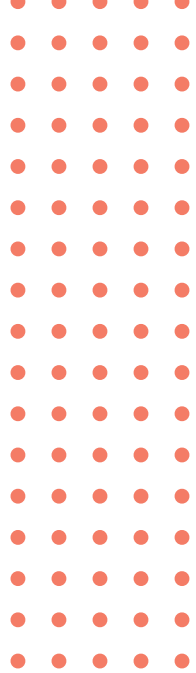


95 COLUMBUS



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	06	09	11	18	27	29	30



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

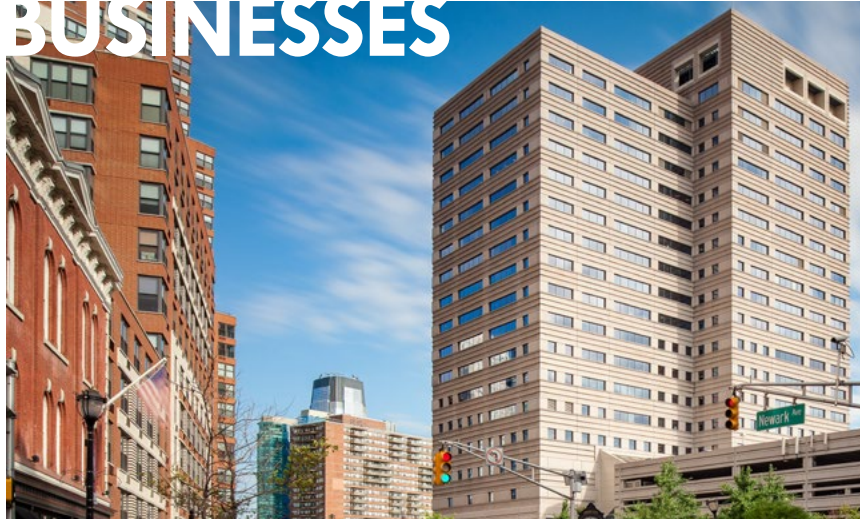
HISTORY



ARTISTS



BUSINESSES



95 COLUMBUS

DAYTIME STROLLS



NIGHTTIME SOUL



LOCAL FLAVORS



MURALS

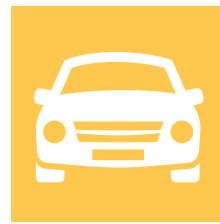


THE ULTIMATE TIMESAVER



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



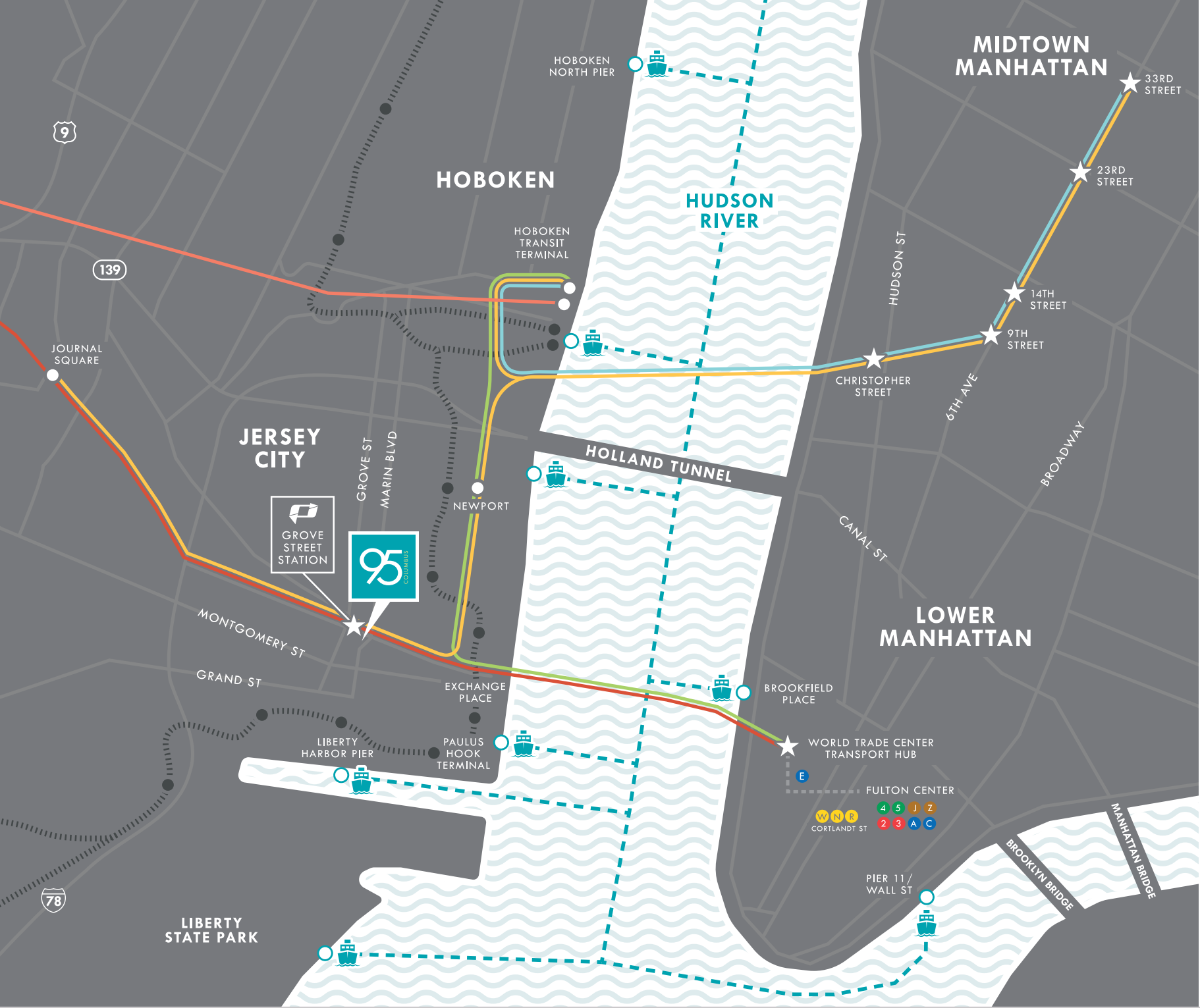
CITI BIKES:

Across the street at Grove Street Station

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

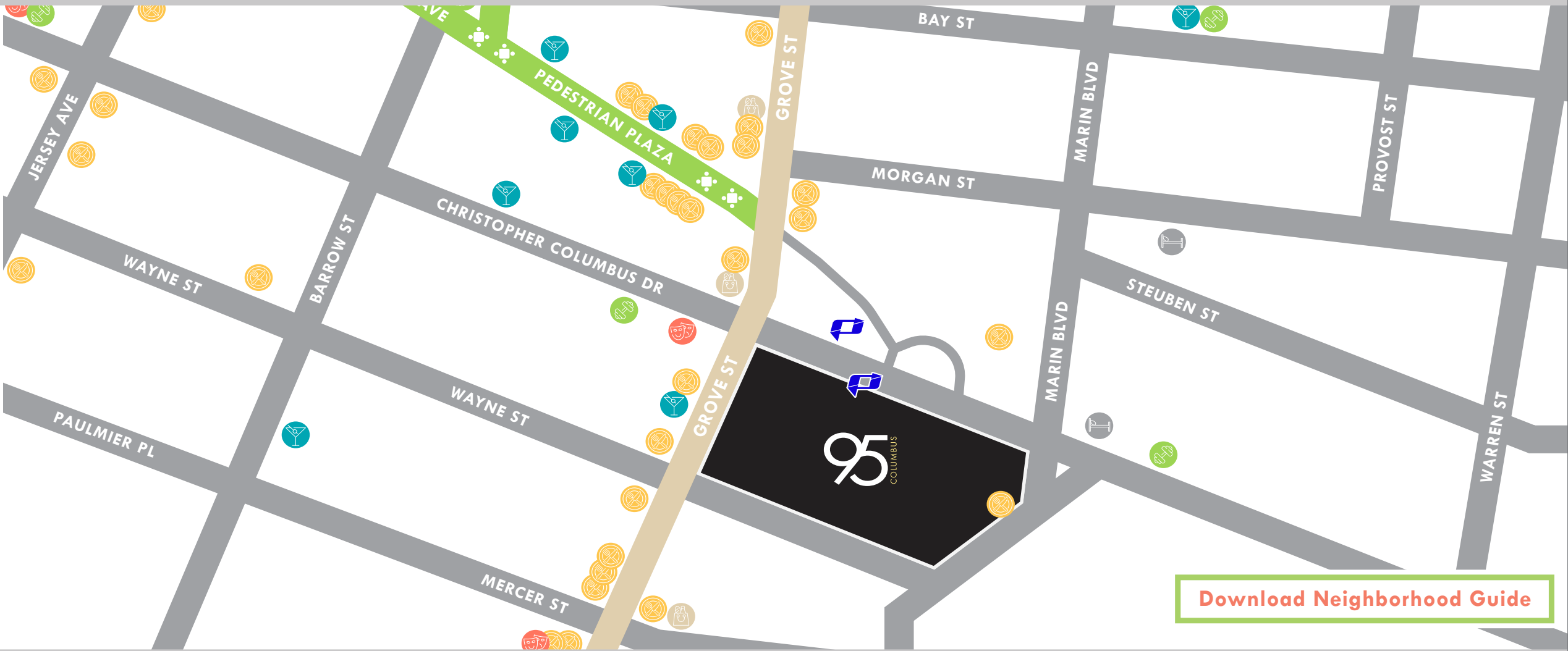
- NJ TRANSIT COMMUTER RAIL
- FERRY LINE
- HUDSON-BERGEN LIGHT RAIL



THE LOCAL RUNDOWN

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

95 COLUMBUS



 **40+**
RESTAURANTS

 **10+**
BARS/LOUNGES

 **8+**
ART GALLERIES

 **10+**
GYMS

 **10+**
RETAIL SHOPS

 **5+**
PLACES TO STAY

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

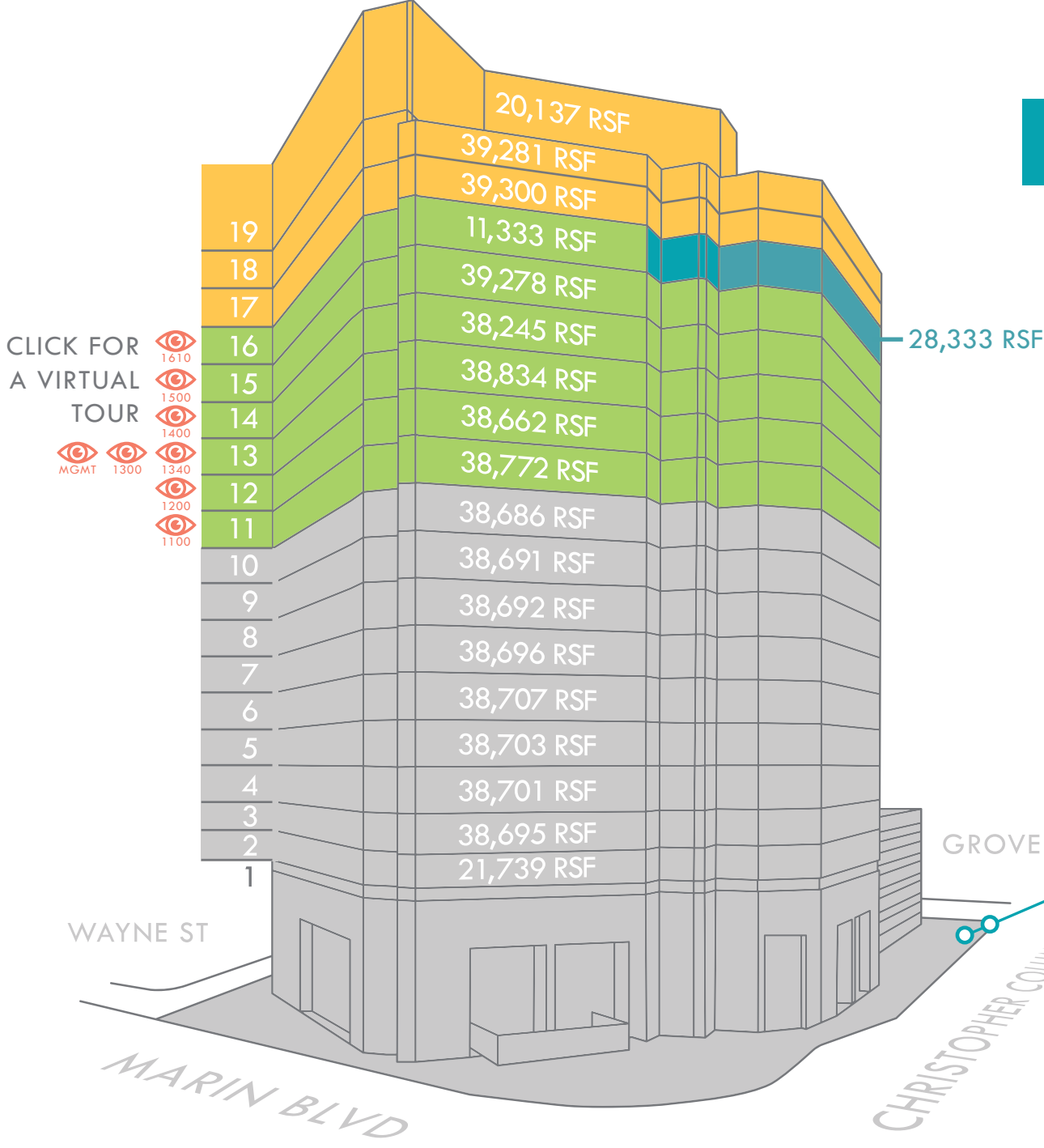
[SEE ALL AVAILABILITIES](#)

ONSITE AMENITIES

- + An attached 500 space indoor parking garage as well as a newly constructed bike room with shower facilities directly connect to the lobby.







SPACE TO SPREAD OUT

AVAILABLE SPACE RANGING FROM 11,000 RSF TO 205,000 RSF FLOORS 11-16

SEE ALL AVAILABILITES

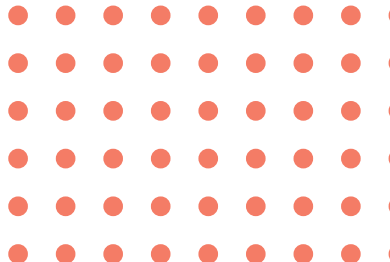


GROVE ST

Q3 2026

POSSESSION IMMEDIATE

POSSESSION ARRANGED



TYPICAL FLOOR PLAN

15TH FLOOR
39,278 RSF

[VIEW LISTING](#)

MARIN BLVD
MANHATTAN VIEW



GROVE ST
NEW JERSEY VIEW

CHRISTOPHER COLUMBUS DR



16TH FLOOR FLOOR PLAN

PARTIAL 16TH FLOOR
AVAILABLE IMMEDIATELY

11,333 RSF

VIEW LISTING

- LARGE CONFERENCE ROOM
- 3 MID-SIZE CONFERENCE ROOMS
- 2 PRIVATE HUDDLE ROOMS
- OPEN PANTRY WITH SEATING
- 3 PRIVATE OFFICES
- 4 COMMUNAL SEATING AREAS
- OPEN WORKSTATIONS
- PRIVATE LOCKERS

MARIN BLVD
MANHATTAN VIEW

WAYNE ST
STATUE OF LIBERTY VIEW

GROVE ST
NEW JERSEY 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

ALL EMPLOYEE SEATING COMPLIES WITH
RECOMMENDED 6 FOOT SPACING.



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

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 #2
10,301 RSF

GROVE ST
NEW JERSEY VIEW

UNIT #3
9,133 RSF

WAYNE ST
STATUE OF LIBERTY VIEW

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
- BOMA 360 Performance Building

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 is a world-class developer, owner, and manager of premier real estate in New York City, New Jersey, Boston, Washington D.C., and San Francisco. Columbia's vertically integrated team and capabilities provide a strategic platform to create and grow value across the existing portfolio and to find opportunity in today's marketplace.

For more information, please visit www.columbia.reit.



TERMINAL WAREHOUSE



229 W. 43RD STREET



315 PARK AVE SOUTH



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