
CUSHMAN &
WAKEFIELD
LAMAR COMPANIES
SINCE 1972
30M
THIRTY MONTGOMERY
EXPERIENCE
THE
DIFFERENCE OF
CAPITALIZED
OWNERSHIP
IN JERSEY CITY
30
CAVA
CHIPOTLE

A Commanding **Waterfront** Presence

Situated half a block from the Exchange Place PATH, 30 Montgomery delivers workplace options in configurations that cannot be found in the surrounding buildings. Its distinctive six-corner architecture sets it apart from conventional towers, creating more corner offices, abundant natural light and unobstructed views of the Manhattan skyline.

For forward-thinking companies seeking a strategic location, 30 Montgomery presents a prime opportunity in one of the region's most connected and rapidly growing submarkets.

Containing over 21 million SF of office space, the Hudson Waterfront represents New Jersey's largest submarket.

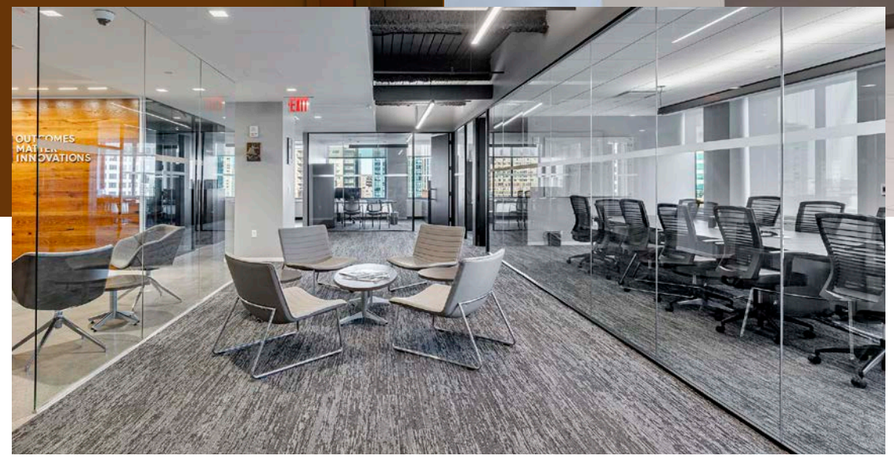
- 368,049 SF CLASS A OFFICE TOWER
- BOUTIQUE SUITES TO FULL-FLOOR OPPORTUNITIES
- TYPICAL FLOOR SIZE: 24,439 SF
- SEVERAL PLUG & PLAY OPPORTUNITIES
- PANORAMIC VIEWS OF THE MANHATTAN SKYLINE
- HEATED PRIVATE PARKING GARAGE
- 24-HOUR ACCESS WITH ON-SITE PROPERTY MANAGER
- STREET LEVEL RETAIL (including CAVA, Chipolte, and &pizza)

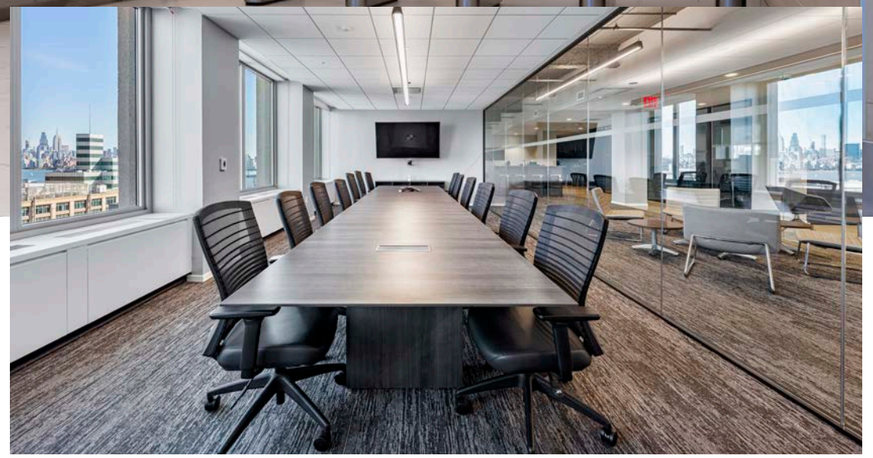
WIREDSCORE GOLD

$25M Invested & Growing

Committed to increased capital and even more tenant improvements. New owner, **Lamar Companies**, is energized and investing in this asset since “day one”.

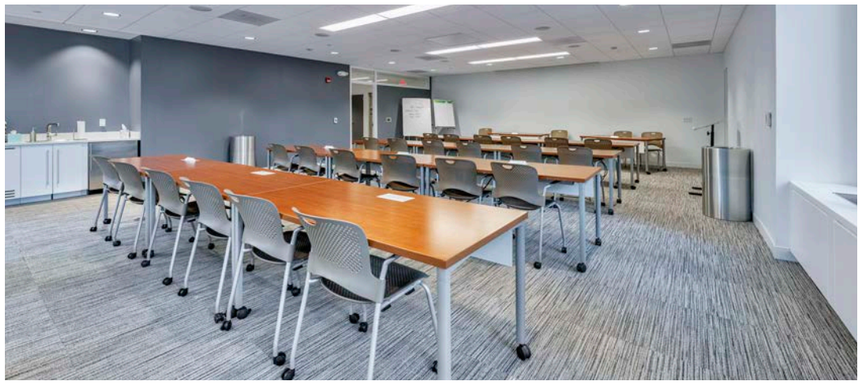






- FULLY-EQUIPPED CONFERENCE CENTER
- DOUBLE HEIGHT LOBBY
- MODERNIZED ELEVATOR CABS
- MOVE-IN READY SPEC SUITES
- UPGRADED MECHANICAL SYSTEMS
- COMING SOON: 8TH FLOOR TENANT HOSPITALITY SUITE

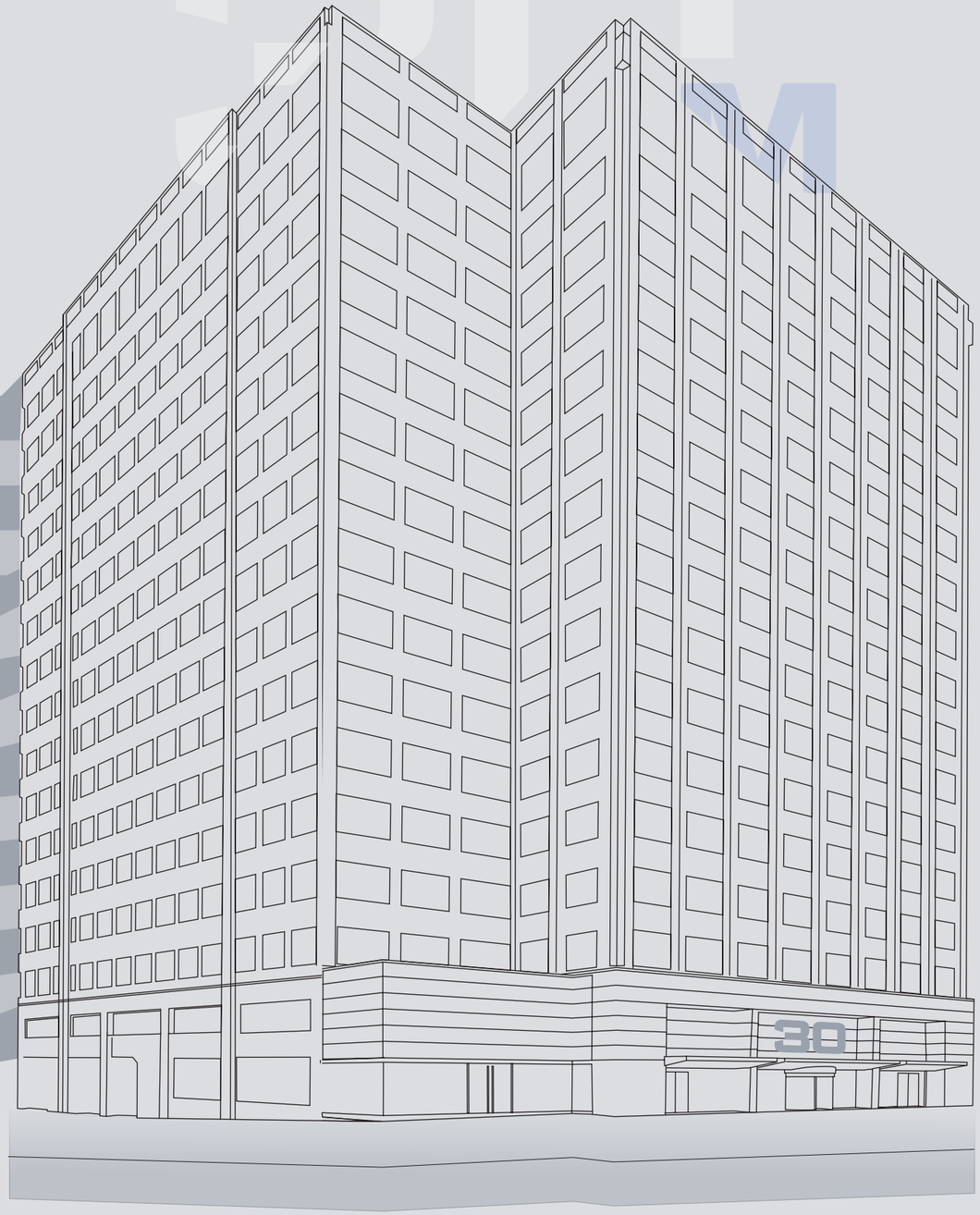




Availabilities

Flexible floorplates, abundant natural light and thoughtfully designed spec suites.

FLOOR											
15											23,390
14											22,458
13			VACANT 5,837 SF			VACANT 2,463 RSF					23,910
12	VACANT 2,143 SF			VACANT 1,611 RSF							23,195
11		VACANT 6,689 RSF			VACANT 2,101 RSF		VACANT 6,689 SF				24,149
10	VACANT 5,412 SF										23,590
9					VACANT 1,726 RSF						23,111
8	VACANT 24,439 RSF										24,439
7	VACANT 8,189 SF					VACANT 13,782 SF					24,498
6	VACANT 4,365 SF					VACANT 1,289 RSF		VACANT 1,568 SF	VACANT 3,015 SF	VACANT 1,633 SF	23,584
5		VACANT 4,366 SF					VACANT 3,151 SF		VACANT 6,420 SF		22,884
4									VACANT 1,894 SF		20,821
3						VACANT 6,327 SF					21,948
2			VACANT 3,365 RSF	VACANT 3,115 RSF		VACANT 4,065 SF		VACANT 565 RSF	VACANT 1,912 RSF		23,996
M											11,552
1											7,580
LL	VACANT 149 RSF	VACANT 165 RSF		VACANT 84 RSF		PARKING					918
SB	VACANT 216 RSF	VACANT 1,164 RSF		VACANT 137 RSF		VACANT 135 RSF	VACANT 110 RSF	PARKING			2,110

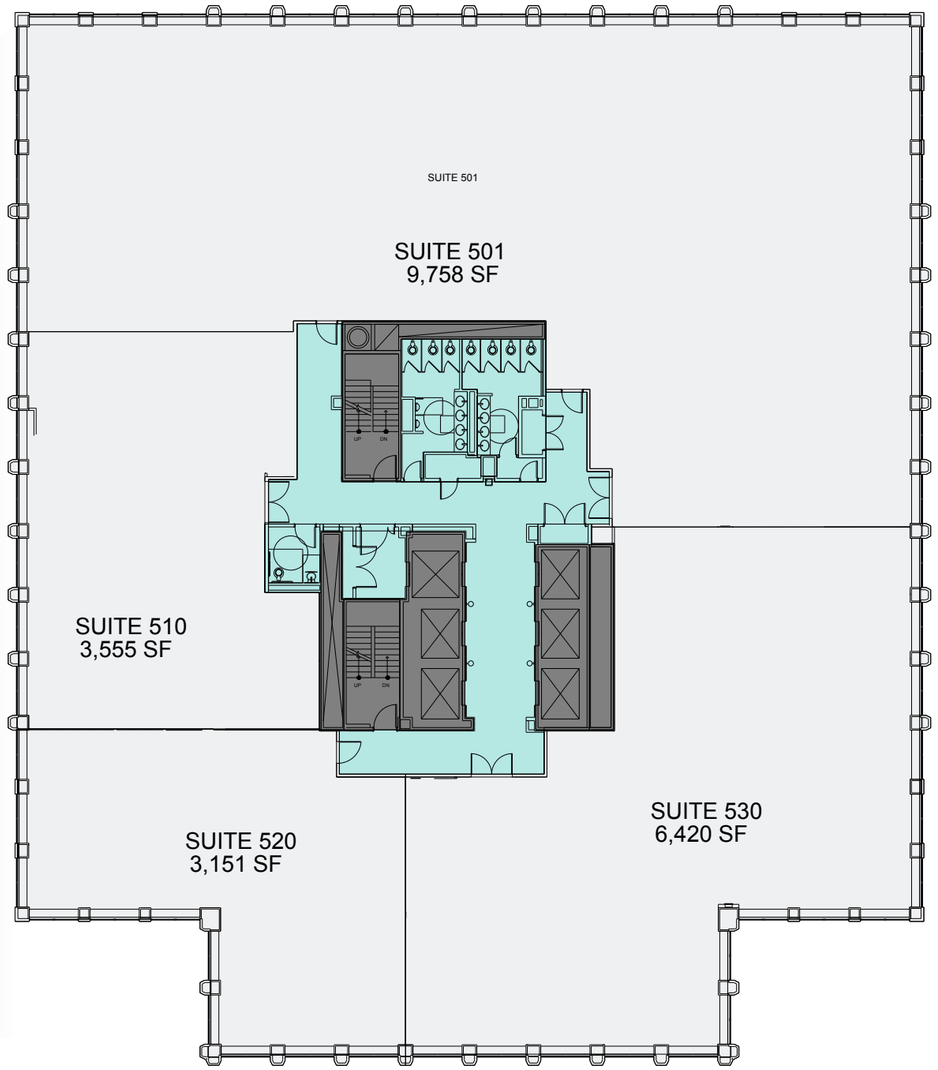


Floor Plans

Floor-Plate Permits the Greatest Division Flexibility on the Hudson Waterfront



Typical Multi-Tenant Layout



30M

Commuting Made Easy

Located in the heart of the Hudson Waterfront's Exchange Place district, 30 Montgomery offers immediate access to one of the region's most comprehensive transit networks, connecting tenants to Manhattan in under 15 minutes.



20 MINUTES TO NEWARK AIRPORT

1 MINUTE WALK TO THE PATH

getting you to downtown Manhattan and Midtown in under under 15 minutes

LINCOLN HARBOR

HOBOKEN 14 ST

9th Street/ Congress St

Hoboken

NEW JERSEY

2nd St

HOBOKEN

Hoboken

NJ Light Rail

NJ Transit Rail

HUDSON RIVER

HOLLAND TUNNEL

WEST SIDE HIGHWAY

NEWPORT

Newport

Jersey City

Harsimus Cove

Harborside

Exchange Pl.

Grove St.

To Newark International Airport

Essex St

Marin Blvd

MARIN BLVD

WARREN ST PIER

PAULUS HOOK

NY Waterway and Water Taxi service. Takes 5 minutes

Lightrail located directly in front of building to NJ Transit trains

Liberty State Park

Ellis Island

PENN STATION

23rd St.

14th St.

9th St.

Christopher St.

MANHATTAN

WORLD FINANCIAL CTR

4 minutes to Oculus / World Trade Center

WORLD TRADE CENTER

FULTON ST. HUB

BROOKLYN BR

MANHATTAN BR

FDR DRIVE

STATEN ISLAND FERRY

PIER 11/ WALL ST

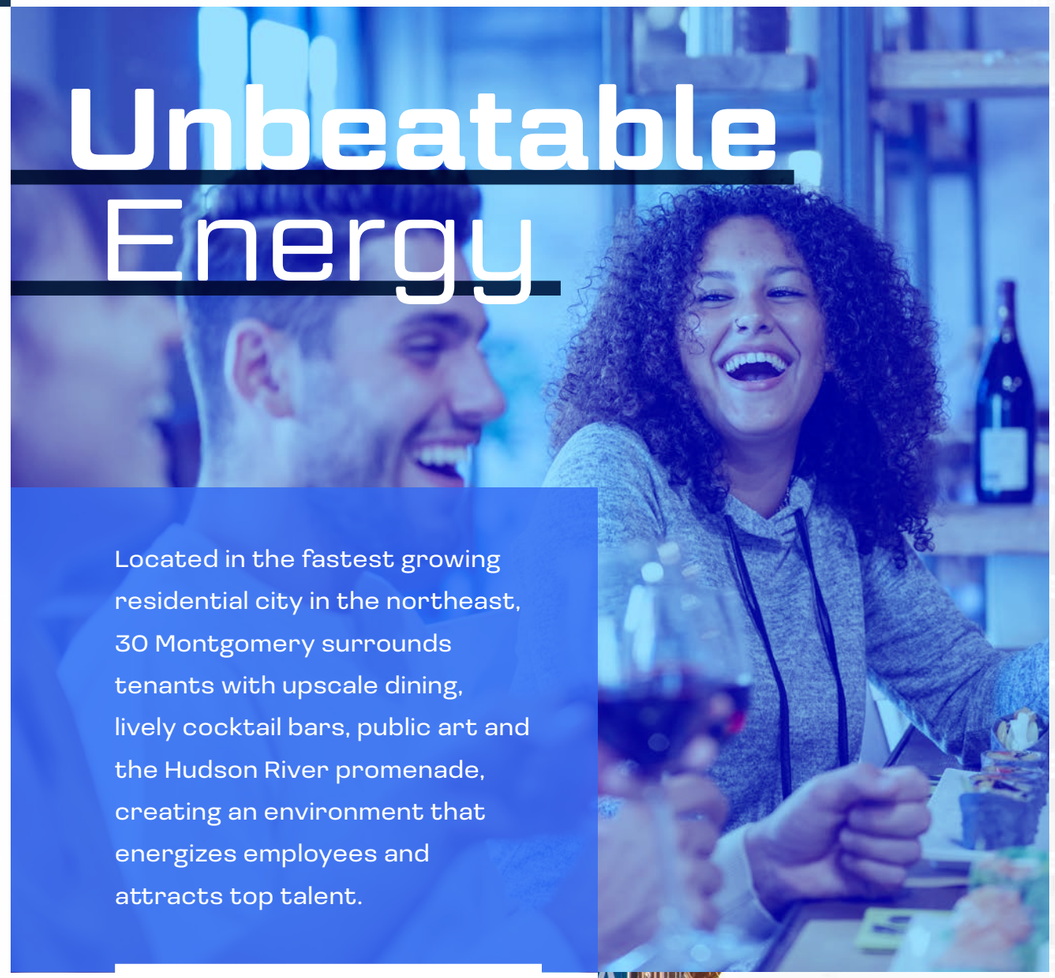
BATTERY PARK

BROOKLYN

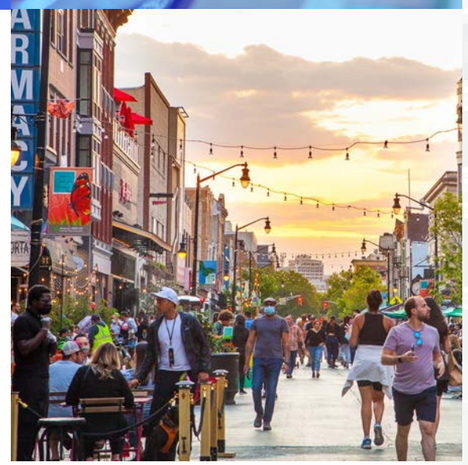
BROOKLYN BATTERY TUNNEL

Governor's Island

Unbeatable Energy



Located in the fastest growing residential city in the northeast, 30 Montgomery surrounds tenants with upscale dining, lively cocktail bars, public art and the Hudson River promenade, creating an environment that energizes employees and attracts top talent.



WITHIN A 10 MINUTE WALK

- RESTAURANT – 28
- CAFÉ – 25
- FITNESS – 20
- ENTERTAINMENT – 9
- HOTEL – 5
- RETAIL – 3



Where **Opportunity** Accelerates

Jersey City is home to a highly educated, affluent, and transit-connected talent pool that drives a dynamic and expanding business ecosystem. Supported by smart infrastructure, strong population growth and a vibrant mix of lifestyle amenities, the city is shaping into a resilient, future-ready economy built for long-term success.

#1 FASTEST GROWING METRO AREA IN N.J.

69,015 NEW RESIDENTS SINCE 2010

With a booming millennial population, a walkable downtown and nearly 9 million annual visitors, Jersey City has become a regional magnet for business and innovation.

#2 MOST DIVERSE CITY IN THE U.S.

JERSEY CITY RANKS ABOVE NEW YORK CITY, DALLAS & LOS ANGELES

RESIDENTIAL GROWTH

6,46 units recently completed
2,300 units under construction
25,000 units in the pipeline

WITHIN 5 MILES

2025 Total Population – **1,878,032**
Total Workforce – **2,638,951**
Median Age: **34**
Average Household Income – **$197,456**
Total Housing Units – **987,964**

Bachelor's Degree or Higher – **55%**
White Collar – **81.5%**



+204%

POPULATION INCREASE

JERSEY CITY MILLENNIAL POPULATION INCREASE SINCE 2010
(VS. 15% IN MANHATTAN)

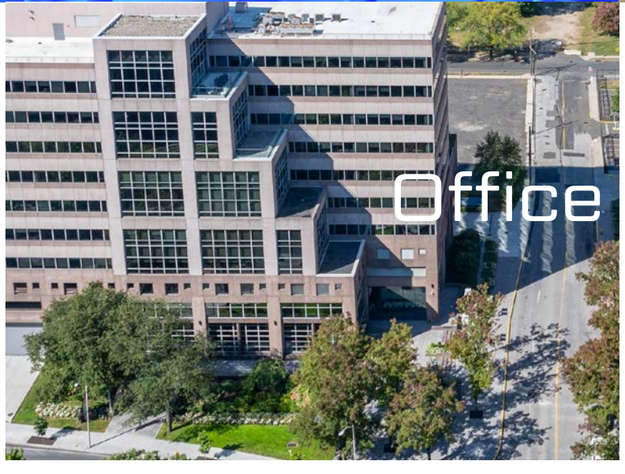
Ownership that **Delivers**

LAMAR COMPANIES
SINCE 1972

Headquartered in Madison, New Jersey and founded in 1972, Lamar is a privately held, full-service real estate investment company with deep expertise across acquisitions, asset management, construction and leasing. For more than five decades, Lamar Companies has built a reputation for identifying opportunities, unlocking value and delivering long-term performance across its real estate portfolio.



Today, Lamar Companies has developed into a fully integrated firm and assembled an expert in-house team and built a nationwide network of real estate industry relationships that has strongly positioned the firm to capitalize on future opportunities in a constantly shifting marketplace, while maintaining the nimble approach that has allowed the firm to prosper through various economic cycles.







30M
THIRTY MONTGOMERY

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