

121

River Street



Entire
5th 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



42 FLEXIBLE OFFICE/ HUDDLE ROOMS

34 TOUCH-DOWN DESKS

18 BREAKOUT/ PHONE ROOMS

10 SMALLER CONFERENCE ROOMS

6 CONFERENCE ROOMS
OF 10+ SEATS

1 WATERFRONT FACING CAFE WITH COLLABORATION SPACES AND OPEN LOUNGE AREAS



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

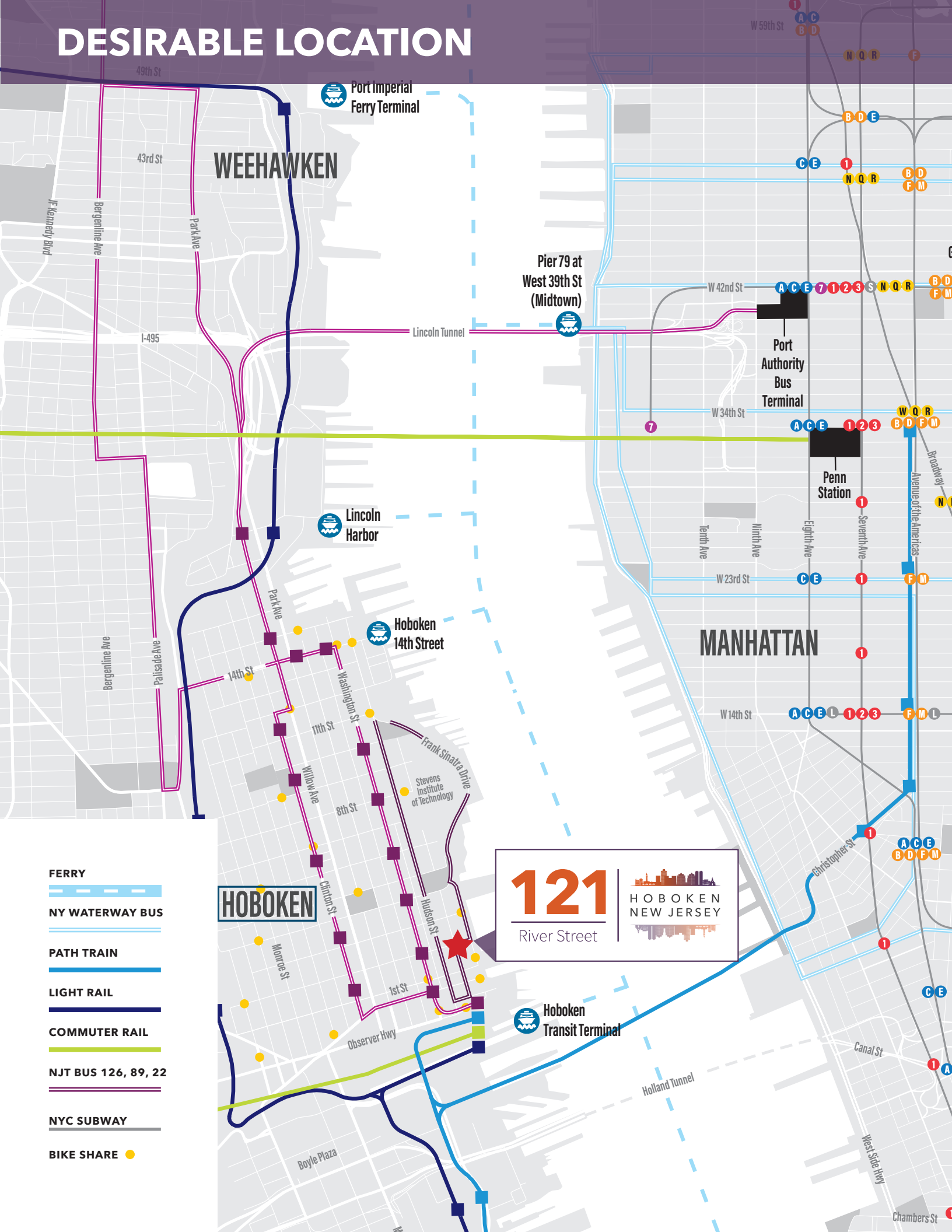


86 transit score



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



121

River Street



HOBOKEN
NEW JERSEY



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A licensed real estate broker