

# BUILDING SPECIFICATIONS

Location	Bay Street between Provost Road and Marin Boulevard
Year Built	1908
Architect	Howard Chapman
Building Size	203,000 SF
Floors	9 plus penthouse, mezzanine, 1 below-grade
Construction	Concrete
Renovations	Residential conversion - 2005; ground floor retail conversion - 2009
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	14'
Column Spacing	10'
Elevators	4 passenger, 2 freight
HVAC	Heat pump, cooling tower, space heaters in commercial spaces, tenant-controlled package units in residential spaces
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Fire alarm system with command station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key fob access, closed-circuit cameras
Building Hours	24/7 residential, 7am-7pm commercial
Telecom Providers	Nextel, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Municipal Incentives	N/A
Transportation	Yellow and red line PATH trains from Grove Station. The Hudson-Bergen Light Rail stops nearby at Harsimus Cove Light Rail Station. Travel to the World Financial Center or Midtown from the Harborside Ferry Terminal
Amenities (Neighborhood)	Hyatt Regency Jersey City on the Hudson, Bucket and Bay Gelato, Departed Soles Brewing Co, Hertz and Budget car rentals, the Warehouse Cafe for organic tea and coffee paired with panini, ShopRite grocery store. New York Sports Club
Building Website	<a href="http://www.150baystreet.com">www.150baystreet.com</a>