

DELIVERED Q3 2024

The Hudson Collaborative

THE DESTINATION FOR FIRST-CLASS AMENITIES

3
SECOND
STREET
AT HARBORSIDE



 CUSHMAN &
WAKEFIELD

Expanding 3 Second Street's Portfolio of Unparalleled Amenities

3
SECOND
STREET
AT HARBORSIDE



The addition of **The Hudson Collaborative**, will distinguish this building in a league of its own. Tailored to appeal to the modern Metropolitan workforce, it offers thoughtfully designed collaboration spaces and state-of-the-art prebuilt suites showcasing stunning views of New York City.

The Hudson Collaborative

IDEAL WORKPLACE ENVIRONMENT

An opportunity to be on a trophy amenity floor combining comfort and expansive collaboration



Grab & Go mini-market



Conferencing and collaboration space with Manhattan skyline views



Many daily lunch options within walking distance



3
SECOND
STREET
AT HARBORSIDE



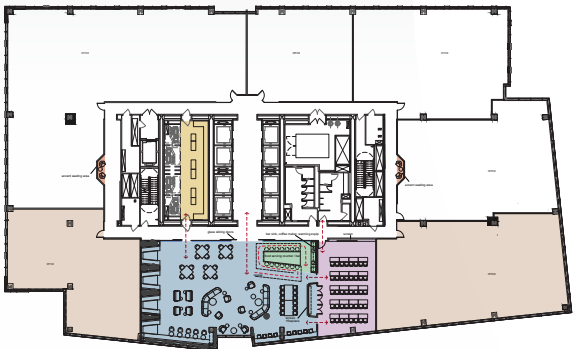
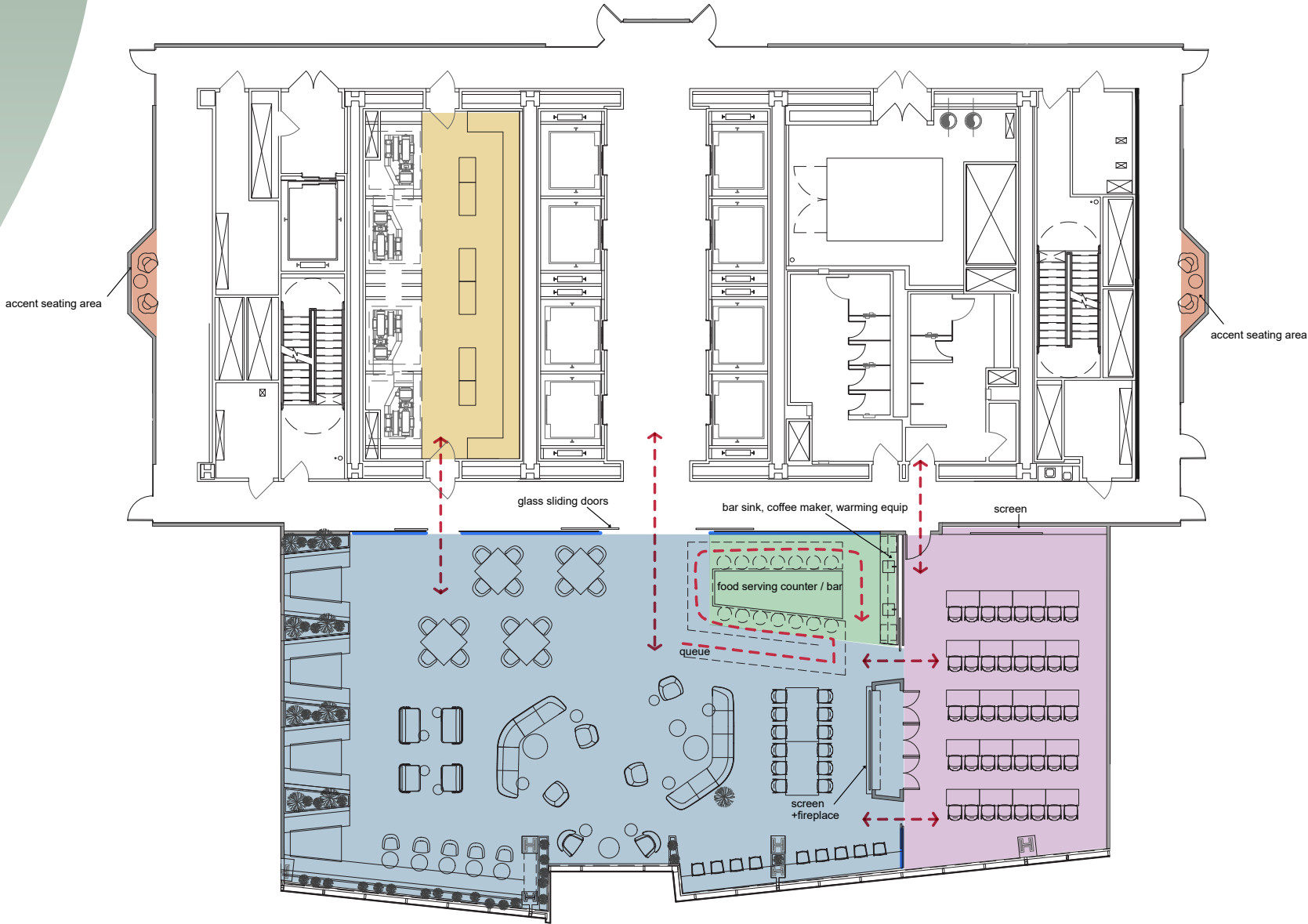
High Rise
10-18



You are more capable
than you know.



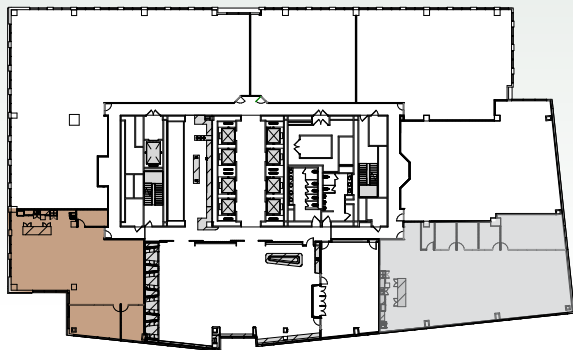
The Hudson Collaborative



- Lounge/Town Hall
- Grab N Go
- Corridor Accent Seating
- Glazing
- Fooda/Bar
- Conference/Seminar
- Spec Suites
- Circulation

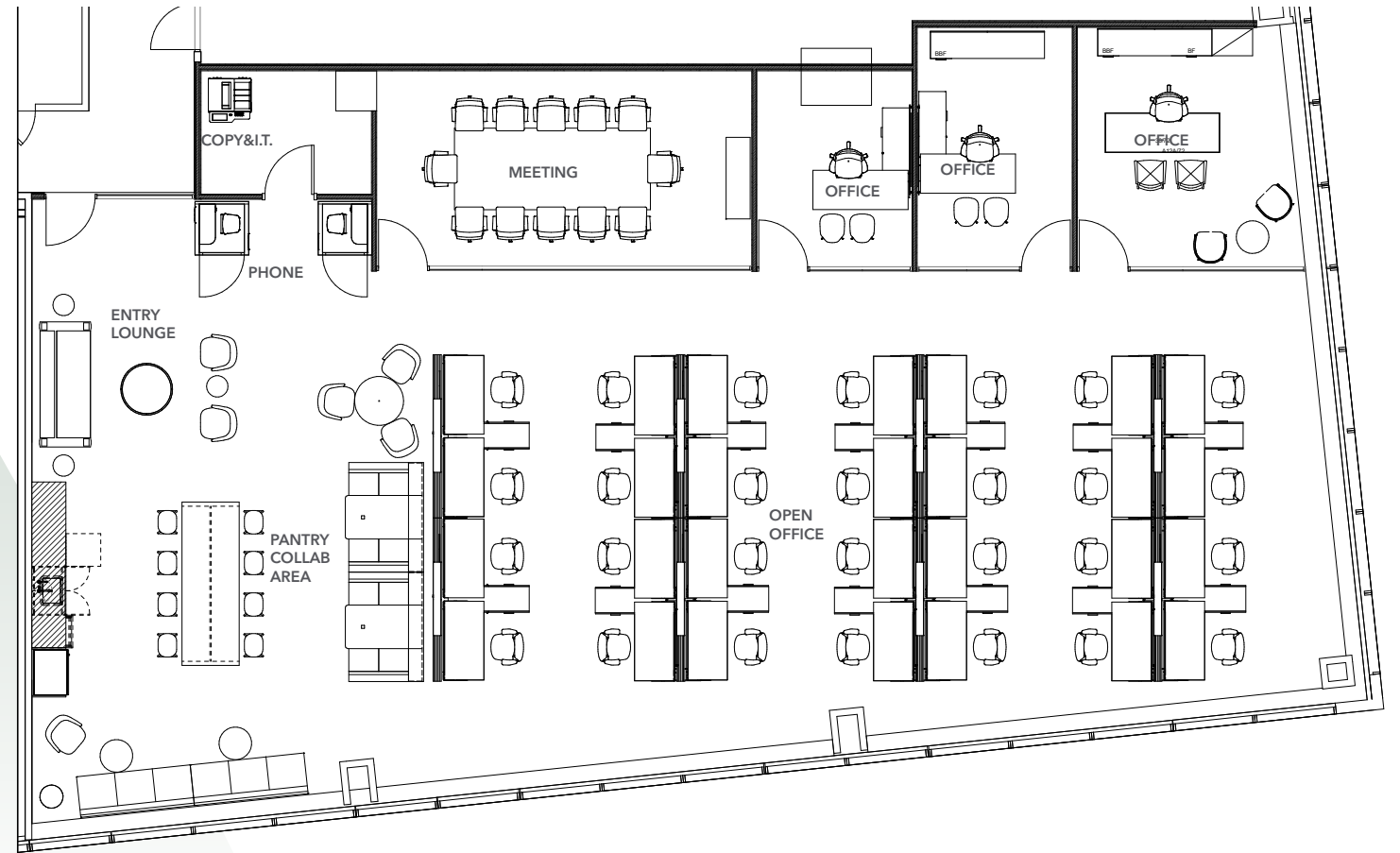
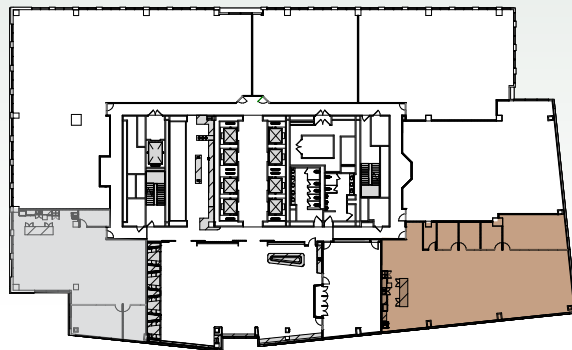
Pre-Built Suites

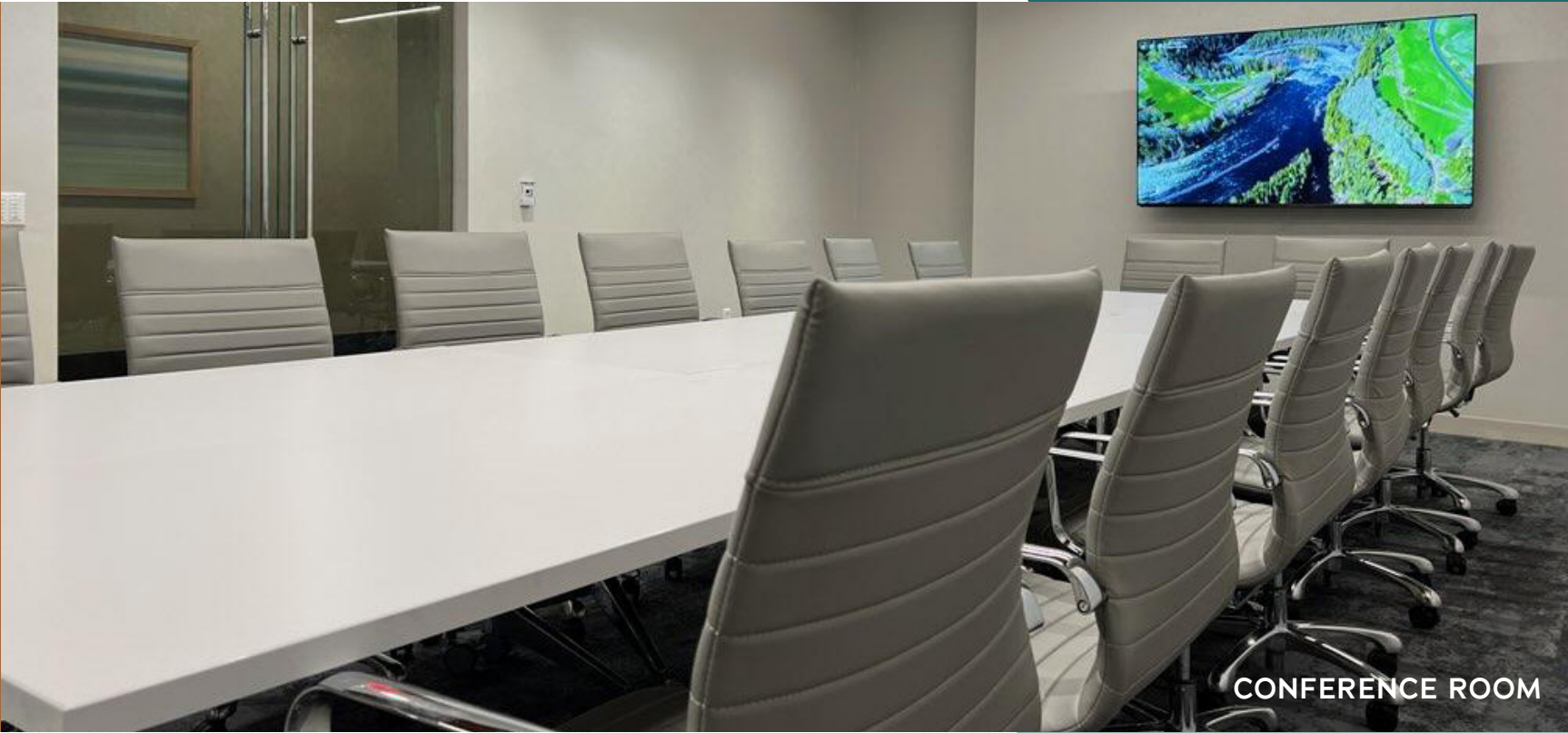
10TH FLOOR - SUITE 1006 TEST FIT
3,615 SF



Pre-Built Suites

10TH FLOOR - SUITE 1005 TEST FIT
5,144 SF





CONFERENCE ROOM



NORTH LOBBY

Exclusivity and Quality

3 Second Street provides tenants with a variety of on-site and local amenities



BIKE ROOM



SOUTH LOBBY

Building Features

- Class A Office Availability
- Located minutes from Lower Manhattan, just 7 minutes from the World Trade Center on the PATH train
- Convenient access to NY Penn Station, the Holland Tunnel, Newark Liberty International Airport, and Hoboken Terminal via NJ Transit trains and buses, NY Waterway ferries, and Amtrak
- One block from The Harborside Light Rail station connecting to Newport and Hoboken
- Abundant on-site surface parking
- Proximity to Citi Bike share stops
- Redesigned lobby with concierge services, new tenant lounge, large screen TV and Wi-Fi
- Surrounded by over 14,700 newly constructed residential units, top-rated restaurants, retail, and entertainment
- **Backup Power**
Featuring over 5,000 kW of emergency backup power for tenant data security and business continuity. Ample fiber and telecom connections are available from multiple providers including Verizon, AT&T, Lightpath, Cogent, RCN and Level 3.
- **Flood Barrier**
3 Second Street is built to withstand potential future flood events as all of the major mechanical and generator equipment is installed on either the mezzanine level at 20' above grade or in the rooftop penthouse. A rapidly deployable and reusable flood barrier system was installed in 2016. Tenant operations are safe, secure and can have N+2 redundancy, as needed.



Direct Access
to the Hudson River
Walkway

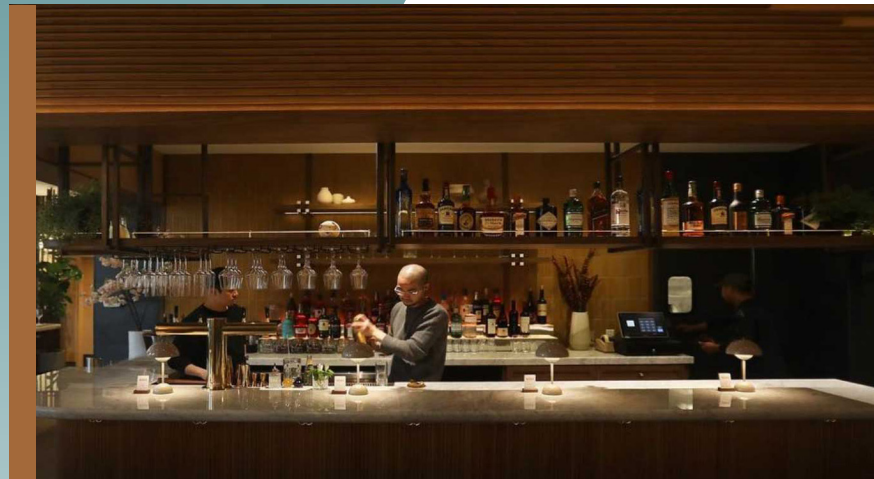


Fine Dining options
including ONDO

On-Site Fine Dining

ONDO JERSEY CITY

A contemporary Korean restaurant and bar serving traditional classics alongside new and exciting interpretations of Korean dishes. The design of the space respects Korean traditional aesthetics while bringing in contemporary modern elements to create a transitional dining experience.



HUDSON & CO.

Standing proudly at the heart of the building is upscale gastro-pub Hudson & Co., which offers a carefully curated menu of local delicacies set against a nautical backdrop with a rotating selection of over 100 craft beers, an interactive carvery, and a wood-fired oven.

Make Your Routine Remarkable

Whether traveling by train, bike or bus, 3 Second Street's Jersey City location at Harborside ensures a seamless trip to the office, while offering exceptional access to exciting amenities along the Hudson Waterfront to keep your average workday anything but routine.



6:30AM

HOP OFF THE TRAIN FOR A MORNING WORKOUT

After a trip into Jersey City, hop off the PATH train or Light Rail and enjoy a quick walk to F45, where you can start your day off right by breaking a sweat at an invigorating group fitness class.



8:30AM

A HEALTHY BREAKFAST AT THE OFFICE

Conveniently located on the 10th floor amenity lounge, the 3 Second Street grab-and-go mini market has coffee, breakfast food and quick pick-me-ups to help fuel your morning.



1:00PM

NEED AN AFTERNOON BREAK & QUICK BITE?

Take a short stroll along the Hudson River Waterfront walkway to soak in the fresh air, greenery and beautiful atmosphere before grabbing lunch from Hudson & Co.'s delicious menu of gastro pub favorites like fish, burgers, pasta or wood-fired pizza.



5:00PM

UNWIND WITH COWORKERS OVER HAPPY HOUR DRINKS

After clocking out for the day, head next door to the Smorgasbar outdoor beer garden for happy hour to unwind with coworkers over quality brews, food and beautiful NYC skyline views.



7:30PM

MEET UP WITH FRIENDS FOR DINNER IN JERSEY CITY

From the heart of the Hudson River Waterfront, take a quick walk over to meet friends for dinner at any of the area's hottest restaurants including sushi DOMODOMO or locally sourced Korean fare at Local.

Area Amenities

Work, exercise, eat, shop, and relax on-site at 3 Second Street and along the Hudson Waterfront!



HOTELS

1. The Holland Hotel
2. Courtyard by Marriott
3. The Westin Jersey City
4. Courtyard by Marriott-Jersey City
5. DoubleTree by Hilton
6. Sonesta Simply Suites Jersey City
7. Canopy by Hilton Arts District
8. Residence Inn by Marriott
9. Hyatt Regency on the Hudson
10. Hyatt House Jersey City

HEALTH CLUBS/GYMS

1. My Gym Jersey City
2. Newport Swim and Fitness Center
3. Club Metro USA
4. Orangetheory Fitness Jersey City
5. Solidcore
6. Jersey City Personal Training
7. Salvation Wellness
8. barre3 - Jersey City
9. Club Pilates
10. Wundabar
11. F45 Training Exchange Place
12. JCFit
13. Base
14. Spa Blue
15. Maximum Motion Fitness
16. Row House
17. om.Life

RESTAURANTS

1. Dunhuang (Coming Soon)
2. Blue Anchor (Coming Soon)
3. Chickie's
4. Dorrian's Red Hand
5. Raaz
6. Kura Revolving Sushi Bar

7. Chipotle
8. The Cheesecake Factory
9. Komegashi Too
10. Ruth's Chris Steak House
11. Los Cuernos
12. Battello
13. Fire & Oak - Jersey City
14. Villa Borghese III Restaurant, Sports Bar & Lounge
15. Casa De Lobo
16. Tacoria
17. Lokal Eatery & Bar
18. Hudson Hall
19. Taqueria Downtown
20. Hudson & Co
21. Lutze Eats
22. ONDO Jersey City
23. Blue's Roadside
24. DOMODOMO Jersey City
25. Bareburger
26. Boots & Bones
27. Peppercorn Station
28. Maggie's Farm Espresso
29. Duck Season
30. Shake Shack
31. Tidal Poke Co - Downtown
32. Whole Foods
33. District Kitchen
34. Salt+Seed
35. Ani Ramen House
36. Little Sushi Shop
37. Porto Leggero
38. Hudson's Grill
39. Pizza Vita
40. District Kitchen
41. Razza
42. Chipotle
43. &pizza - Jersey City
44. Vu
45. Liberty Prime Steakhouse

46. Cava
47. Taste Of North China
48. East Hana JC
49. Pizzeria Las Americas
50. Amiya
51. City Diner
52. Buddy's Jc
53. Iron Monkey
54. Rooftop at Exchange Place
55. Honshu
56. Sweetgreen
57. Greene Hook
58. Rumi Turkish Grill
59. Maman
60. Satis Bistro
61. Semicolon Cafe
62. One Two Cup Cafe
63. Tino's Artisan Pizza
64. sam a.m
65. Light Horse Tavern
66. Amelia's Bistro
67. Speedy's Burgers & Bowls
68. Sky Thai
69. Bistro La Source
70. Krispy PizzaSpeedy's

ARTS & ENTERTAINMENT

1. Hamilton Park
2. Newport Centre
3. AMC Newport Centre 11
4. Art House Productions
5. Performing Arts Workshop
6. Nimbus Arts Center
7. J Owen Grundy Park
8. MORA - Art Museum

Transportation

Located just minutes from Lower Manhattan, 3 Second Street at Harborside is a premier Class A office destination at the heart of the Hudson Waterfront in Jersey City.



TRANSIT/SUBWAY

| | DRIVE | WALK |
|--|-------|-------|
| Harborside Financial Center Transit Stop | 2 min | 4 min |
| Harismus Cove Transit Stop (22nd St) | 2 min | 4 min |
| Exchange Place Transit Stop (Hoboken-W) | 2 min | 4 min |
| Exchange Place Transit Stop (22nd St) | 2 min | 4 min |
| Pavonia/Newport Transit Stop (Hoboken) | 2 min | 4 min |



COMMUTER RAIL

| | DRIVE | WALK |
|--------------------------------------|--------|------|
| Hoboken Terminal Commuter Rail | 6 min | - |
| New York Penn Station (NJT) Commuter | 20 min | - |
| Amtrak Newark Penn | 35 min | - |
| Amtrak New York Penn | 30 min | - |



AIRPORT

| | DRIVE | WALK |
|---------------------------------------|--------|------|
| Newark Liberty International Airport | 16 min | - |
| La Guardia Airport | 30 min | - |
| John F. Kennedy International Airport | 41 min | - |



The Hudson Collaborative

VIEW LOOKING EAST

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