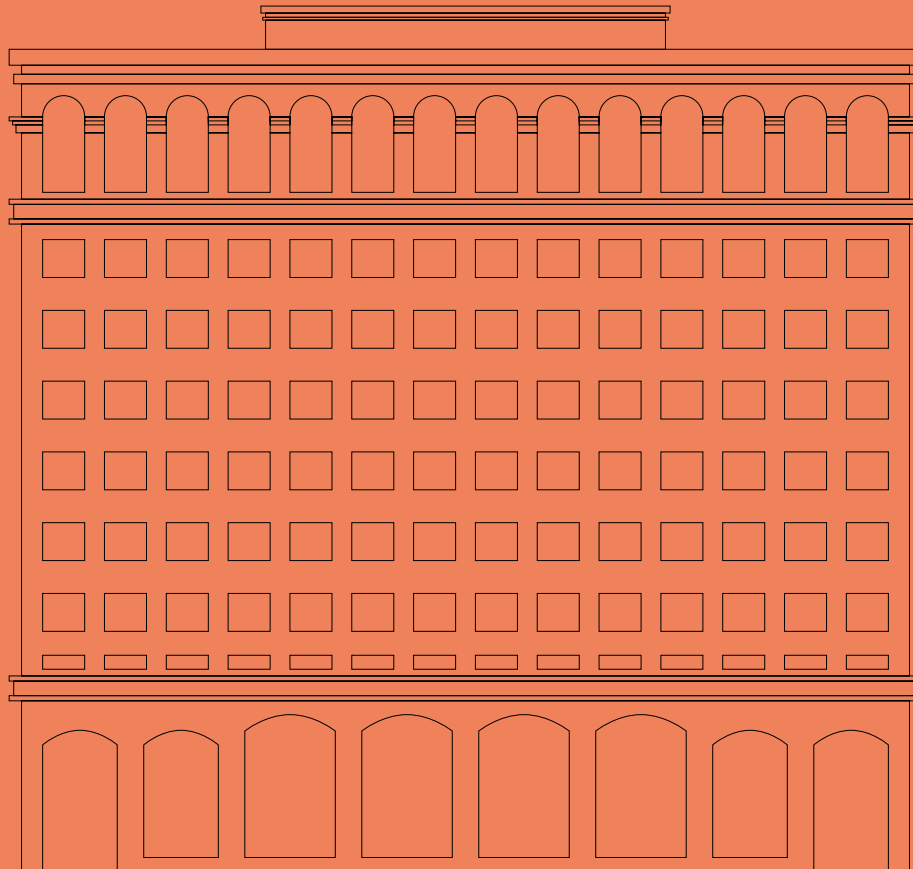
New
paths

to be

90 Hudson is an exclusive community designed for leaders who are drawn to shape the future in good company. No matter what opportunity arises, tenants can find the inspiration and support necessary to keep driving progress.

discovered.

As grand as you need. As flexible as you want.



AVAILABLE FLOORS

Current office space available spans multiple floors, featuring large, flexible floorplates, 13' ceilings, reserved tenant parking, and noteworthy views across the river.

12th Floor	53,047 SF
11th Floor	53,047 SF
10th Floor	53,047 SF
9th Floor	LEASED
8th Floor	LEASED
7th Floor	LEASED
6th Floor	53,047 SF
5th Floor	53,047 SF

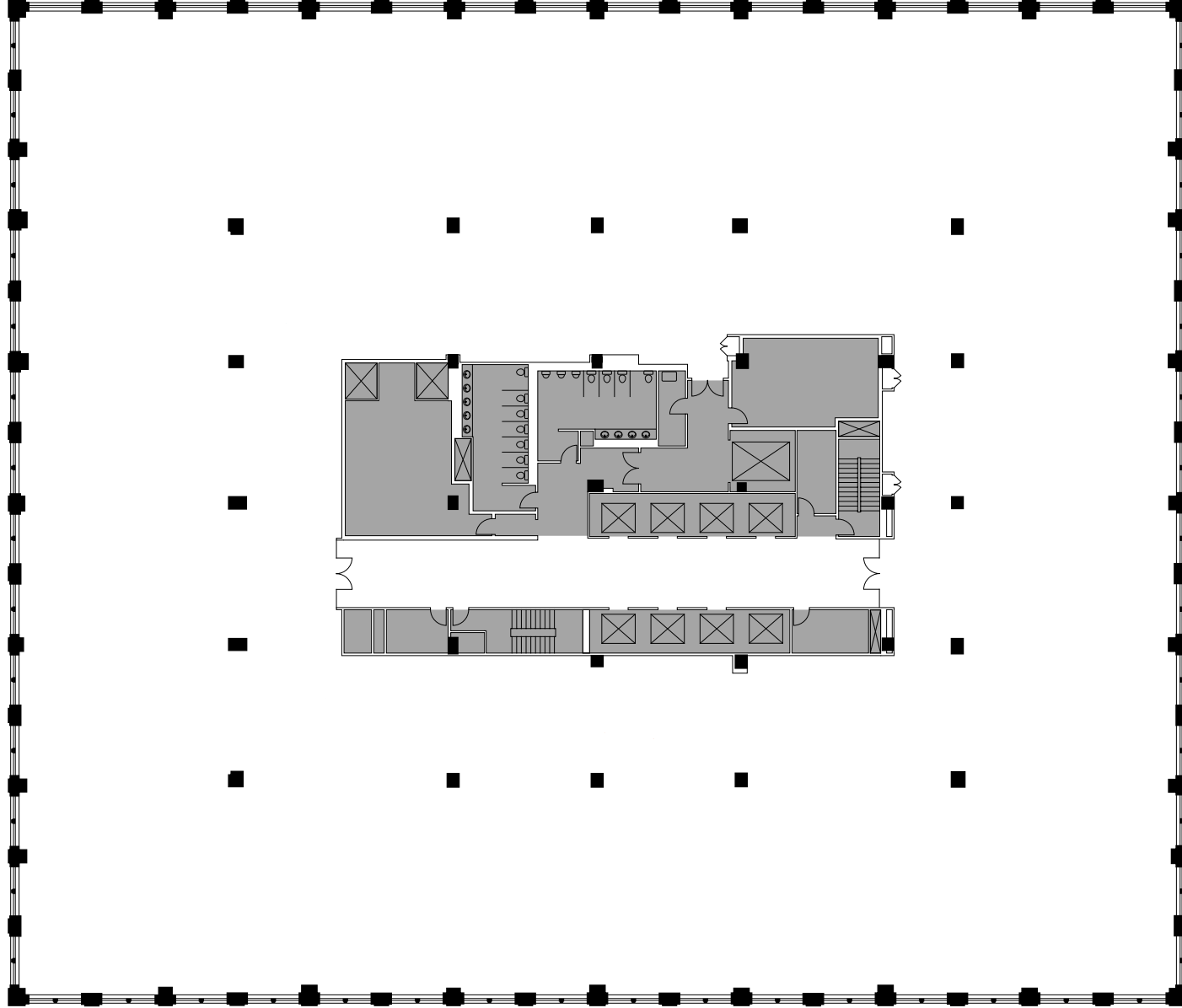


Building Specifications

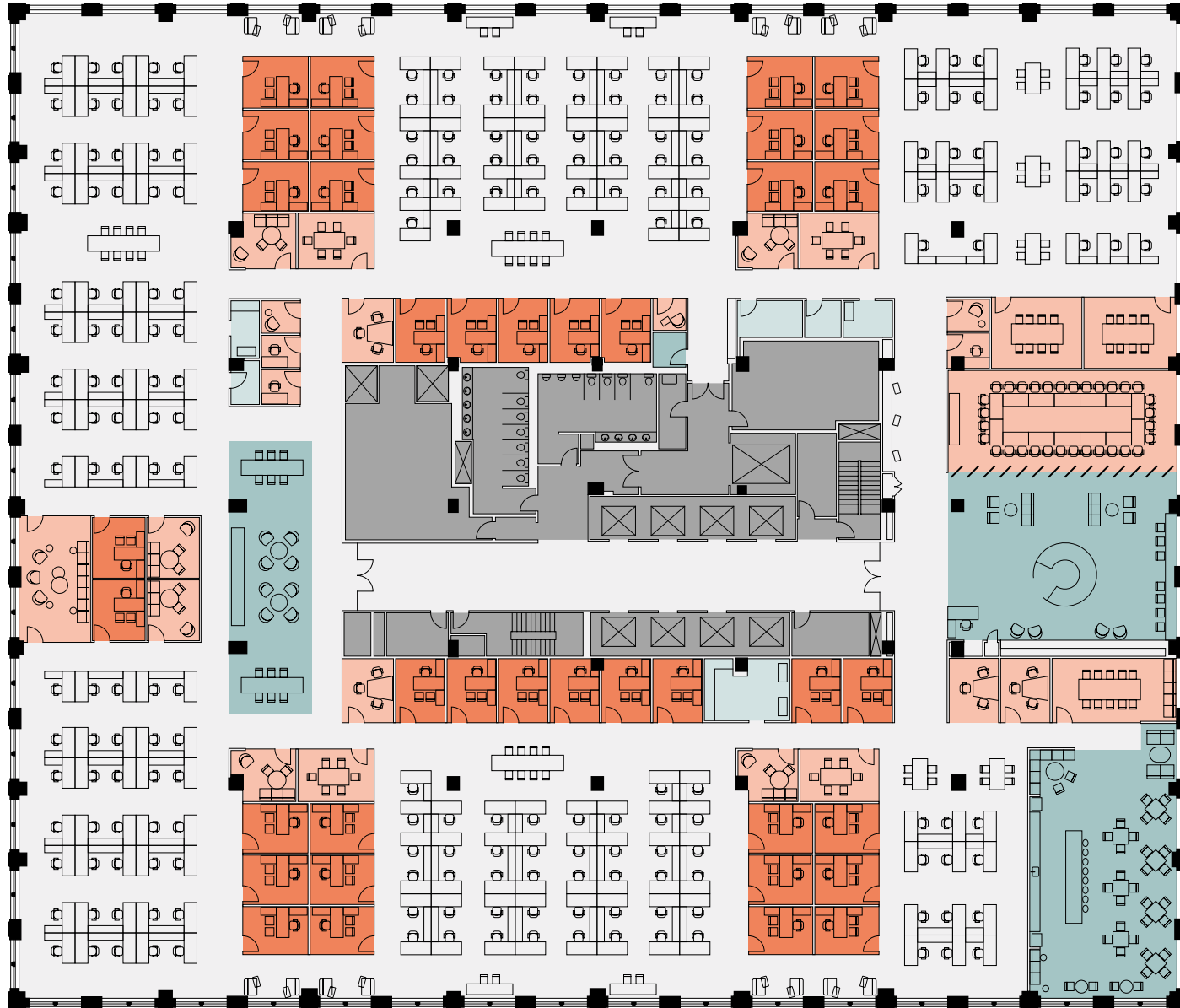
Built	1999
Foundation	Reinforced concrete slab set on steel piles.
Frame	Concrete slab on rolled structural steel beams and columns.
Exterior Finish	Glass curtain wall with granite base. Precast concrete with punched windows.
Lobby Finishes	Limestone walls and columns. Ceramic tile floors. Limestone polished finished borders and accents. Quartz countertops at concierge desk.
Slab Flooring	Recessed 8"
Floor Capacity	100 lbs / square foot
Typical Ceiling Heights	Slab-to-slab height is 13' – 8". Finished ceiling heights are typically 9'- 0" and greater.
Window Mullion Spacing	East / West: 4'-10" to 5'-0" North / South: 4'-7" to 4'-8 ½"
Column Spacing	East / West: 28'-6" at the corners and 28'-0" in between. North / South: 27'-6" at the corners and 27'-0" in between.
Loading Docks	Two interior loading docks with surface-mounted plates.
Security	24/7 365 day lobby security.
Parking	188 available covered spaces (.72 spaces per 1,000 SF) on three levels accessed via card key system and manned security gate.

Floorplan Shell

Typical Floor 5-6, 10-12

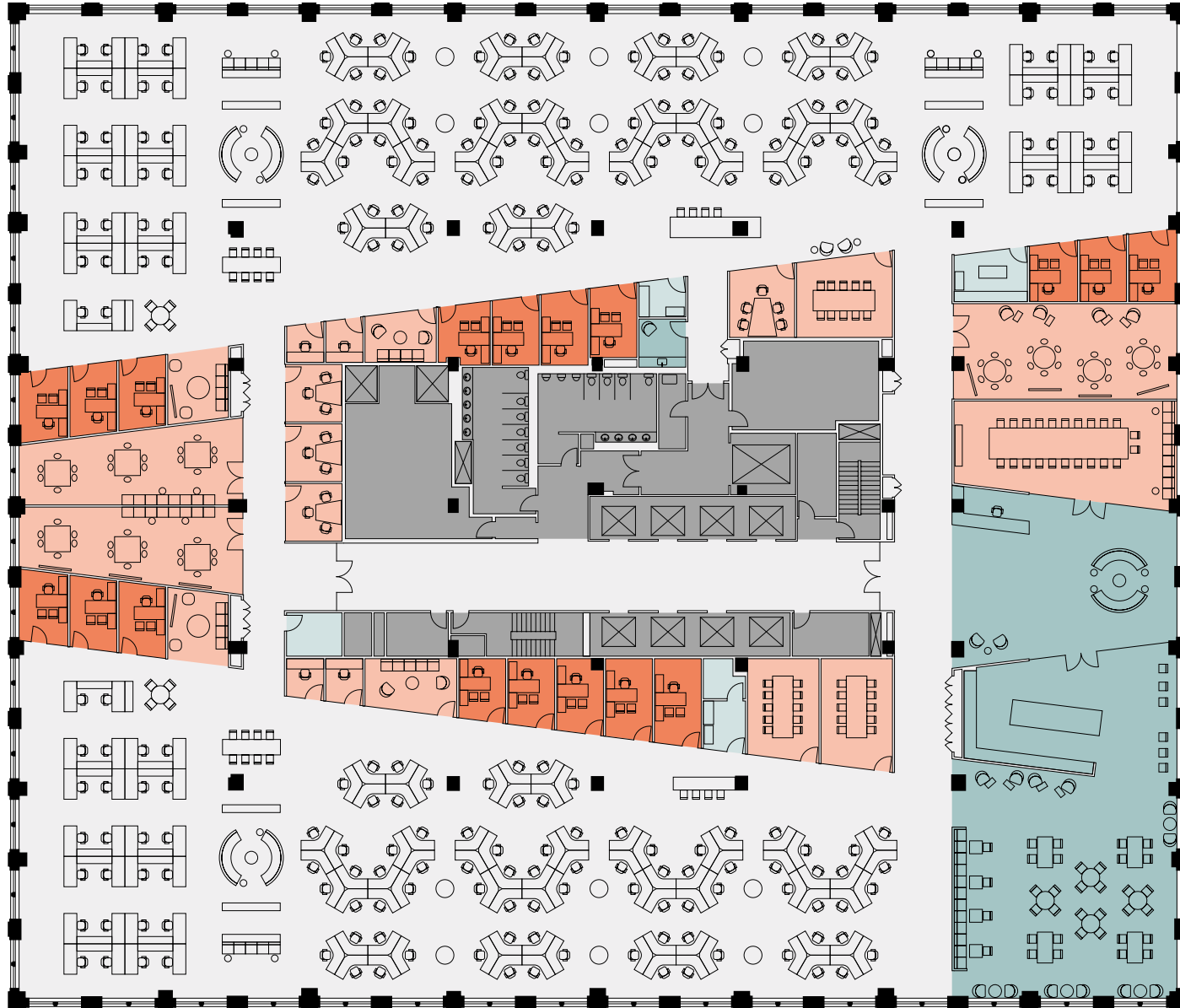


Test Fit Standard Office



○ Workstations	208
● Private Offices	39
● Collaboration	
Large Conference Room	1
Medium Conference Room	3
Lounge / Mtg. Room	1
Small Conference Room	4
Open Collaboration	7
Huddle Room (3-6 people)	10
Phone Room	6
● Common Area	
Reception / Town Hall	1
Pantry	1
Lounge	1
Wellness	1
● Support & Storage	7
Total Head Count	247
Total RSF	53,047

Test Fit Creative Office



○ Workstations	236
● Private Offices	18
● Collaboration	
Large Conference Room	1
Medium Conference Room	3
Lounge / Mtg. Room	4
Small Conference Room	4
Open Collaboration	10
Huddle Room (8-10 people)	4
Think Tank	2
Demo Lab	1
Phone Room	4
● Common Area	
Reception / Town Hall	1
Servery + Cafe	1
Wellness	1
● Support & Storage	7
Total Head Count	254
Total RSF	53,047

Standard Office Rendering



Creative Office Rendering





Enjoy the views of Manhattan during your morning routine.



Shopping only steps away.

Explore new directions in Jersey City.

Step outside of 90 Hudson and discover a wide array of wellness experiences. Refresh your perspective via the nearby walkways, green spaces, and waterfront or choose from the area's diverse selection of fitness centers.

Ideally situated to give you easy access to everything you need or want for your journey, from quick coffee stops and trending restaurants to shopping, hotels, and more.

93

Walk Score

81

Transit Score



Go from the board room to the dining room at Satis.



Take a stroll along the waterfront.



Grab a bite at sweetgreen on the ground floor.



Restaurants

- | | | |
|----------------------------|--------------------|--------------|
| 1 Vu Restaurant | 6 Krispy Pizza | 11 Chipotle |
| 2 Amelia's Bistro | 7 Bistro La Source | 12 Sky Thai |
| 3 Honshu Sushi | 8 CAVA | 13 Five Guys |
| 4 Liberty Prime Steakhouse | 9 City Diner | |
| 5 Satis Bistro | 10 Sweetgreen | |

Cafés & Coffee Shops

- | | |
|---------------------|--------------------|
| 14 Maman | 19 Gregor's Coffee |
| 15 One Two Cup Cafe | 20 Sam a.m. |
| 16 Dunkin' | |
| 17 Bluestone Lane | |
| 18 Starbucks | |

Bars & Lounges

- 21 RoofTop
- 22 Iron Monkey
- 23 Light Horse Tavern
- 24 Green Hook Bar & Kitchen

Hotels

- 25 Hyatt Regency
- 26 Hyatt House

Residential

- 27 99 Hudson St.
- 28 Warren at York
- 29 Liberty Towers

Skip to

the best

part

today.

LEASING CONTACTS

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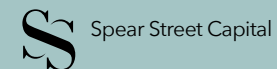
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A project by



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