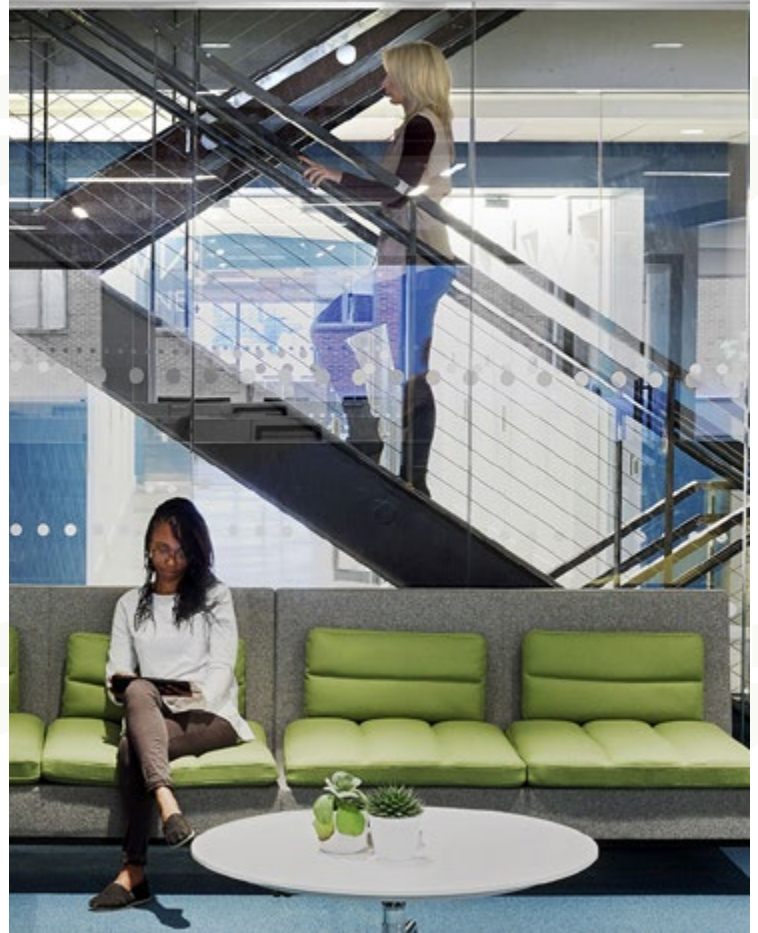


111

River Street

HOBOKEN



**Interconnected two-floor,
fully furnished
sublease in Hoboken's
Waterfront Office Park**

**Up to 93,426 SF of prime
sublease space with
access to private café
through 2033**



An unrivaled opportunity on the New Jersey Waterfront

Highlights *at a glance*



Internal staircase connecting floors 5 and 6



Located **one block** from Hoboken Terminal, NJ Transit, PATH, NJ Light Rail and Ferries



Both floors are **plug-and-play**, fully furnished with Steelcase furniture



Trophy Building on the Hudson River with Spectacular **NYC Skyline Views**



Private cafeteria on Floor 2, offering access to a perspective sub-tenant



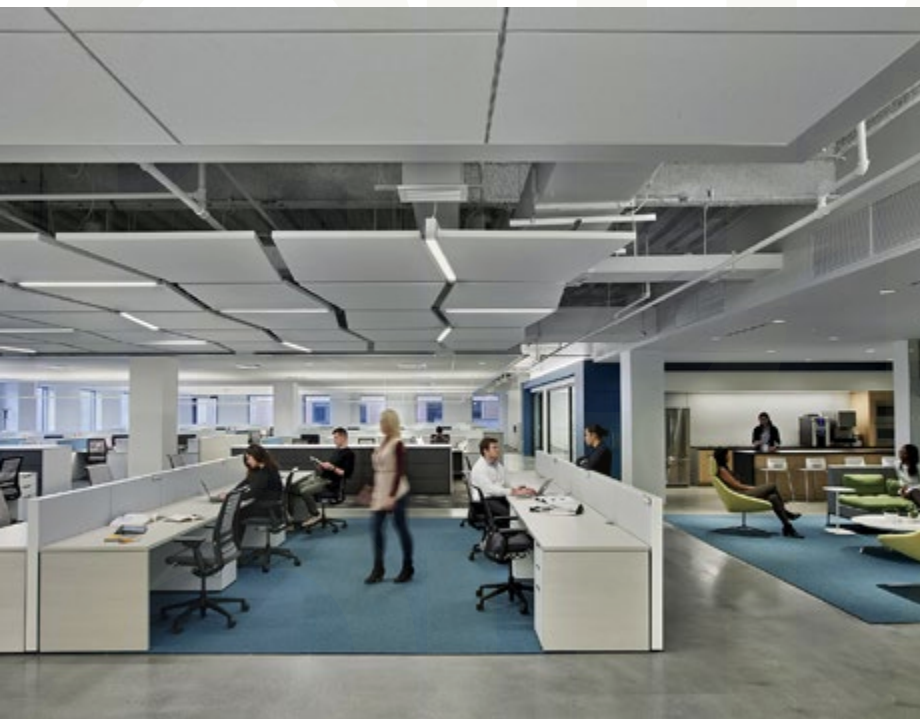
Flexible term length - available through **March 2033**



Set up shop in a Trophy Waterfront Property

Property highlights

- Developed by SJP Properties
- Waterfront Corporate Center offers mixed-use buildings with views of the New York City skyline
- Notable tenants: Walmart, Newell, EY, Unilever and Marsh & McLennan
- Over 2,500 employees work in Waterfront Corporate Center



Building specs

- Total SF: 570,341 SF
- Stories: 13
- Class: A
- Year Built: 2002
- Renovation 2024 (Lobby)
- Walk Score®: Walker's Paradise (98)
- Transit Score®: Excellent Transit (8)

Hoboken's Illustrious Amenities

Just Beyond Your Door

Explore restaurants, bars, cafes and more – all located within the Waterfront Corporate Center

Wonder

Wicked Wolf
TAVERN



HALIFAX



THE
LOLA

CHASE

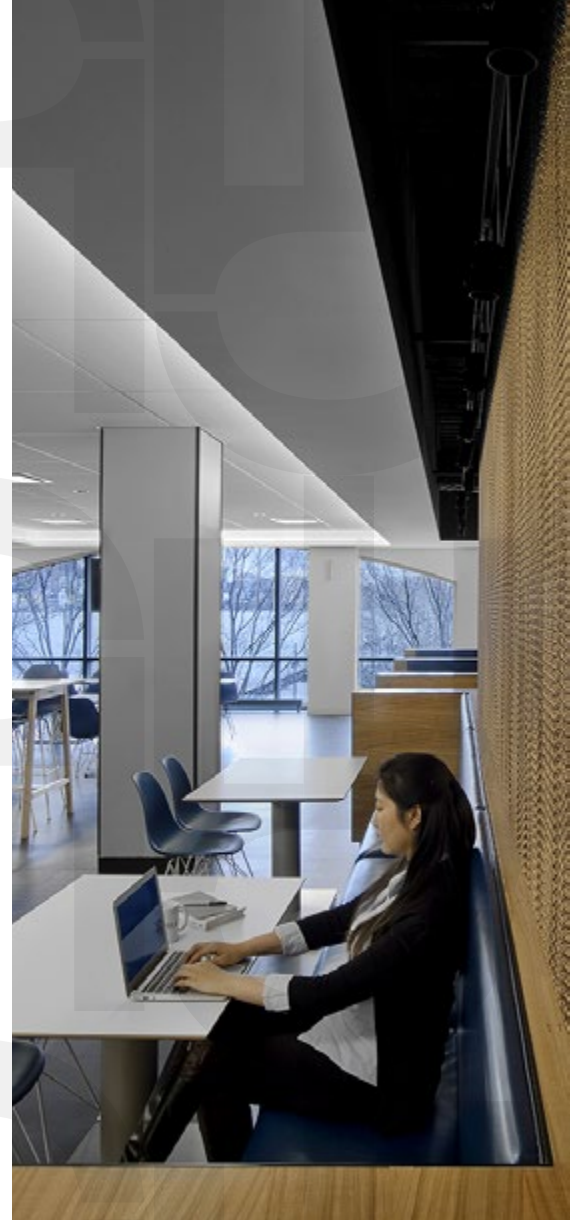


6th floor
46,713 SF

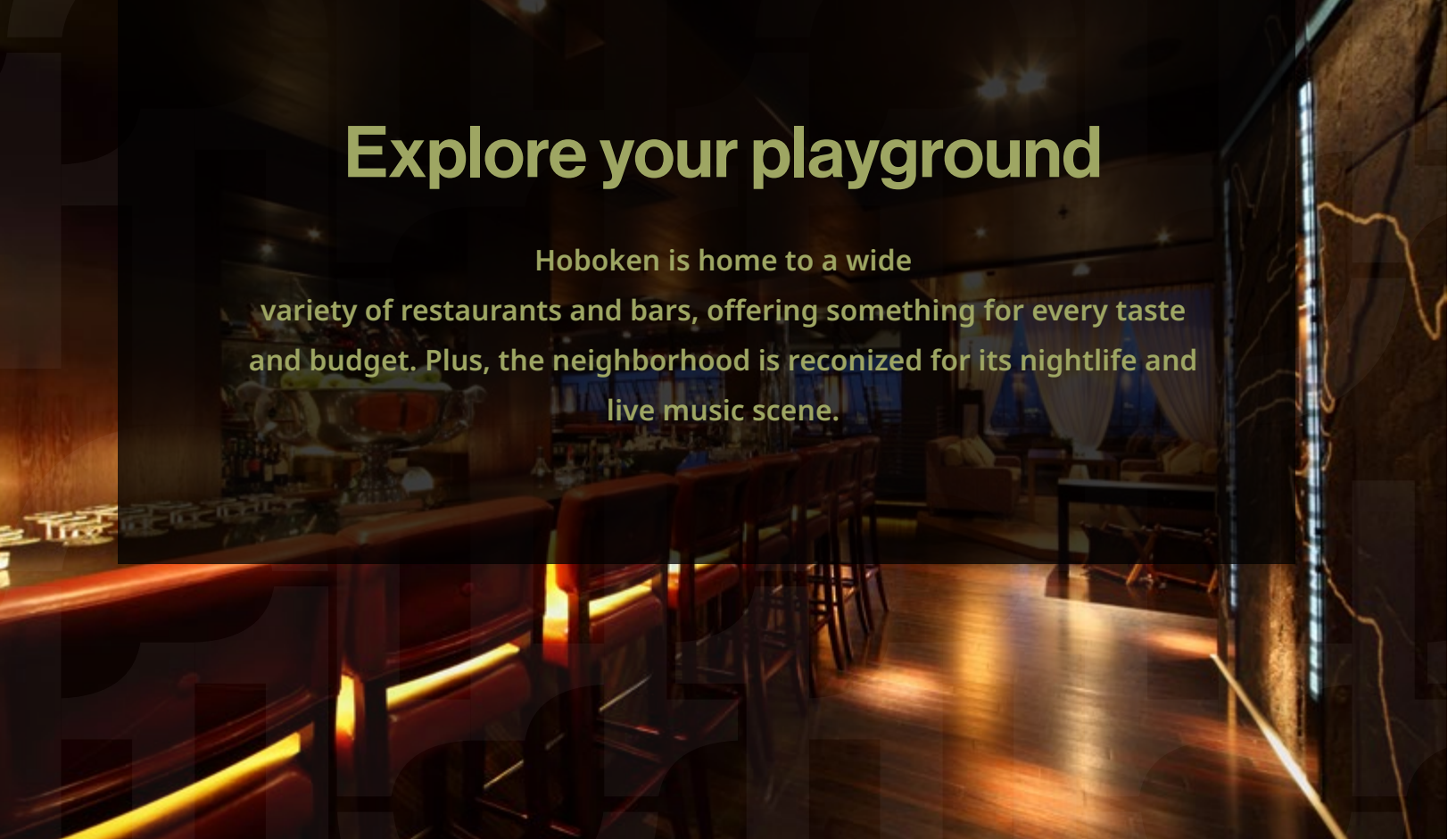


2nd floor
Private Cafe

5th floor
46,713 SF







Explore your playground

Hoboken is home to a wide variety of restaurants and bars, offering something for every taste and budget. Plus, the neighborhood is reconized for its nightlife and live music scene.



All these places and dozens more are just beyond your doorstep at 111 River Street. In addition to dining & drinking, there are a wide variety of shops, coffee houses, cultural institutions and parks just a short stroll away.

Beyond Hoboken, Manhattan is just across the river and is easily accessible via PATH train, car, or ferry.

Notable restaurants

ANTHONY DAVID'S
GOURMET SPECIALTIES

la ISLA
a taste of Cuba



Antique
Bar & Bakery

Lauded bars & Nightlife venues



The Brass Rail
a modern classic

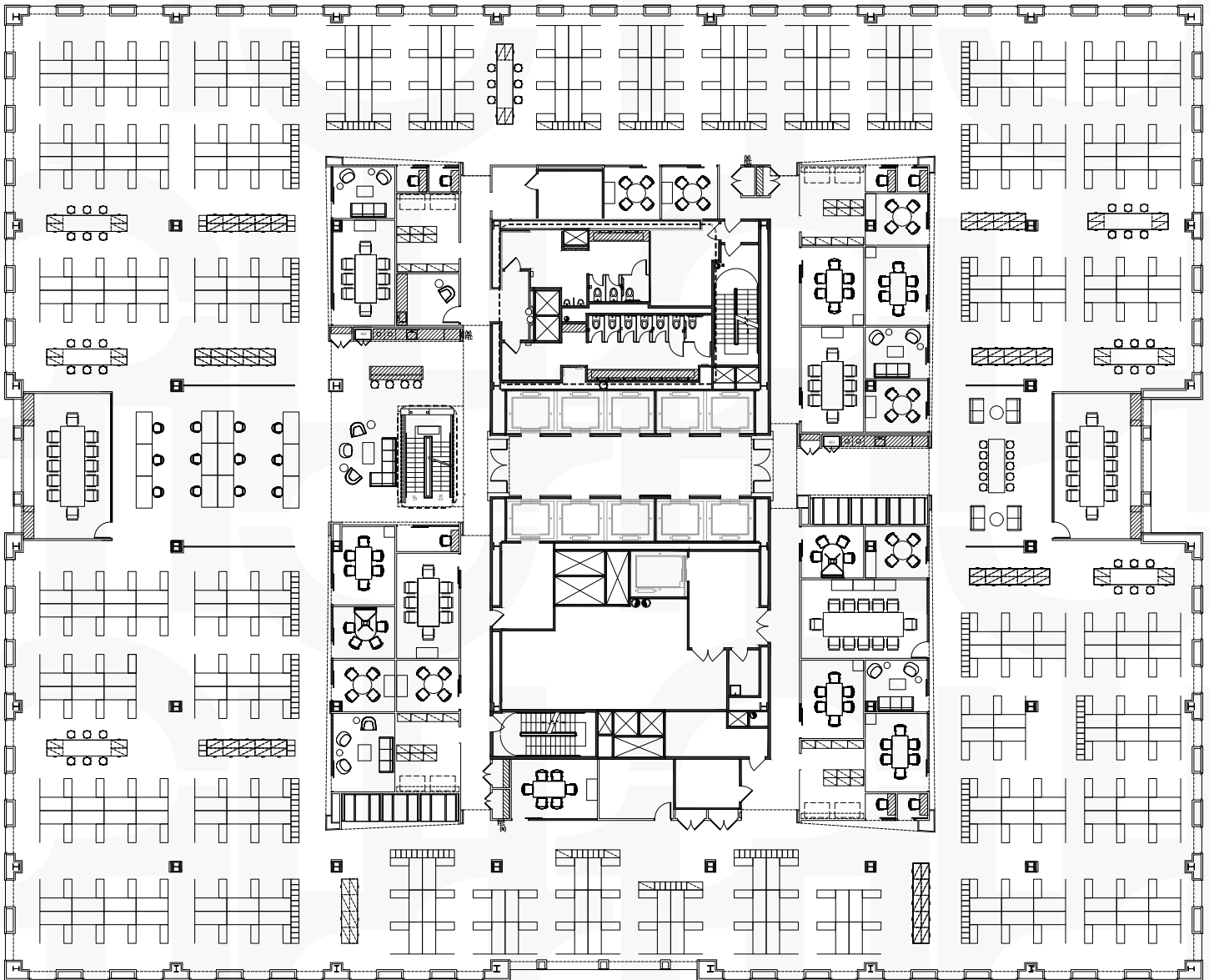
THE
MADISON
BAR & GRILL



METROPOLIS

Floor 5 plan

[Click for virtual tour](#)



250 Workstations

3 Twelve seat conference rooms

3 Eight seat conference rooms

6 Six seat conference rooms

9 Four seat conference rooms

7 Six seat collab high-tops

4 Casual conference rooms

4 Copy rooms

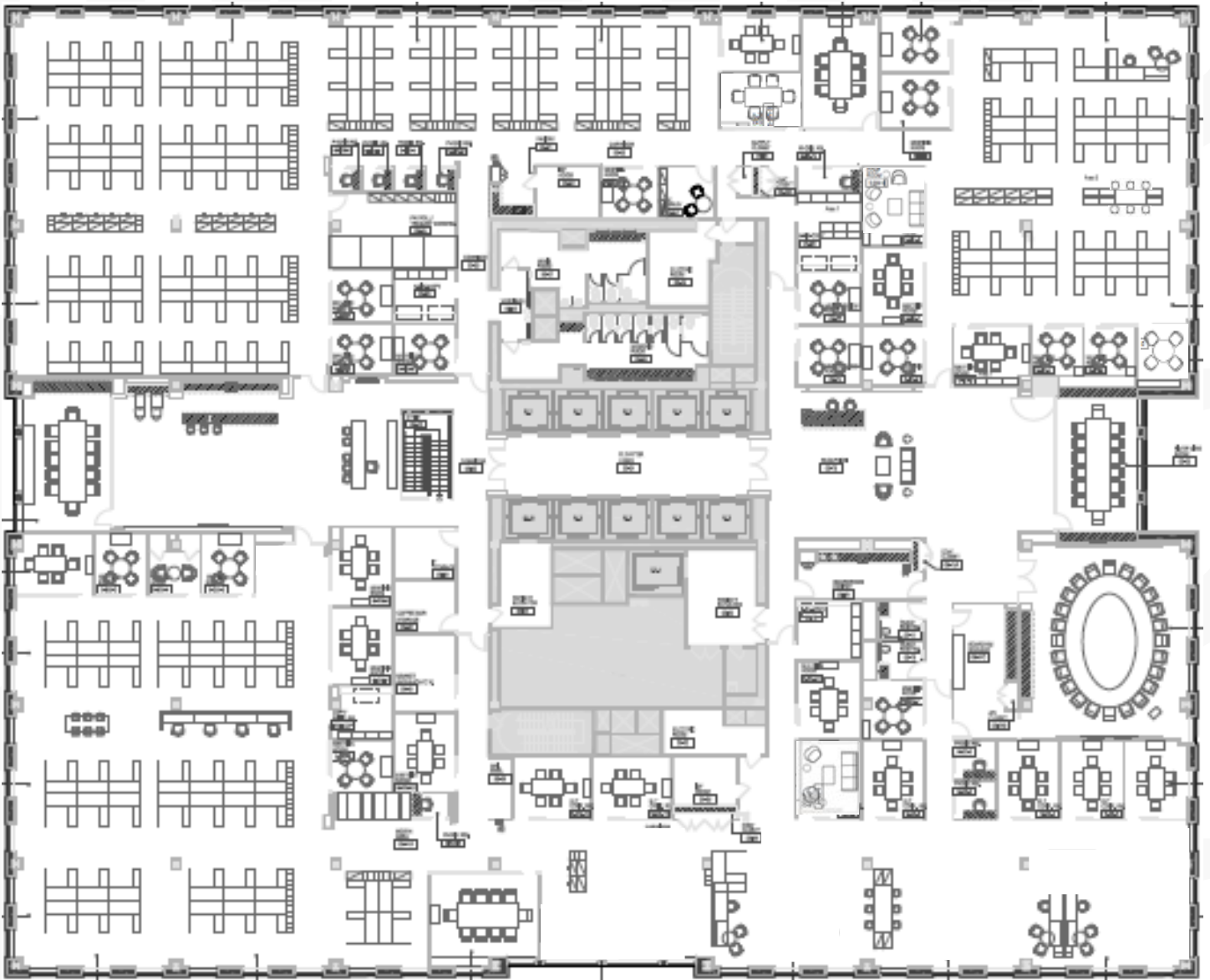
2 Pantry/kitchenettes

7 Phone rooms

2 Server rooms

Floor 6 plan

[Click for virtual tour](#)



159 Workstations

1 Reception

1 Twenty four seat boardroom

2 Twelve seat conference rooms

1 Ten seat conference room

1 Eight seat conference room

16 Six seat conference rooms

16 Four seat conference rooms

1 Two seat conference room

1 Six seat collab high-top

1 Casual conference room

5 Copy rooms

3 Pantry/kitchenettes

8 Phone rooms

2 Server rooms



For more information about this opportunity and to arrange a private tour, contact:

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