

95 COLUMBUS



The neighborhood buzz around **95 COLUMBUS** can be felt day and night, which has made it one of the hottest areas in the region, with numerous residential, retail, and cultural projects surrounding the **GROVE STREET NEIGHBORHOOD.**

INTRO	OVERVIEW	TRANSIT	NEIGHBORHOOD	BUILDING	FLOORPLANS	SPECIFICATIONS	MANAGEMENT	CONTACT
02	04	05	08	11	18	24	26	27



# JERSEY CITY, NJ

# DISCOVER A NEW VIEW

Downtown Jersey City is a place that offers a dynamic mix of **iconic HISTORY** and an ever-changing **contemporary CULTURE**, with **direct ACCESS** to New York City. 95 Columbus offers **spectacular VIEWS** of downtown Manhattan and the most **attractive LOCATION** in the Grove Street neighborhood of Jersey City.



VIEW FROM THE 15TH  
FLOOR OF 95 COLUMBUS

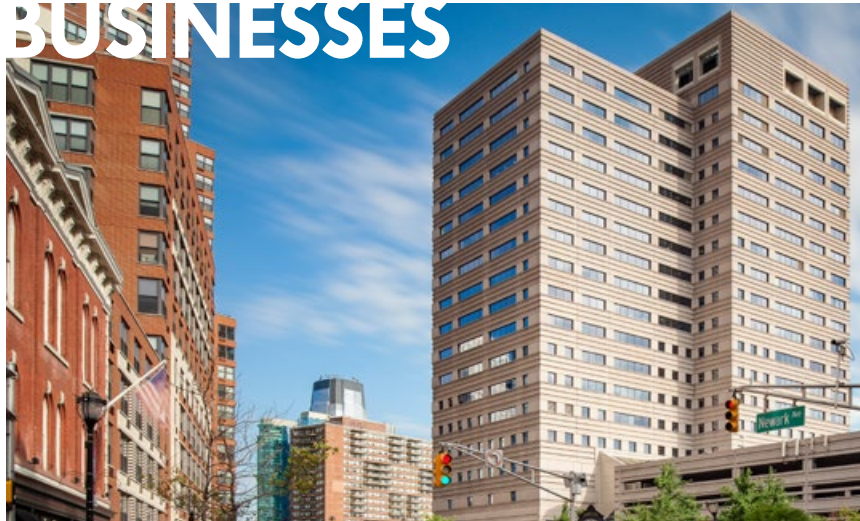
# HISTORY



# ARTISTS



# BUSINESSES



95 COLUMBUS

# DAYTIME STROLLS



# NIGHTTIME SOUL



# LOCAL FLAVORS



# MURALS



# THE ULTIMATE TIMESAVER



## PATH:

Entrance adjacent to building with one train access to Lower & Midtown Manhattan



## PRIVATE CAR/BIKE PARKING:

Space for 500 vehicles with quick access to Holland Tunnel, I-78 & the NJ Turnpike along with ample bike parking & private lobby entrance



## HUDSON/BERGEN LIGHT RAIL:

10 minute walk



## NY WATERWAY FERRY PAULUS HOOK:

10 minute walk



## BUS STOP:

Across the street at Grove Street Station



## CITI BIKES:

Across the street at Grove Street Station

# NO UMBRELLA NO PROBLEM

PATH train entrance at your front door



+ Grove Street Station provides direct one train access to **LOWER MANHATTAN** via World Trade Center and **MIDTOWN MANHATTAN** via 33rd St.

# SIMPLE COMMUTE

Multiple modes of transit access steps from 95 Columbus makes commuting an easy choice.



## PATH TRAINS

- NEWARK TO WORLD TRADE CENTER
- JOURNAL SQUARE TO 33RD STREET
- HOBOKEN TO WORLD TRADE CENTER
- HOBOKEN TO 33RD STREET
- ☆ DIRECT ROUTES FROM 95 COLUMBUS TO MIDTOWN & DOWNTOWN MANHATTAN



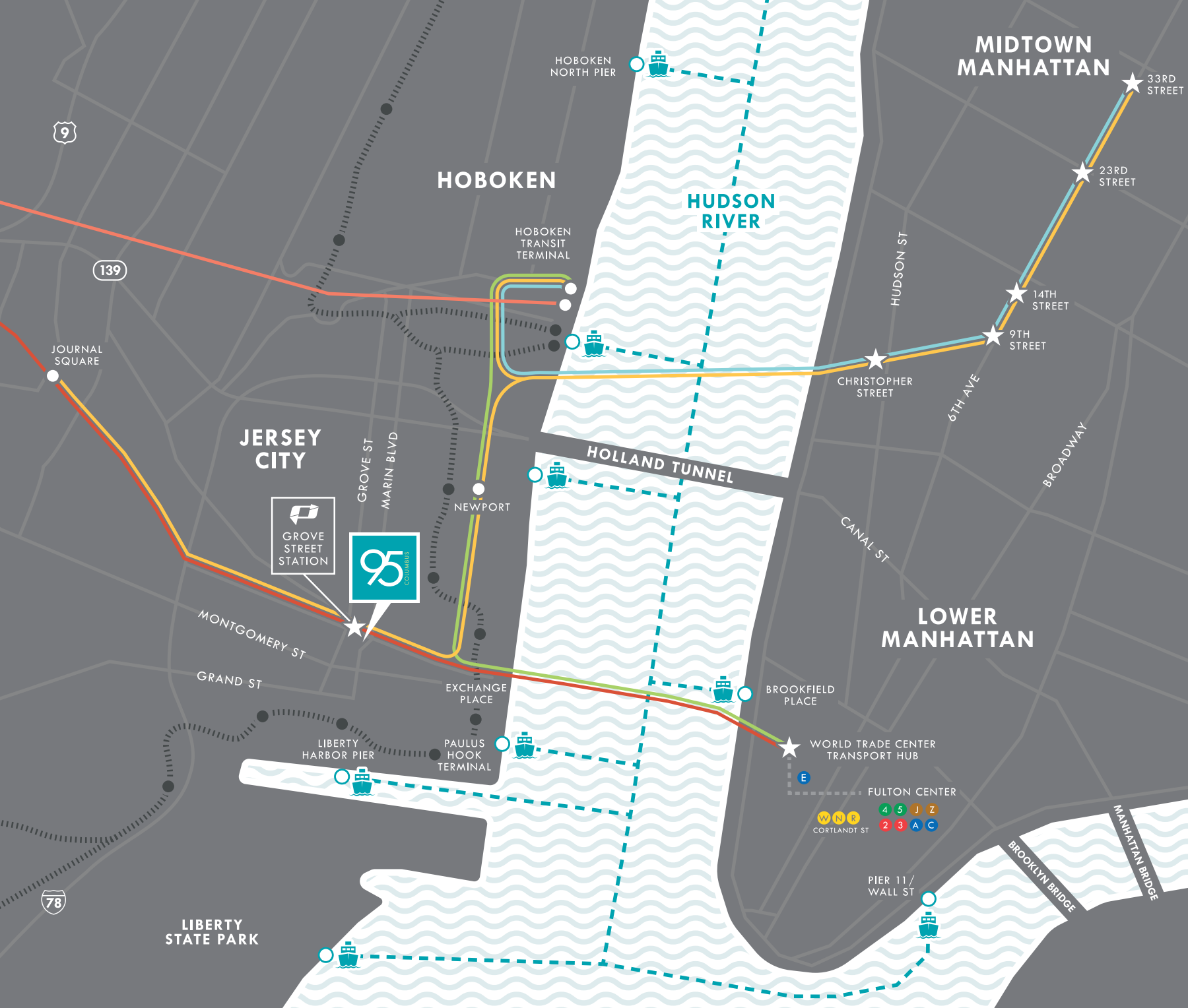
## MINUTES TO/FROM GROVE ST:

- 7 WORLD TRADE CENTER
- 6 HOBOKEN
- 19 33RD STREET
- 4 JOURNAL SQUARE

— NJ TRANSIT COMMUTER RAIL

- - - FERRY LINE

||||| HUDSON-BERGEN LIGHT RAIL





# THE LOCAL RUNDOWN

Class A office building in the middle of NJ's most vibrant neighborhood.

95 COLUMBUS



48+ RESTAURANTS

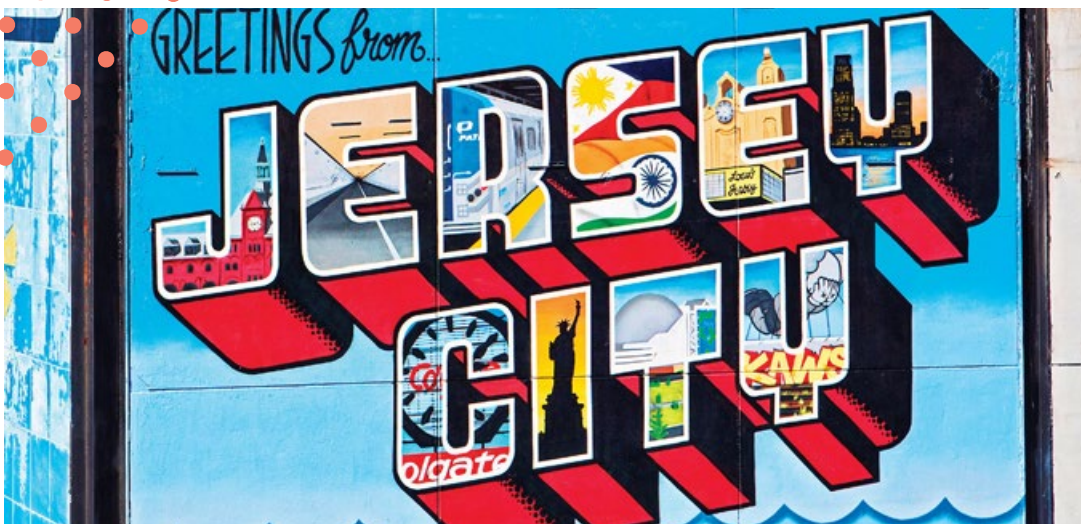
12 FITNESS

22 RETAILERS

All located within 7 minutes of 95 Columbus.

# ARTS AND CULTURE

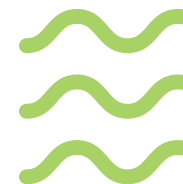
Jersey City is one of the most culturally diverse cities in the nation and with that comes an extremely vibrant arts and culture scene. Over 21-square miles of art exhibits, performances, installations, curated tours, special events, 140+ murals and more to explore. It is a unique hub of creativity, bursting with energy.





# ARRIVE & THRIVE

95 Columbus's fully updated entrance and lobby welcomes tenants and their guests with abundant natural light, complete automated digital access, enhanced 24-hour manned security along with communal amenity spaces. All focused to promote health and wellness and foster productivity and efficiency throughout your workday.



EXPANSIVE NEW LOBBY  
WITH GENEROUS  
CIRCULATION AREAS

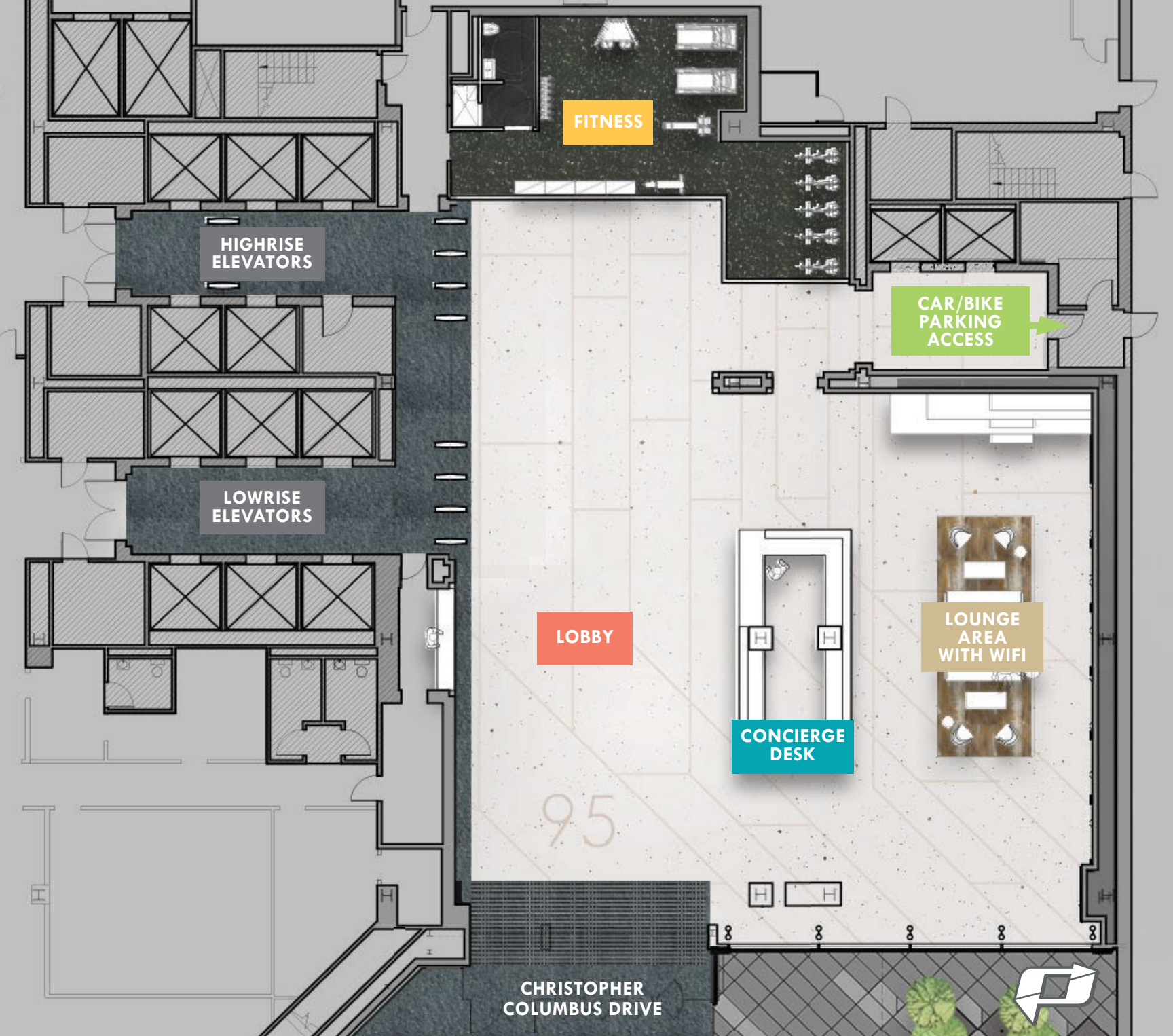


ENHANCED SECURITY AND  
COMPLETE DIGITAL ACCESS BOOSTS  
EFFICIENCY AND PRODUCTIVITY



# GROUND FLOOR

## LOBBY PLAN

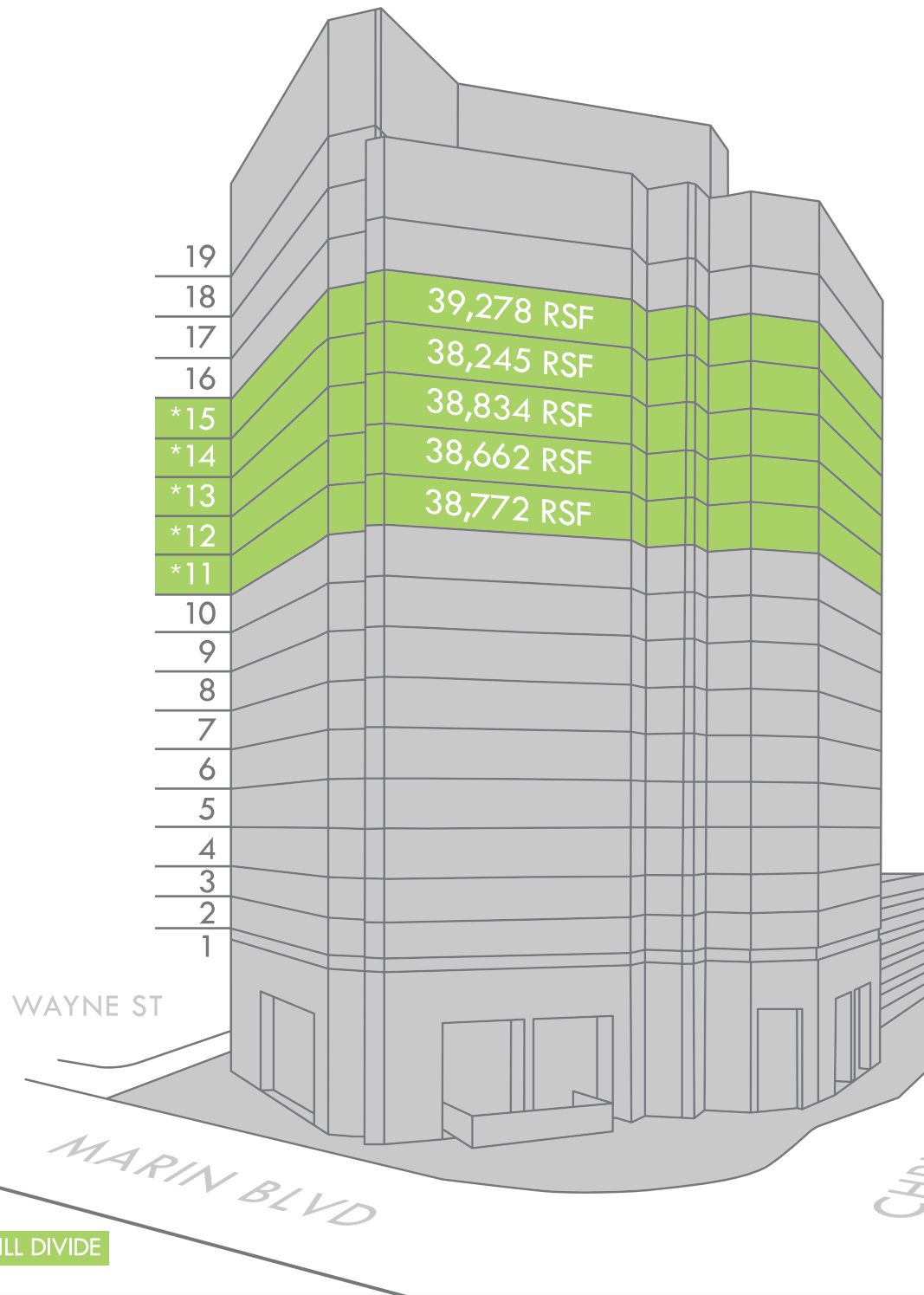


# ONSITE AMENITIES

- + One of the largest private parking garages in Jersey City, attached to the building, offers 500 parking spaces and direct lobby access.





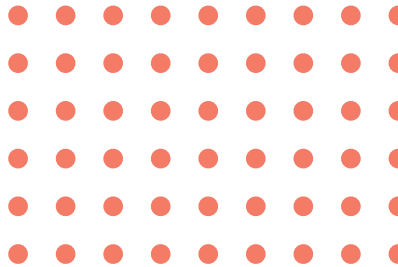


\* WILL DIVIDE

# SPACE TO SPREAD OUT

AVAILABLE SPACE RANGING FROM  
**38,000 SF TO 194,000 SF**  
FLOORS 11-15

VIRTUAL TOUR (FLOOR 15)



# TYPICAL FLOOR PLAN

15TH FLOOR  
39,278 RSF

MARIN BLVD  
MANHATTAN VIEW



CHRISTOPHER COLUMBUS DR



# OFFICE INTENSIVE

WAYNE ST  
STATUE OF LIBERTY VIEW

MARIN BLVD  
MANHATTAN VIEW

GROVE ST  
NEW JERSEY VIEW

CHRISTOPHER COLUMBUS DR

LEGEND	
TYPE	QTY
OFFICES	
PARTNER OFFICE	2
EXECUTIVE OFFICE	15
TYPICAL OFFICE (WINDOW)	14
INTERIOR OFFICE	20
WORKSTATIONS	
WORKSTATIONS	83
CUBE WORKSTATIONS	17
COLLABORATION	
BOARD ROOM	1
LARGE CONFERENCE (10-14 PPL)	1
MEDIUM CONFERENCE (6-8 PPL)	9
SMALL CONFERENCE (4 PPL)	0
INTERVIEW ROOM	3
PHONE ROOM	6
QUIET ROOM	2
HUDDLE ROOM	3
FOCUS ROOM	2
OPEN COLLAB AREA	4
AMENITIES	
PANTRY/LOUNGE	1
COFFEE BAR	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	2
COPY/PRINT STATION	1
COPY/PRINT/MAIL ROOM	1
COAT CLOSET	1
FILE ROOM	1
STORAGE CLOSET	1
TOTAL	
HEAD COUNT	152
RSF	39,278
RSF/PERSON	258



HIGH DENSITY
OFFICE
OPEN

LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	17
WORKSTATIONS	
WORKSTATIONS	289
COLLABORATION	
BOARDROOM (20-24 PPL)	1
LARGE CONFERENCE (10-14 PPL)	1
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	0
HUDDLE ROOM	0
PHONE ROOM	11
MEDIASCAPE	1
INFORMAL MEETING	4
OPEN COLLAB AREA	6
AMENITIES	
PANTRY/LOUNGE	1
COFFEE BAR	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	1
MOTHER'S ROOM	1
MAIL ROOM	1
WORKROOM	1
IDF	0
COPY ROOM	2
COAT CLOSET	3
STORAGE ROOM	1
TOTAL	
HEAD COUNT	307
RSF	39,278
RSF/PERSON	127

MARIN BLVD  
MANHATTAN VIEW



WAYNE ST  
STATUE OF LIBERTY VIEW

GROVE ST  
NEW JERSEY VIEW

CHRISTOPHER COLUMBUS DR



LIGHT DENSITY

OFFICE

OPEN

LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	17
WORKSTATIONS	
WORKSTATIONS (6X8)	140
COLLABORATION	
LARGE CONFERENCE (10-14 PPL)	2
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	0
HUDDLE ROOM	0
PHONE ROOM	9
MEDIASCAPE	1
INFORMAL MEETING	2
OPEN COLLAB AREA	9
AMENITIES	
PANTRY	1
COFFEE BAR	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	1
MOTHER'S ROOM	1
MAIL ROOM	1
WORKROOM	1
IDF	0
COPY ROOM	2
COAT CLOSET	5
STORAGE ROOM	2
TOTAL	
HEAD COUNT	158
RSF	39,278
RSF/PERSON	255

MARIN BLVD  
MANHATTAN VIEW



ALL EMPLOYEE SEATING COMPLIES WITH  
RECOMMENDED 6 FOOT SPACING.

CHRISTOPHER COLUMBUS DR



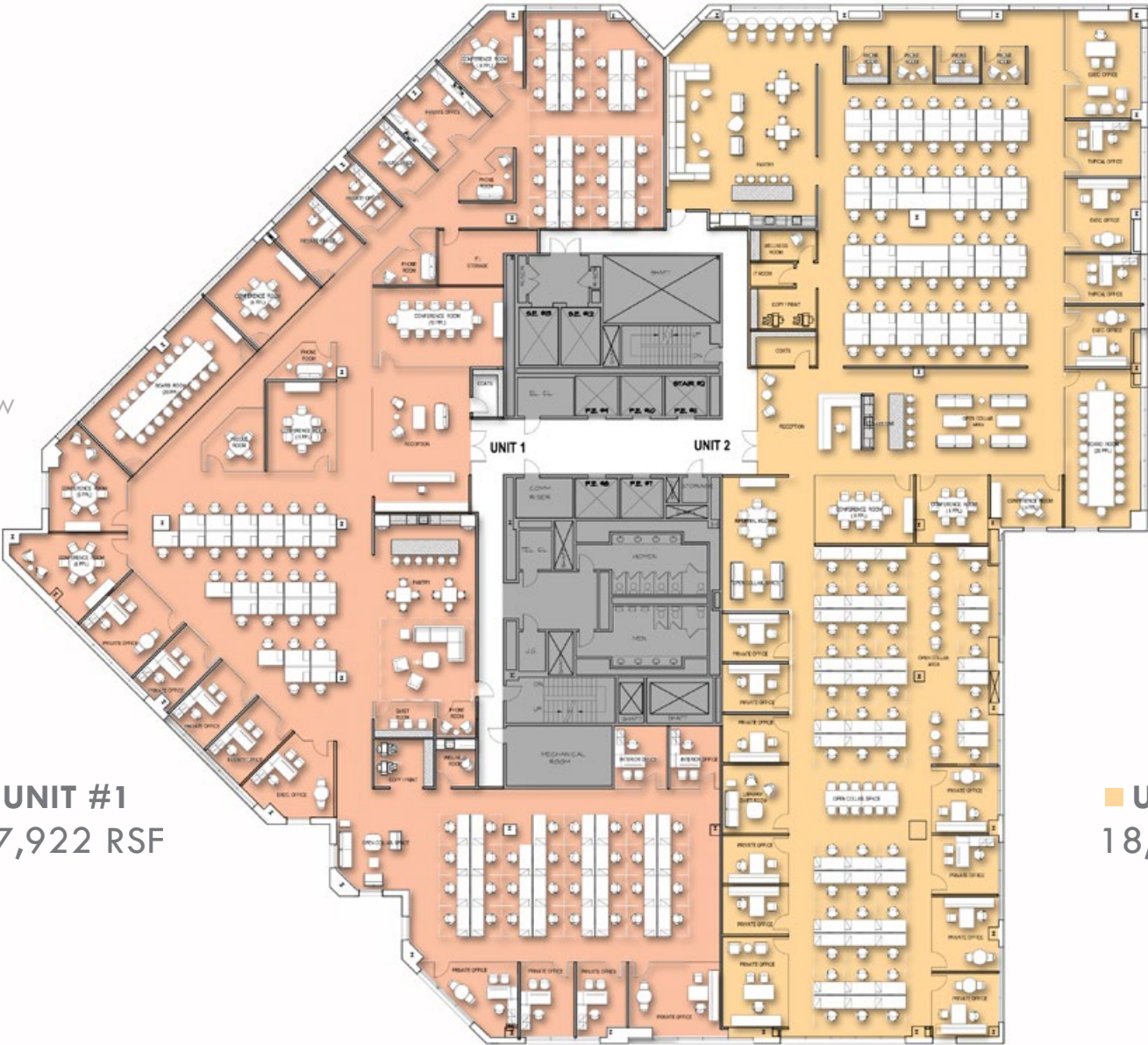
# OFFICE 2 TENANTS

WAYNE ST  
STATUE OF LIBERTY VIEW

LEGEND	UNIT #1	#2
TYPE	QTY	QTY
OFFICES		
PRIVATE OFFICE	15	15
WORKSTATIONS		
WORKSTATIONS	80	98
COLLABORATION		
BOARD ROOM (20 PPL)	1	1
LARGE CONFERENCE (10-12 PPL)	1	0
MEDIUM CONFERENCE (6-8 PPL)	5	2
SMALL CONFERENCE (4 PPL)	0	1
PHONE ROOM	4	4
LIBRARY/QUIET ROOM	1	1
HUDDLE ROOM	1	1
INFORMAL MEETING	0	1
OPEN COLLAB AREA	1	4
AMENITIES		
PANTRY/LOUNGE	1	1
COFFEE BAR	0	1
SUPPORT & STORAGE		
RECEPTION	1	1
IT ROOM	1	1
STORAGE ROOM	1	0
WELLNESS ROOM	1	1
COPY/PRINT STATION	1	1
COAT CLOSET	1	1
TOTAL		
HEAD COUNT	96	114
RSF	17,922	18,132
RSF/PERSON	186	159

MARIN BLVD  
MANHATTAN VIEW

UNIT #1  
17,922 RSF



GROVE ST  
NEW JERSEY VIEW

UNIT #2  
18,132 RSF

CHRISTOPHER COLUMBUS DR



# OFFICE 3 TENANTS

WAYNE ST  
STATUE OF LIBERTY VIEW

UNIT #2  
10,301 RSF

GROVE ST  
NEW JERSEY VIEW

LEGEND	UNIT #1	#2	#3
TYPE	QTY	QTY	QTY
OFFICES			
PRIVATE OFFICE	7	7	15
WORKSTATIONS			
WORKSTATIONS	116	59	78
COLLABORATION			
BOARDROOM (20-24 PPL)	0	0	0
LARGE CONFERENCE (10-14 PPL)	1	1	1
MEDIUM CONFERENCE (6-8 PPL)	3	3	2
SMALL CONFERENCE (4 PPL)	0	1	0
HUDDLE ROOM	0	0	2
PHONE ROOM	4	2	2
MEDIASCAPE	0	0	0
INFORMAL MEETING	1	0	0
OPEN COLLAB AREA	7	1	1
AMENITIES			
PANTRY/LOUNGE	1	1	1
COFFEE BAR	0	0	0
SUPPORT & STORAGE			
RECEPTION	1	1	1
IT ROOM	1	1	1
WELLNESS ROOM	1	1	1
MOTHER'S ROOM	0	0	0
MAIL ROOM	1	0	0
WORKROOM	0	0	0
IDF	0	0	0
COPY ROOM	1	1	1
COAT CLOSET	1	1	1
STORAGE ROOM	1	1	1
TOTAL			
HEAD COUNT	124	67	79
RSF	16,619	10,301	9,133
RSF/PERSON	134	153	115

MARIN BLVD  
MANHATTAN VIEW

UNIT #1  
16,619 RSF

UNIT #3  
9,133 RSF



CHRISTOPHER COLUMBUS DR



# CREATIVE OPTION

WAYNE ST  
STATUE OF LIBERTY VIEW

MARIN BLVD  
MANHATTAN VIEW

GROVE ST  
NEW JERSEY VIEW

CHRISTOPHER COLUMBUS DR

LEGEND	
TYPE	QTY
OFFICES	
PRIVATE OFFICE	22
WORKSTATIONS	
WORKSTATIONS	200
COLLABORATION	
BOARDROOM (20-24 PPL)	1
LARGE CONFERENCE (10-14 PPL)	0
MEDIUM CONFERENCE (6-8 PPL)	8
SMALL CONFERENCE (4 PPL)	1
Huddle Room	2
Phone Room	9
Mediascape	2
Informal Meeting	1
Open Collab Area	11
AMENITIES	
Pantry/Lounge	1
Coffee Bar	1
SUPPORT & STORAGE	
RECEPTION	1
IT Room	1
Wellness Room	1
Mother's Room	1
Mail Room	1
Workroom	1
IDF	0
Copy Room	2
Coat Room	2
Storage Room	1
TOTAL	
HEAD COUNT	223
RSF	39,278
RSF/PERSON	176



# BUILDING SPECIFICATIONS

MEASUREMENT STANDARD:	REBNY
AVG. FLOOR SIZE:	37,235 SF
RENTABLE SF:	Office building 629,772 SF (includes retail in garage)
GROSS SF:	673,843 SF Gross building area
LOSS FACTOR:	20% full floor
TYPICAL OFFICE BAY SIZE:	30' x 45'; 30' x 40' and 30'x15'
FLOOR LEVELS & HEIGHT:	Steel frame with composite concrete Steel deck floors on piles and concrete caps and grade beams 13'6" finished slab to finished slab 13' ¾" finished floor to underside of deck 11' finished floor to underside of steel beam
FLOOR LOAD RATING:	Live floor load 100 lbs per SF
PARKING	Attached six-story parking structure accommodating 497 parking spaces
ELECTRICAL:	480/277V, 3 phase, 4 wire from utility company vaults constructed under the sidewalk adjacent to the building loading dock on Wayne Street near Marin. The electric service equipment consists of four 4,000 ampere switchboards, and facilities exist to provide for the addition for two more 4,000 ampere switchboards. The Switchgear room is on the lobby level in the hallway adjacent to the loading dock.  Building tenant has installed a third service from the utility company. As of this date that service has not been energized. The building is fed from two substations - Newport and Hoboken.  Public Service Electric and Gas Company (PSE&G) 80 Park Plaza, Newark, New Jersey 07101

## PLUG AND PLAY DATA CENTER FOR TENANT'S USE

- On-site, Full Service, Global Data Center Provider (QTS – NYSE)
- Fully redundant Power, Data and Cooling to Service Tenant's Data Infrastructure
- Market leader in data latency
- Nine (9) separate data carriers on site.
- 24 / 7 Staffing by Certified Data Technicians
- Best in Class Technology and Security Practices
- Fully Insured

## AWARDS

- LEED GOLD Certification 2019
- BOMA 360 Performance Building
- Wired Score Platinum 2016 – 2020
- Energy Star Certified 2010 – 2020
- MAC Region TOBY 2013  
*(The Building of the Year Mid Atlantic Region)*
- BOMA NJ Grand TOBY 2012  
*(Highest Point Earner in all Submittals)*
- Two-Time BOMA NJ TOBY Award Winner  
*(Prior to CPT Ownership)*
- Green Cleaning Since 2011

# BUILDING SPECIFICATIONS

ENERGY MANAGEMENT:	Johnson Controls Building Management Systems Metasys Model installed in 2015 by Johnson Controls. DDC controls with head end in engineering offices on the mezzanine floor. Fire system integrated.
HVAC SYSTEM AIR DISTRIBUTION SYSTEM:	Cooling and air conditioning for the building is being supplied by four built-up air handling units. The air handling units are located in the penthouse and mezzanine level mechanical rooms. Two of the air handling units are equipped with two supply air fans, two return air fans, and chilled water coils. The other two units are each with one supply fan, one return fan and chilled water coil. Each supply air fan was designed to supply approximately 100,00 CFM. The air handling units were designed to supply 2/3 and 1/3 portions of each floor. Each AHU is a variable air volume system utilizing VFD's for airflow adjustment. Conditioned air is delivered via galvanized supply ductwork to VAV units and parallel fan powered boxes located above the ceiling. From the VAV units the air is supplied to ceiling mounted diffusers. Return air pathways are via above-ceiling plenums to the AHU's.
BOILERS:	No boiler in the building. The domestic hot water supply is generated using electric hot water heaters, one per three floors.
CHILLERS:	Two Trane 800 ton electric motor driven water cooled centrifugal chillers. A modernization project was completed by Trane in 2012. The chillers utilize centrifugal compressors charged with R-11 refrigerant. Primary equipment is located in the lower level mechanical penthouse.
LOADING DOCK:	Three secured loading docks 12.5' x 42' with street level access. 7:00 AM – 6:00 PM deliveries at other times must be prearranged. Access between loading dock and freight elevator is a 6' wide corridor, 40 lineal feet.  Two dock levelers 5' x 9' are available.
VERTICAL TRANSPORTATION:	Thirteen electric 3,500 lb capacity, two hydraulic. Two of the electric are freight elevators with a 6,000 lb capacity. Cars 1 - 6 (low rise) of the passenger elevators are behind the turnstile access system of the first tenant and are solely for their use. Cars 7 and 8 (hi rise) are behind the turnstile access system of a second tenant and are solely for their use. Cars 9 – 11 (hi rise) are for multi-tenant use but after hours are controlled by a separate access system. There are also two hydraulic elevators for parking garage only. All are OTIS Elevator Equipment and a full maintenance agreement is in place with OTIS. There are two elevator machine rooms, one in the penthouse on the 19th floor, the other is on the 12th floor or the crossover floor.

# OWNERSHIP & PROPERTY MANAGEMENT

Columbia Property Trust creates value through owning, operating and developing Class-A office buildings in high-barrier U.S. office markets, primarily New York, San Francisco, Washington, D.C. and Boston. The Columbia team is deeply experienced in transactions, asset management and repositioning, leasing, development, and property management, and it employs these competencies to grow value across its high-quality, well-leased portfolio of owned and managed assets, as well as approximately eight million square feet of assets under management for private investors and third parties.

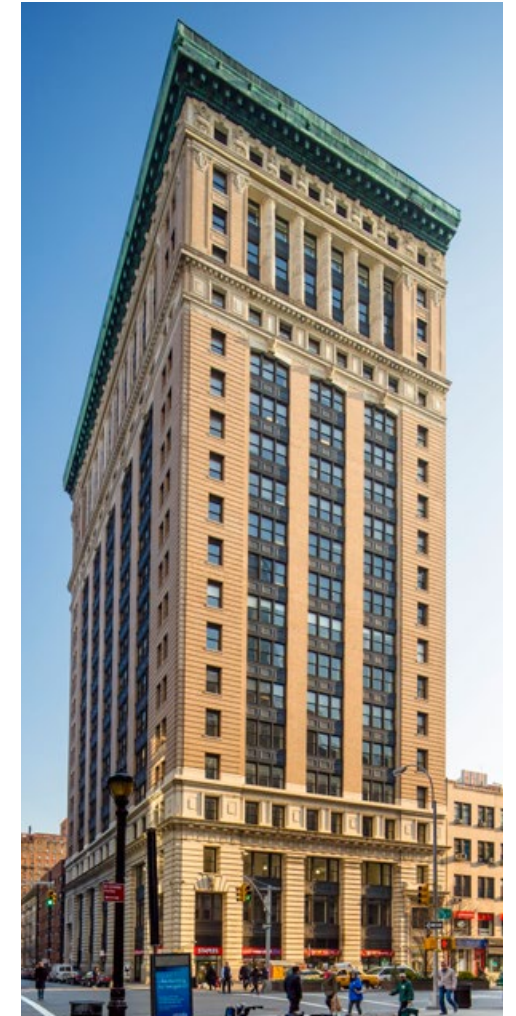
As an owner/operator, Columbia strives to maximize returns through proactive management, creative leasing and value-enhancing capital improvements, positioning its buildings to be competitive within the top tier of their markets and thereby driving strong rental rates and high occupancy. Columbia also pursues select development opportunities in its target markets and its funds under management, to enhance value and growth in its portfolio.

Columbia is listed on the New York Stock Exchange under the ticker symbol “CXP” and carries an investment-grade rating from both Moody’s and Standard & Poor’s.

For more information, please visit [www.columbia.reit](http://www.columbia.reit).



799 BROADWAY



315 PARK AVE SOUTH



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