



# YOUR WORKSPACE. YOUR WAY.

PREMIER FLEX SPACES TO  
FIT YOUR NEEDS & GROWTH

**Institutional Ownership:**

 **Manulife** Investment Management



500  
**PLAZA DRIVE**  
SECAUCUS



# EXPLORE 500 PLAZA

THE PREMIER INSTITUTIONALLY OWNED OFFICE BUILDING IN NORTHERN NEW JERSEY

## Building Specs:

RBA – 461,525 SF

Typical Floor – 45,000 SF

Construction – Steel

Year Built – 1985

Years Renovated – 2015 & 2023

Elevators – 6 with 1 freight, updated with destination dispatch in 2022

Floor Load – 100 lbs/sf

Slab to Slab – 13'6" and 16'

Sprinklers – ESFR

Parking – 1,474 covered spaces

Spaces Ratio of 3.19/1,000 SF

7th Floor – dedicated generator for tenant use

Generator capacity (750 KWh) and supplemental cooling (450 tons) available for Tenant's use

## Building Amenities Include:

Co-working space & flex suites

Fitness center with locker rooms

Full-service cafeteria

Parking garage

Conference center - capacity 65 people

Executive parking

Shuttle service for tenants

## 500 Plaza HQ Tenants:

Quest Diagnostics

The Children's Place

Hartz Mountain Industries

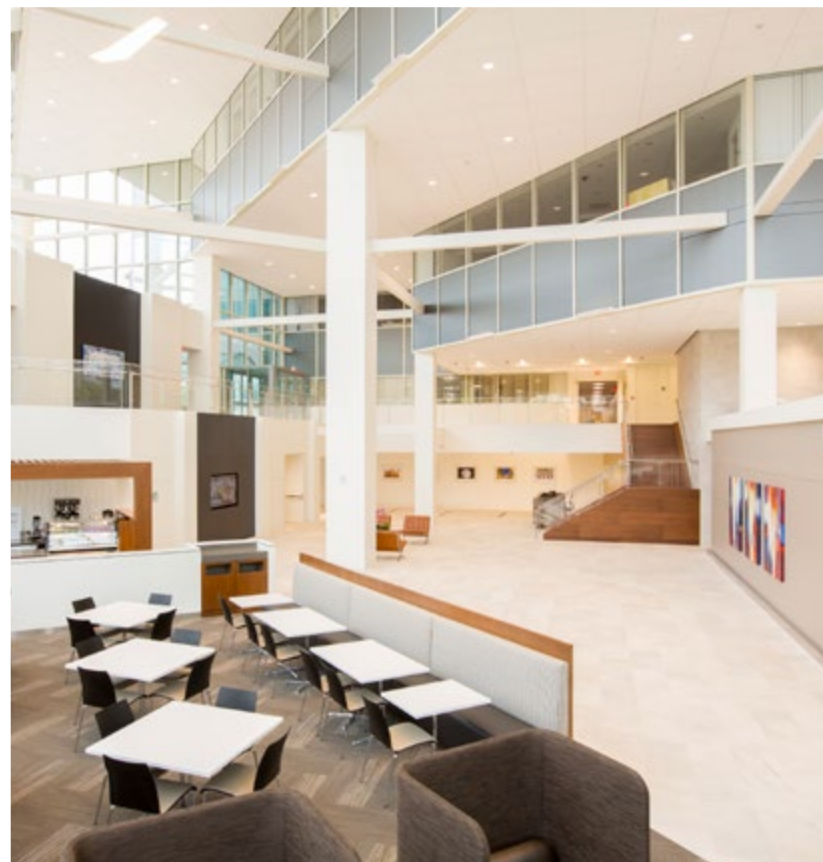


This building was awarded an Energy Star label in 2017 for its operating efficiency.



WiredScore  
PLATINUM

Learn more about this  
WiredScore Certification here



Currently undergoing a

## \$6 million +

capital improvements campaign.

Current and future tenants will enjoy:



Investment in 35,000 SF of co-working and flex spaces



New HVAC system



Aesthetic refresh of shared spaces



Redesigned conference center including new, state-of-the art connectivity technology



Updates to the parking garage

## About the Owner

Our real estate investment team has been developing and managing diversified real estate portfolios for nearly a century. By leveraging our long-standing industry relationships and experience, we continuously source opportunities to create value on behalf of our investors.

**Premier Institutionally Owned Option in the Meadowlands**

Visit [Manulife Investment Management](#)



**Tour Your New Workplace**



# ABUNDANT TRANSPORTATION & CONNECTIVITY

## AROUND THE NYC METRO AREA

- Major U.S. firms with significant presence: Quest Diagnostics, Children's Place, Hartz Mountain Industries, H&M, Safilo, & Vitamin Shoppe.
- Situated within the 200-acre mixed use amenity base of Harmon Meadow in Secaucus.
- Located at the intersection of the NJ Turnpike & Route 3. Nearby roads include Routes 1&9, 21, 17.
- Exit 16E & 17 off the NJ Turnpike — feeds directly into Harmon Meadow.
- 3 miles to New York City.
- Free weekday peak-hour shuttle service to Secaucus Junction Train Station.
- A conveniently located bus station out front with connections to Port Authority, and the Secaucus Transfer.
- Bus Service — extensive NJ Transit service including travel to Manhattan in 5 minutes. Regular bus service makes travel convenient for employees and patrons alike: #85 to the Hoboken PATH station, #320 to NYC Port Authority Terminal and #190 connects to Paterson.
- Newark Liberty International Airport is only 8 miles away.

### Demographics – 5 Mile Radius

Population	1,493,764
Households	707,522
Families	300,083
Average Household Size	2.04
Owner Occupied Housing Unit	222,556
Renter Occupied Housing Units	484,986
Median Age	37.9
Median Household Income	\$93,355
Average Household Income	\$145,187

- Access to a highly educated workforce in Hudson County - one of the densest and fastest growing areas in NJ.
- Over 60% of population in Secaucus has a bachelor's degree or higher; 79% of the workforce are white-collared professionals.



Located about 3 miles from Manhattan, New York City via Lincoln Tunnel with easy accessibility to the interstate highways.

Direct connectivity to Midtown Manhattan via New Jersey Transit bus and shuttle service to Secaucus Junction Train Station.



# 7TH FLOOR BUILD-TO-SUIT SPACE



Conceptual rendering, Floor 7 Build-to-Suit Space





# FULL FLOOR LAYOUT

# 3-SUITE LAYOUT

SEVENTH FLOOR – 41,865 SF



VIEW THE VIRTUAL WALKTHROUGH

SEVENTH FLOOR – 41,865 SF

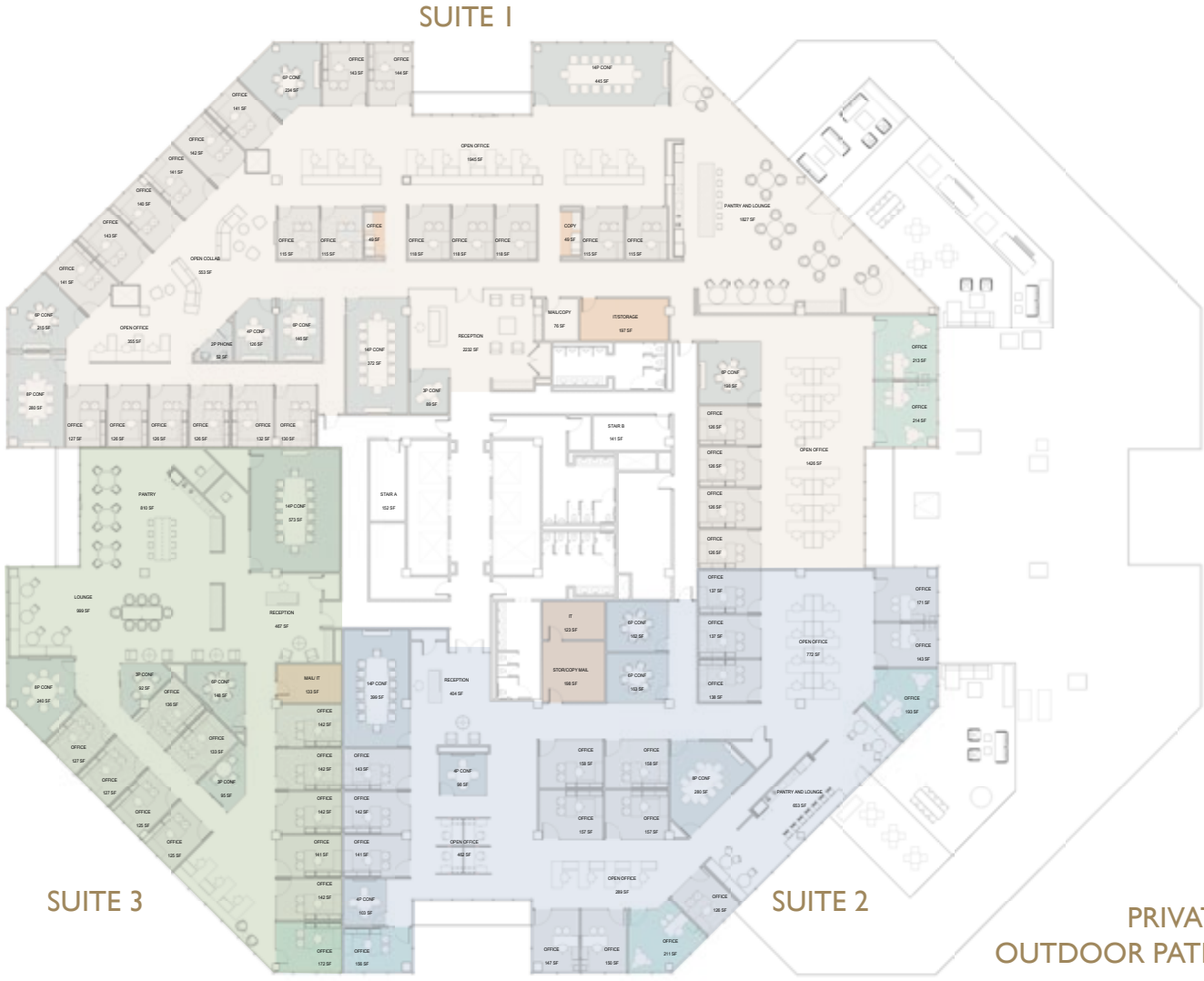


PRIVATE  
OUTDOOR PATIO

Employees			
Open Office Workstations	120		
Associates/ Staff Office	21		
Executive Offices	3		
Partner Offices	2		
Open Office Counter Seats	40		
Flex Seats	134	+/-	
Maximum Employees	320	+/-	

Support Spaces			
Reception	1		
IT/Mail/Storage	4		
Pantry	3		
Wellness	2		

Seats per Sq. Ft.    Approx. 98 SF/Person			
Closed Collaboration			
Phone Room (1-3 Seats)	8		
Small Conference (4-8 Seats)	12		
Large Conference Room (18 Seats)	1		
Total Meeting Seats	96		



PRIVATE  
OUTDOOR PATIO

Employees			
Open Office Workstations	198		
Associates/ Staff Office	26		
Partner Offices	2		
Flex Seats	124	+/-	
Total Employees	348	+/-	

Support Spaces			
Reception	3		
IT/Mail/Storage	7		
Pantry	3		
Open Collaboration	3		
Wellness	1		

Seats per Sq. Ft.    Approx. 88 SF/Person			
Closed Collaboration			
Phone Room (1-3 Seats)	3		
Small Conference (4-8 Seats)	10		
Large Conference Room (18 Seats)	1		
Total Meeting Seats	83		

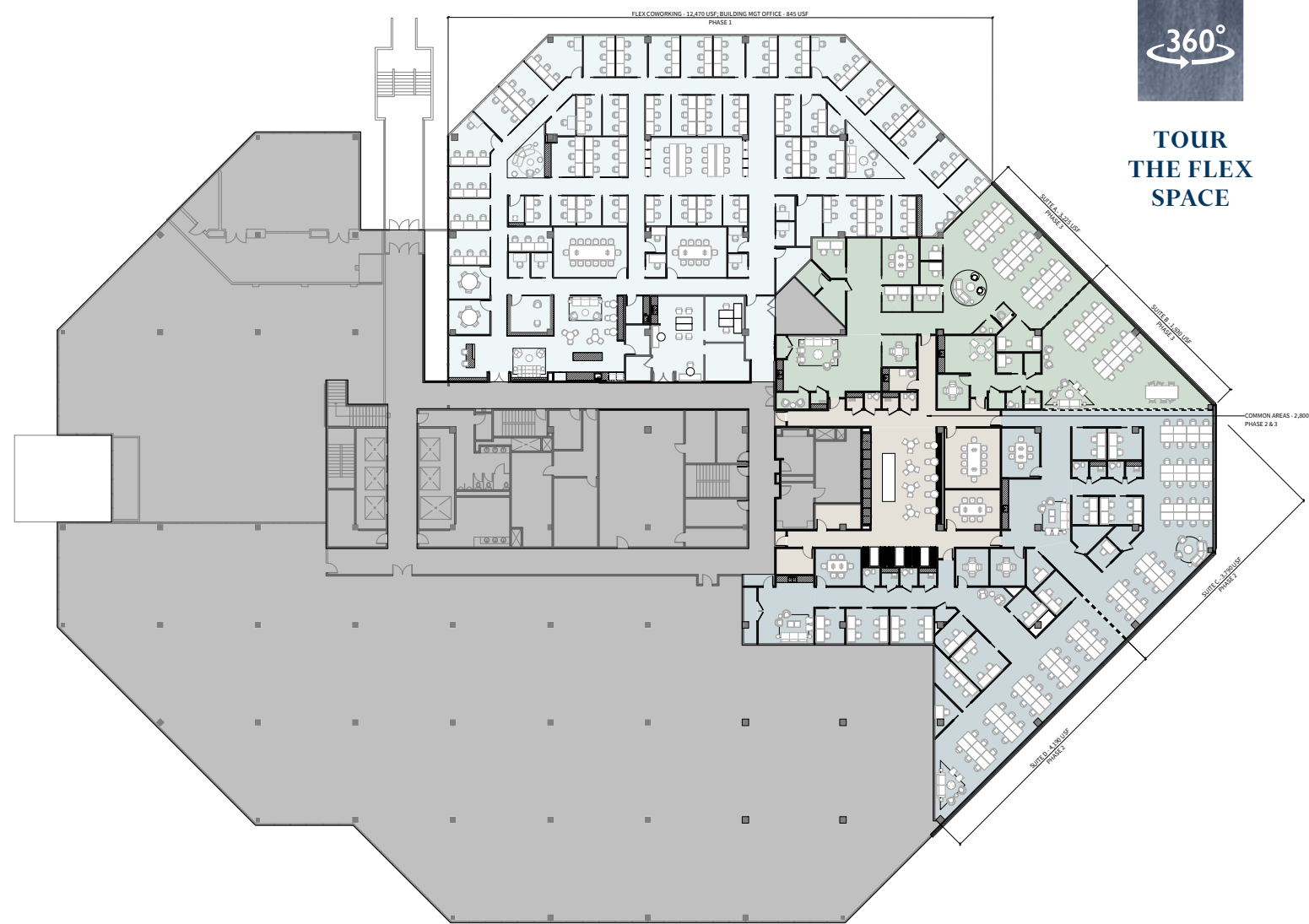


# FLEX & CO-WORKING SPACE

SECOND FLOOR: +/- 35,000 SF OF FLEX SPACE



Conceptual rendering, Floor 2 Flex Space



TOUR  
THE FLEX  
SPACE

[VIEW THE JLL FLEX BROCHURE](#)



# SITE PLAN



-  PARKING GARAGE
-  SHUTTLE/ NJ TRANSIT STOP
-  PEDESTRIAN BRIDGE

5 MINUTES TO SECAUCUS JUNCTION STATION

10 MINUTES TO THE LINCOLN TUNNEL

## COMING SOON TO HARMON MEADOW:





# DINE DRINK SHOP & MORE

AROUND  
YOUR NEW  
WORKPLACE  
AT 500 PLAZA  
IN HARMON  
MEADOW

## Restaurants

1. Subway
2. Dunkin'
3. Natoli's Italian Deli
4. Sweet & Flour
5. Giovannis Italian Deli
6. The Franklin Secaucus
7. The Dublin Yard
8. Wayback Burgers
9. Lahore Restaurant and Catering
10. Bareli's Restaurant and Bar
11. Olive Garden Italian Restaurant
12. Bonefish Grill
13. Jersey Mike's Subs
14. Panera Bread
15. Buffalo Wild Wings
16. Red Robin Gourmet Burgers and Brews
17. Outback Steakhouse
18. Mamma Franca
19. Chipotle Mexican Grill
20. Starbucks
21. Chili's Grill & Bar
22. Stefanos Mediterranean Grille
23. Red Lobster
24. Houlihan's
25. Cumin N Eat
26. Dunkin
27. Niko Niko Sushi
28. Subway
29. CUPS Frozen Yogurt
30. Bagels Plus & Deli

## Fitness & Entertainment

31. Meadowlands Racing & Entertainment
32. MetLife Stadium
33. New Jersey SEA LIFE Aquarium
34. Nickelodeon Universe Theme Park
35. DreamWorks Water Park
36. CrossFit Secaucus
37. Kerasotes ShowPlace 14 • Secaucu
38. The Max Challenge of Secaucus
39. LA Fitness
40. Iron Arena Powerlifting & Performance

## Hospitality

41. Hilton Meadowlands
42. Meadowlands Plaza Hotel
43. La Quinta Inn & Suites by Wyndham Secaucus Meadowlands
44. Aloft Secaucus Meadowlands
45. Embassy Suites by Hilton Secaucus Meadowlands
46. Hilton Garden Inn Secaucus/Meadowlands
47. Hyatt Place Secaucus/Meadowlands
48. Extended Stay America - Secaucus - New York City Area

## Shopping

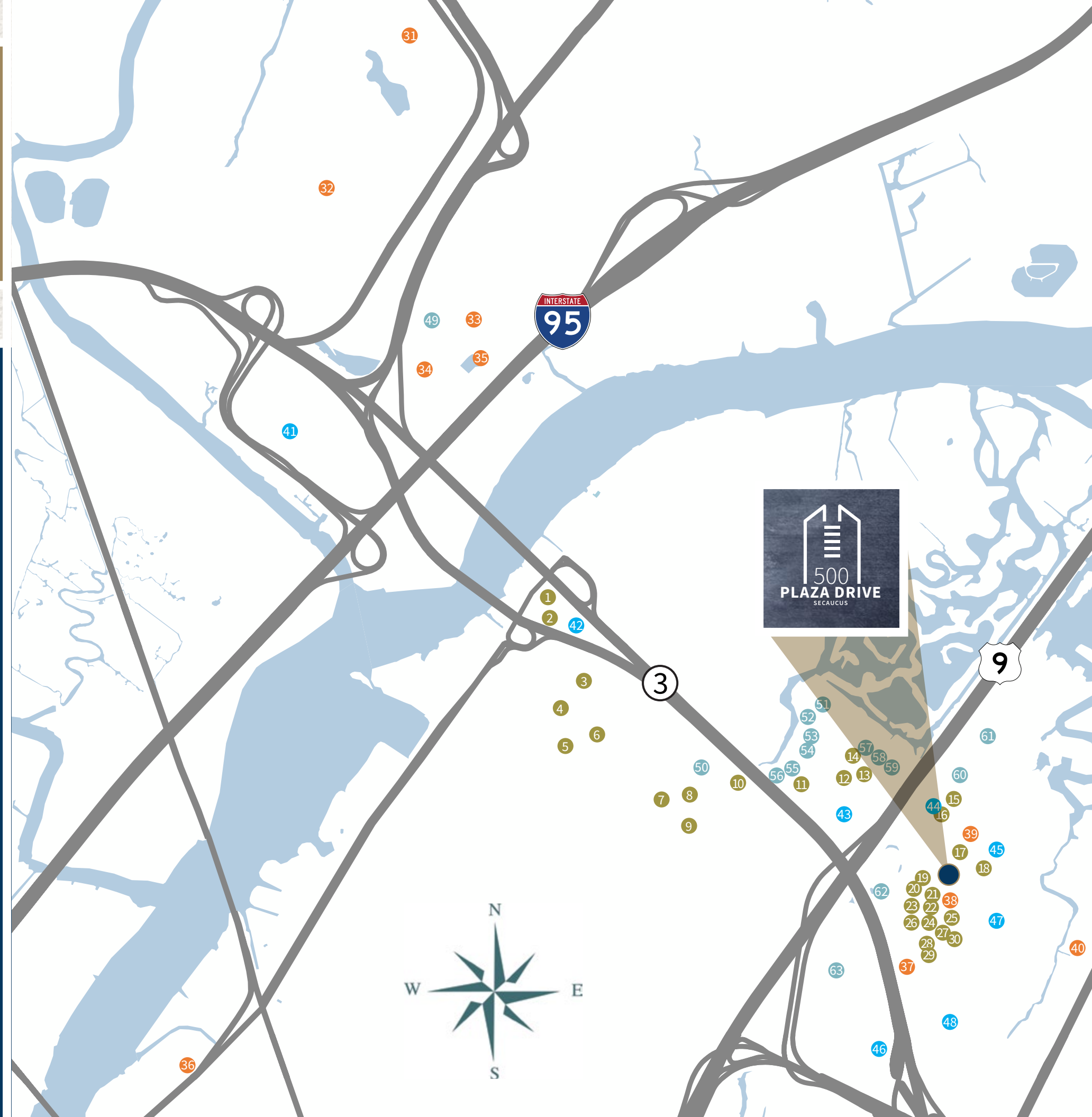
49. American Dream
50. CVS
51. Bob's Discount Furniture and Mattress Store
52. Burlington
53. Best Buy
54. Ashley
55. Kohl's
56. Hudson Wine Co
57. Marshalls & HomeGoods
58. PetSmart
59. Michaels
60. Sam's Club
61. Walmart Supercenter
62. Raymour & Flanigan Furniture and Mattress Store
63. The Home Depot

## Banking

64. Santander Bank Branch
65. PNC Bank
66. TD Bank
67. Bank of America ATM
68. Chase Bank

## Walkable Amenities Include

- 25+ Restaurants
- 8+ Hotels with over 1,200 Rooms
- Convention Center
- Health Club
- Movie Theatre
- Retail including major national chains in a mixed use environment
- Covered parking







Conceptual rendering, 7th floor patio

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This building was awarded an Energy Star label in 2017 for its operating efficiency.



**WiredScore**  
PLATINUM

**ENERGY STAR** certified buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings.

**WiredScore Platinum** WiredScore's highest-awarded mark, proves that a building meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network. WiredScore assesses, certifies and improves digital connectivity and smart technology in homes and offices on a global scale.

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