

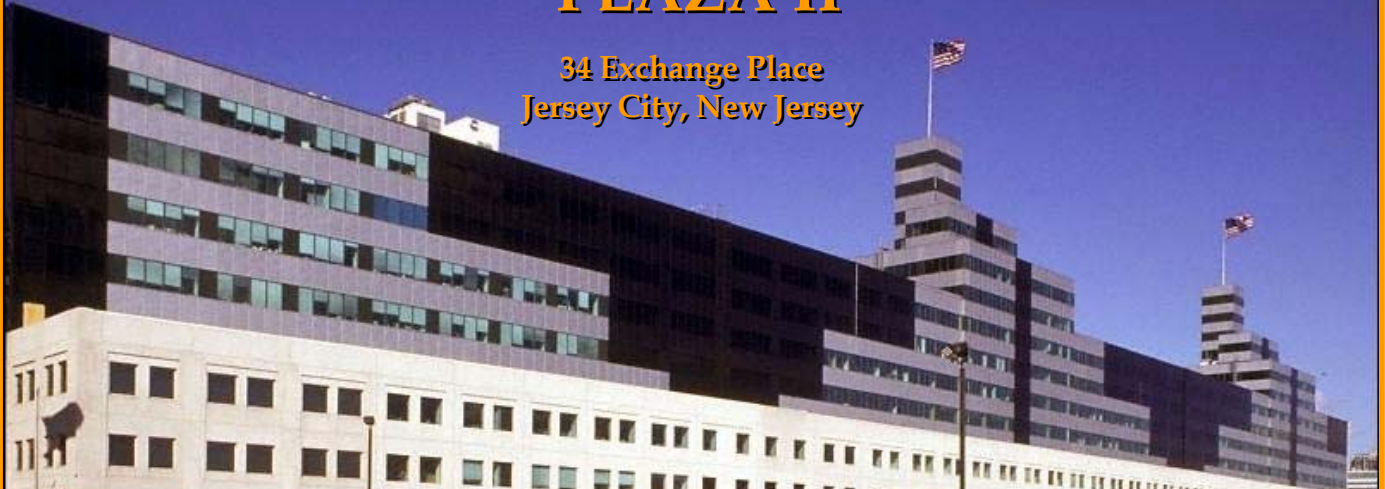


"Where performance counts"

Rare Sublease Opportunity ON ENTIRE 9TH FLOOR OF TOWER!

HARBORSIDE FINANCIAL CTR PLAZA II

34 Exchange Place
Jersey City, New Jersey



Superb Waterfront Views! Longer/Direct Deal Possible!



Floor

SF Available

Rent/SF/Yr

Term

Entire 9th

5,900+/- SF

Negotiable

Thru July, 2011

Exceptional Suite Featuring:

6 Private Offices & Open Area * Conference, Computer and Supply Rooms

Pantry & Private Restrooms

For Additional Information, Please Contact Exclusive Sublease Agent:

Tony Georgiev
Senior Director
(732) 362-8266

tgeorgiev@schultznet.com

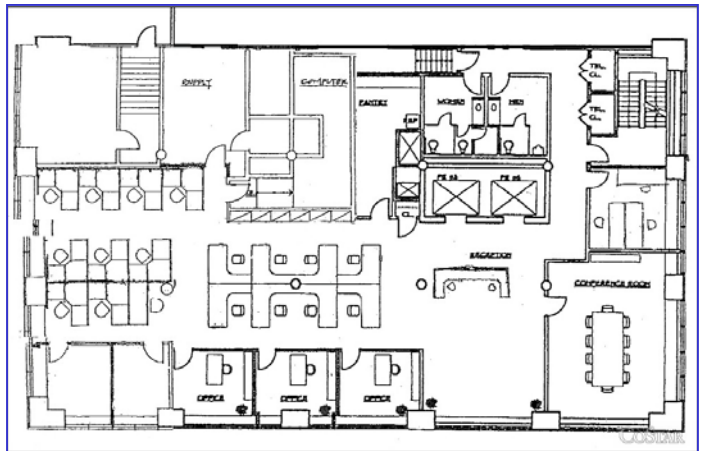
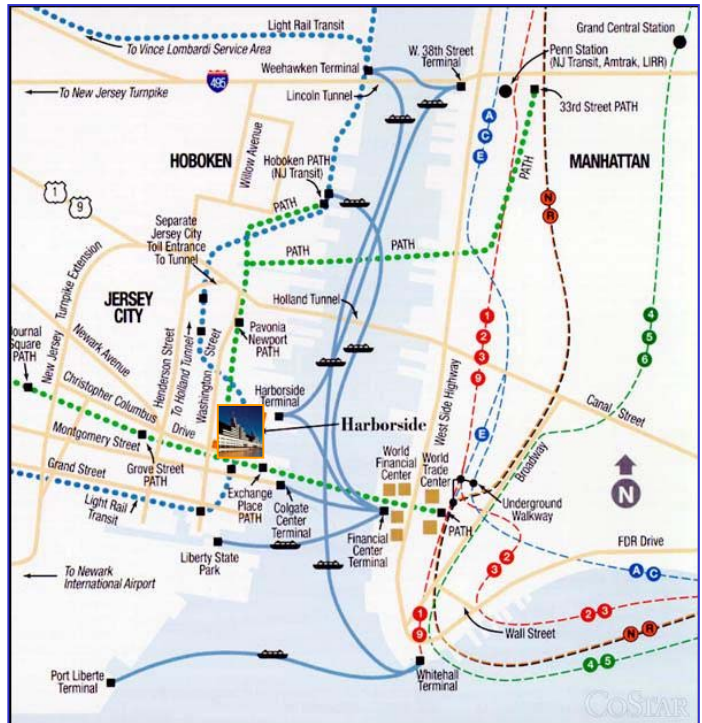
RARE SUBLEASE OPPORTUNITY!

LOCATION & TRANSPORTATION:

- ❑ Located directly across the Hudson River from Battery Park City
- ❑ The complex is directly adjacent to the Exchange Place Path Station.
- ❑ 20 minutes from Penn Station and midtown Manhattan via the PATH train
- ❑ Holland Tunnel is One mile north
- ❑ Close proximity to NJ Turnpike (I-95) and Routes 1, 9 and 440.
- ❑ Newark Liberty International Airport is just 15 minutes away

BUILDING AMENITIES:

- ❑ Spectacular Waterfront Views Overlooking Manhattan Skyline
- ❑ On-Site Management
- ❑ Restaurant, Full Service Bank, Dry Cleaner/Shoe Shine, Clothing Stores, Convenience Store
- ❑ New York Sports Club
- ❑ Tenant Controlled HVAC
- ❑ 24 hr/ 7 day Access and Security
- ❑ Fiber Optic Telecommunications
- ❑ Redundant Power Supply
- ❑ Location Offers NJ State and Urban Enterprise Zone Incentives



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