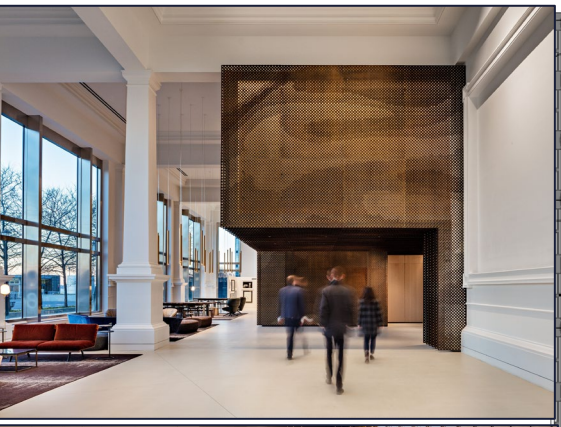
# NEW TO MARKET

## SUBLEASE | 51,824 SF

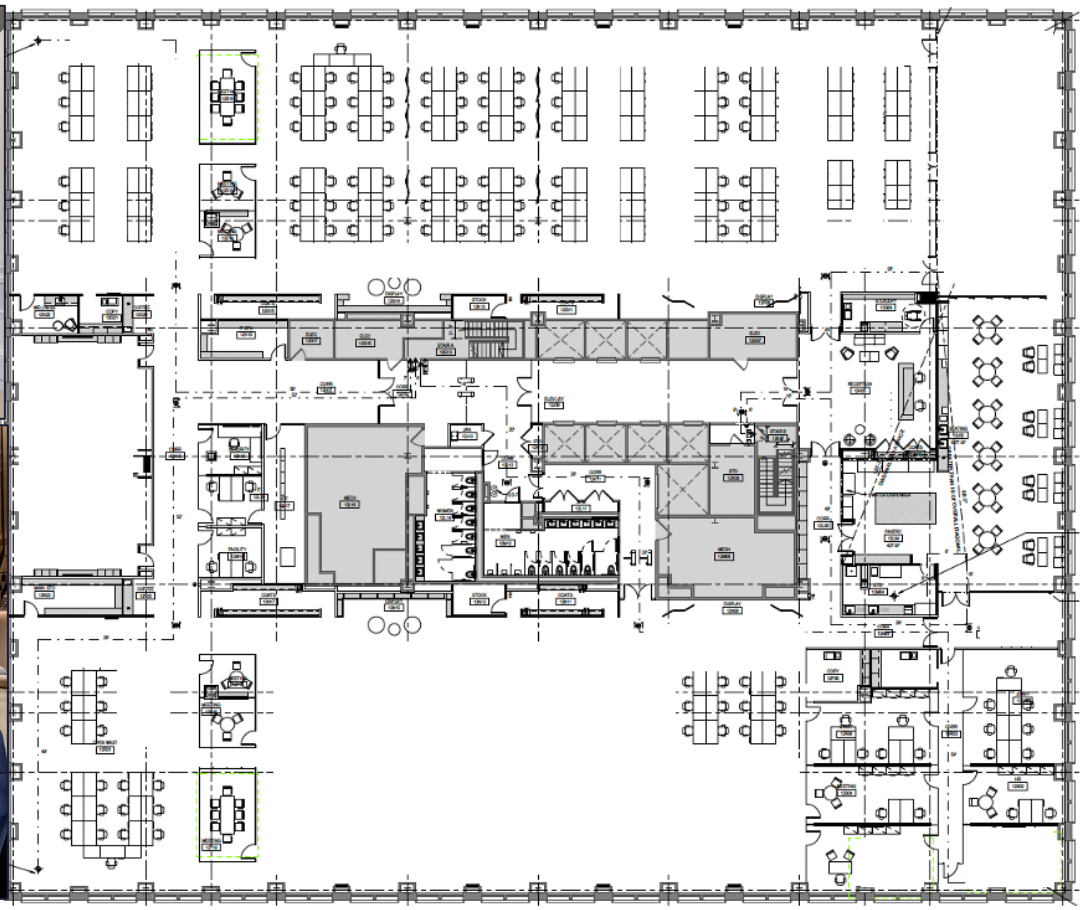
# 70 HUDSON



# 12TH FLOOR
# 51,824 RSF
## AGGRESSIVE PRICING







# KEY FEATURES

ENTIRE 12TH FLOOR 51,824 RSF

AVAILABLE IMMEDIATELY

UNOBSTRUCTED NYC SKYLINE VIEWS

SUBLEASE TERM THROUGH 10/31/2029

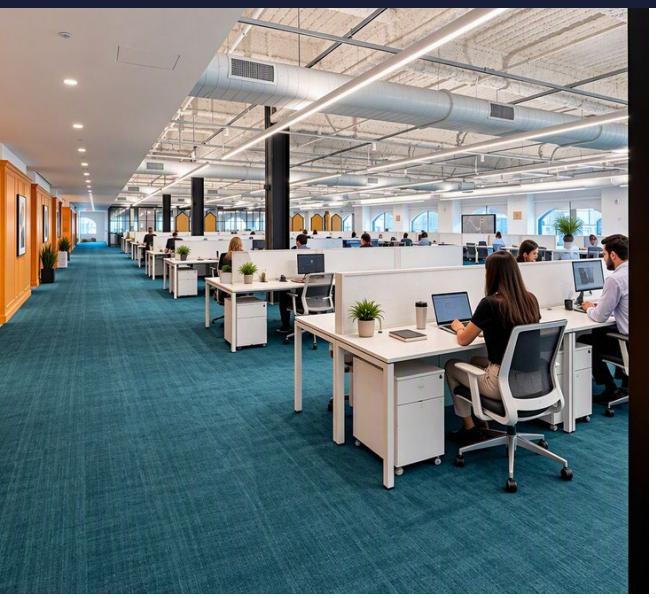
BACKUP GENERATOR CAPACITY AVAILABLE

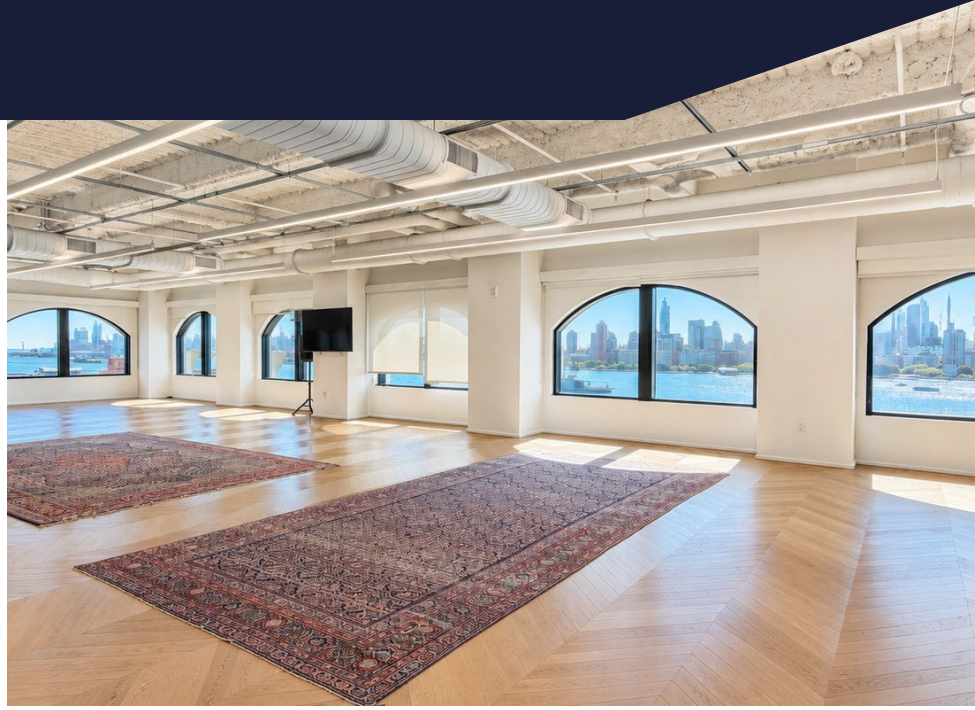
BUILT AND PARTIALLY FURNISHED

CLASS A BUILDING

COVERED TENANT GARAGE PARKING

# SUITE PHOTOS











# NEIGHBORHOOD



**93**
**WALK SCORE**

**81**
**TRANSIT SCORE**

Step outside and find walkways, green space and waterfront on one side, and coffee, restaurants, shopping and hotels on the other.



# WATERFRONT & DINING



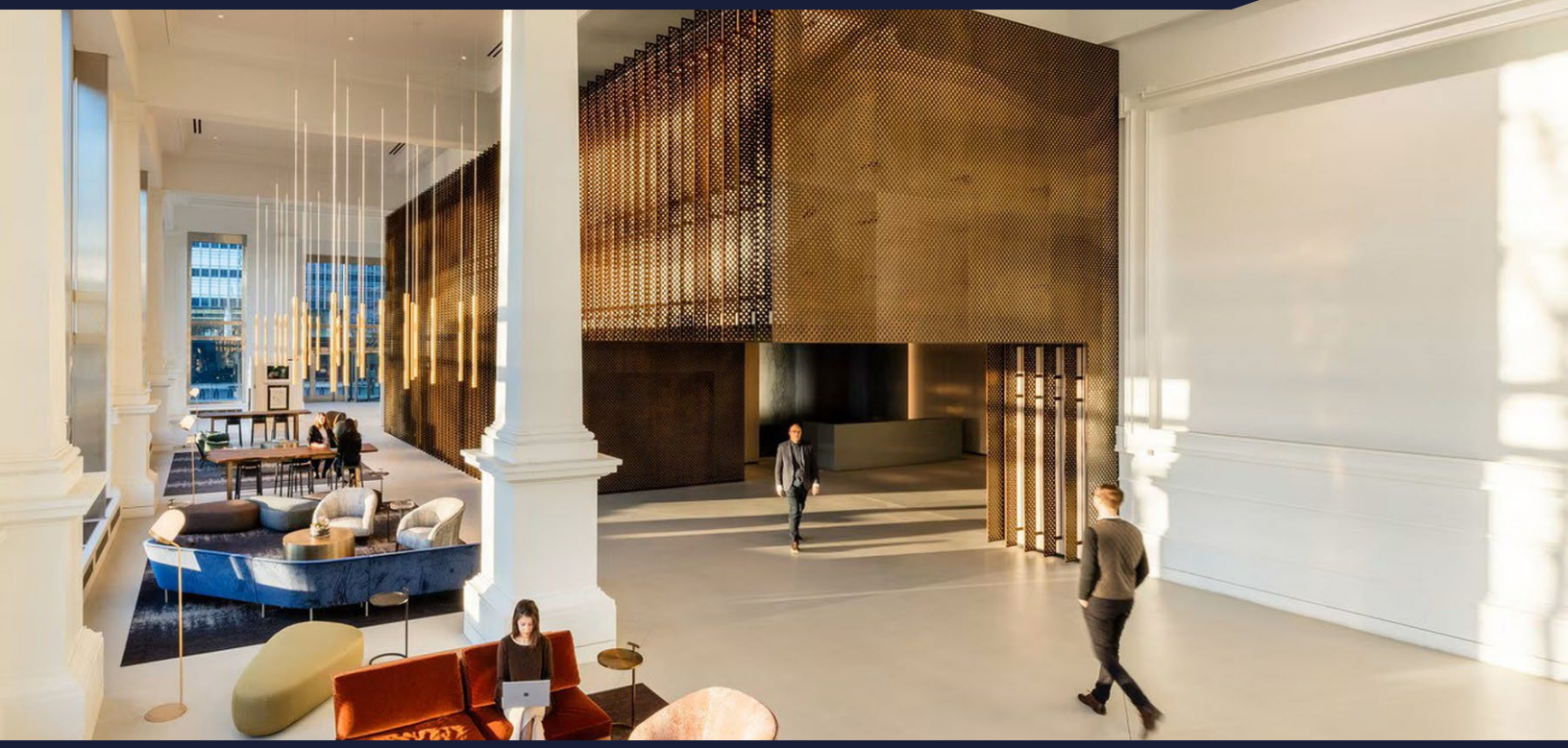







Waterfront dining, hotels and parks sit minutes from the lobby door.

# BUILDING HIGHLIGHTS



**51,000 SF**
FLOOR PLATE

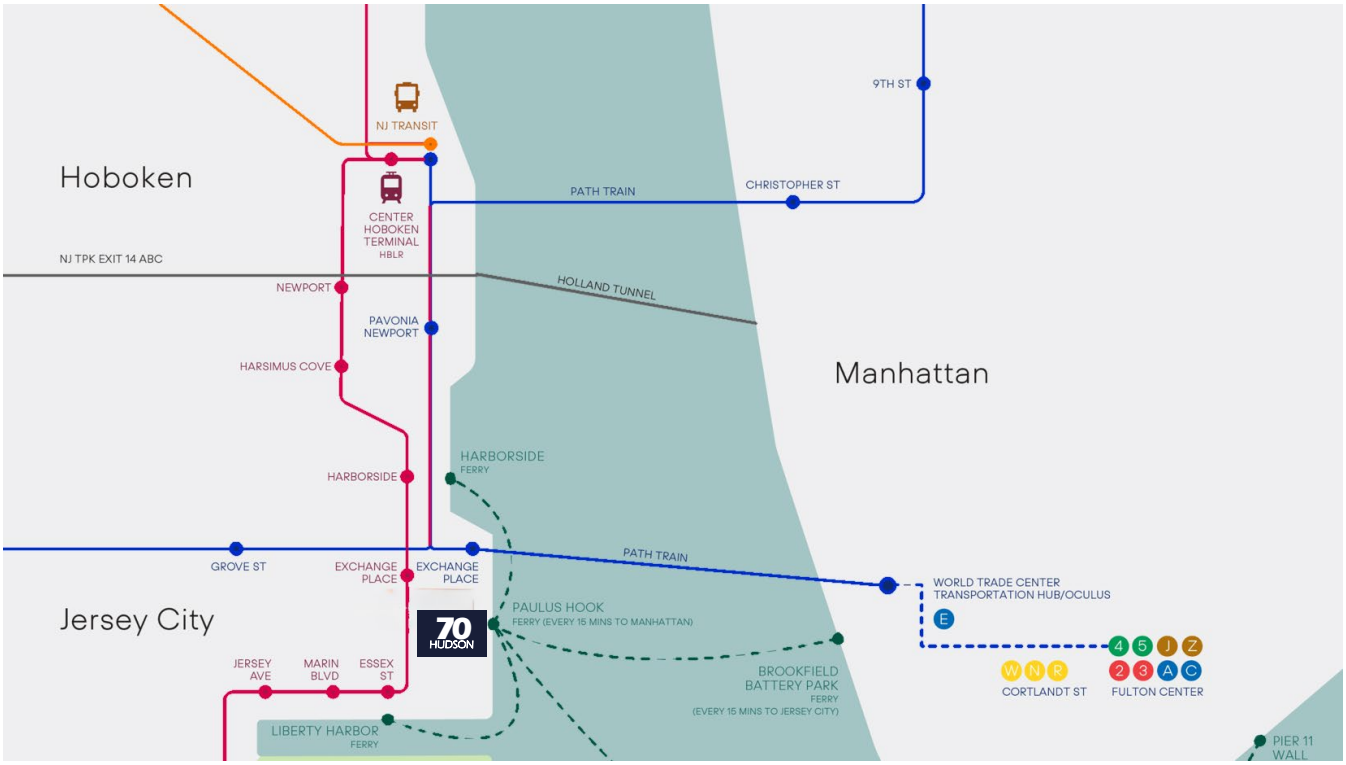
**12-STORY**
CLASS A BUILDING

**13' 3"**
SLAB-TO-SLAB

## BUILDING FEATURES

- State-of-the-art lobby design
- Expansive NYC views
- Steps from the PATH, Hudson-Bergen Light Rail and NY Waterway Ferry
- Robust infrastructure: 4 – 800 kW backup generators
- Private tenant parking garage
- Outdoor seating area

# CONNECTED:
# MINUTES TO MANHATTAN




### WALK TIMES

| | |
|---|---|
| EXCHANGE PLACE PATH | 2 MIN WALK |
| HUDSON-BERGEN LIGHT RAIL | 2 MIN WALK |
| NY WATERWAY FERRY | 2 MIN WALK |
| PARKING GARAGE | ON SITE |

### DRIVE TIMES

| | |
|---|---|
| WORLD FINANCIAL CENTER | 25 MIN |
| MIDTOWN | 35 MIN |
| HOBOKEN | 15 MIN |
| NEWARK | 25 MIN |
| NEWARK AIRPORT | 25 MIN |

# GETTING HERE

PATH + HUDSON-BERGEN LIGHT RAIL 2 MIN WALK

WATERFRONT DINING AND HOTELS

10 MINUTES TO WORLD FINANCIAL CENTER

NY WATERWAY FERRY 5 MINUTE WALK

# LEASING CONTACTS




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