

# 121

River Street



Entire  
5<sup>th</sup> Floor  
Through  
February  
2028

## HOBOKEN'S NEWEST & MOST PREMIER SUBLEASE

- AVAILABLE FULLY FURNISHED
- UNRIVALED QUALITY OF FINISHES
- STATE-OF-THE-ART UTILIZATION TECHNOLOGY AND CONNECTIVITY



**42,039 SF**  
Sublease Available





## BUILDING OVERVIEW

**Building Size: 570,341 SF**

**Year Built: 2003**

### **Building Highlights:**

- Waterfront with unobstructed views of New York City and the Hudson River
- Walking distance to downtown Hoboken providing over 150 dining and retail options
- One block from the Hoboken PATH, LightRail, and New York Waterway Ferry and easy access to all major highways
- Access to Hoboken's highly skilled and educated millennial labor force

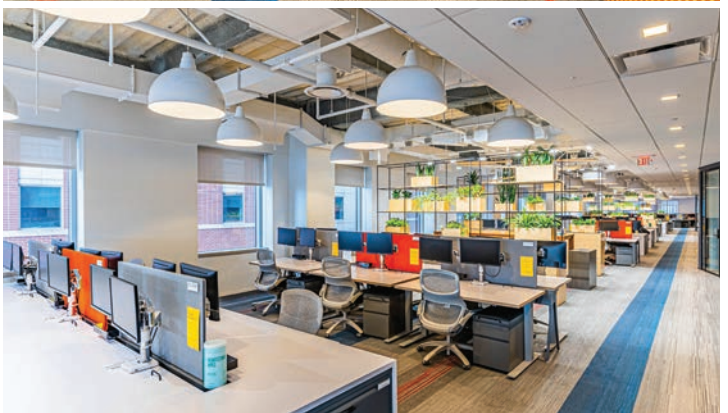
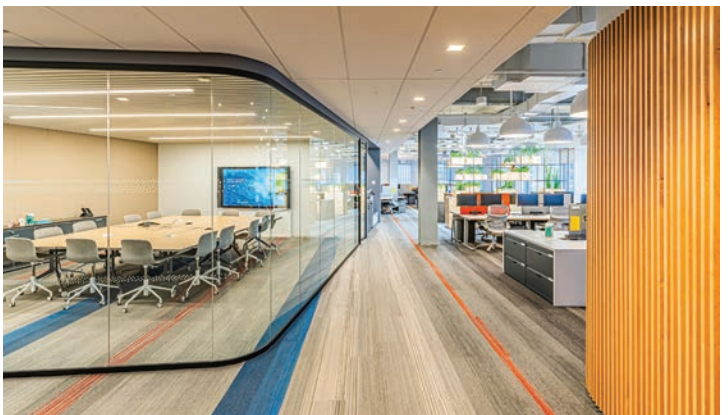
## SUBLEASE HIGHLIGHTS

**5th Floor Sublease Through February 2028**

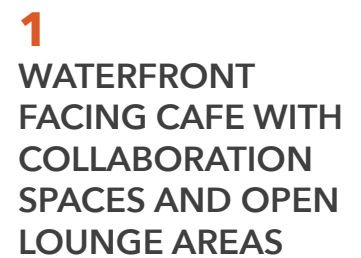
**Available Fully Furnished with Stunning Finishes,  
Collaborative Layout and State-of-the-Art Utilization  
Technology and Connectivity**

**Blue-chip Sub-landlord**

**Unrivaed Views of New York City**



## 5th Floor





## AMENITY-RICH NEIGHBORHOOD

### AMENITIES

### 📍 FOOD/DRINK

### 📍 CONVENIENCE & SERVICE

### 📍 HOTELS

### 📍 PARKS

1. La Isla Uptown
2. Pier 13
3. Amanda's
4. Napoli's Pizza
5. Maxwell's Tavern
6. Sorellina Italian Kitchen
7. Anthony David's
8. Dino & Harrys Steakhouse
9. The Cuban
10. City Bistro
11. Bwe Kafe
12. Elysian Café

13. Starbucks
14. 10th & Willow
15. The Ale House
16. Stingray Lounge
17. Madison Bar & Grill
18. Hudson Tavern
19. Dunkin Donuts
20. Pilsener Haus & Biergarten
21. Rite Aid
22. King's Food Markets
23. Trader Joe's
24. ShopRite

25. Bright Horizons
26. Apple Montessori
27. Bow Tie Cinemas
28. Massage Envy
29. Hertz
30. Avis
31. Sheraton Lincoln Harbor
32. W Hoboken
33. Maxwell Place Park
34. Elysian Park
35. Shipyard Park
36. Columbus Square Park





# RANKED MOST WALKABLE CITY IN AMERICA

*By Walkscore.com*



**98** walk score

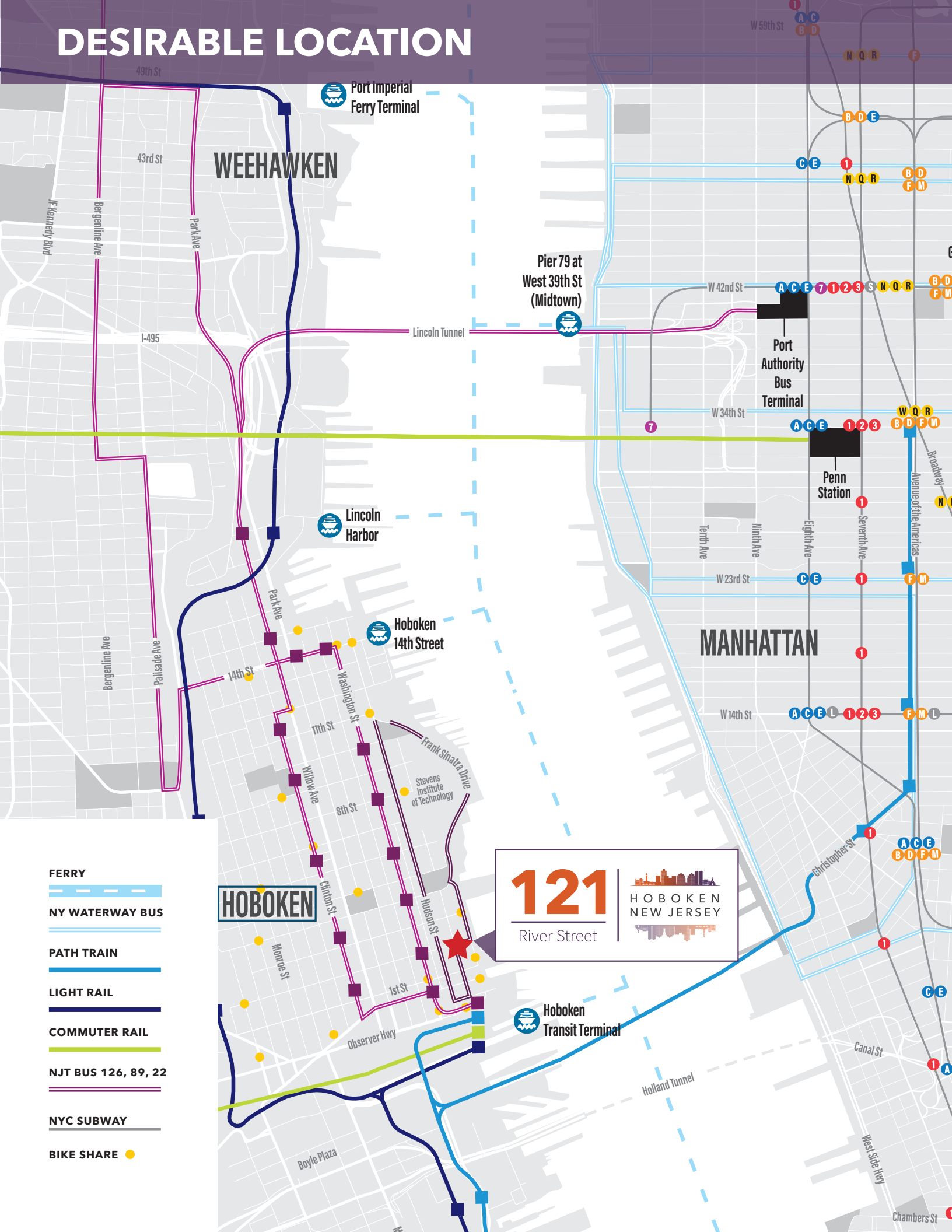


**86** transit score



**71** bike score

## DESIRABLE LOCATION







## 121 RIVER STREET

offers unrestricted access to all major highways, mass transit, beautiful parks and rich amenities right at your doorstep.



**578** trains daily



**257** buses daily



**161** ferries daily





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A licensed real estate broker