



30^M

THIRTY MONTGOMERY

**EXPERIENCE
THE
DIFFERENCE
IN JERSEY CITY**

30

&pizza

edExOffice

CHIPOTLE

A Commanding Waterfront Presence

Commanding a prominent position along Jersey City's Hudson Waterfront, 30 Montgomery delivers a workplace designed to perform. 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
- 11' UNFINISHED CEILING HEIGHT
- 24-HOUR ACCESS WITH ON-SITE PROPERTY MANAGER
- BOUTIQUE SUITES TO FULL-FLOOR OPPORTUNITIES
- PANORAMIC VIEWS OF THE MANHATTAN SKYLINE
- STREET LEVEL RETAIL
- TYPICAL FLOOR SIZE: 24,439 SF
- HEATED PARKING GARAGE



\$25M Invested & Growing

Committed to continued capital and tenant improvements, Lamar Companies aims to deliver a workplace experience unlike anywhere else in New Jersey.



FULLY-EQUIPPED
CONFERENCE CENTER



DOUBLE HEIGHT
LOBBY



MODERNIZED
ELEVATOR CABS



MOVE-IN READY
SPEC SUITES



UPGRADED
MECHANICAL
SYSTEMS

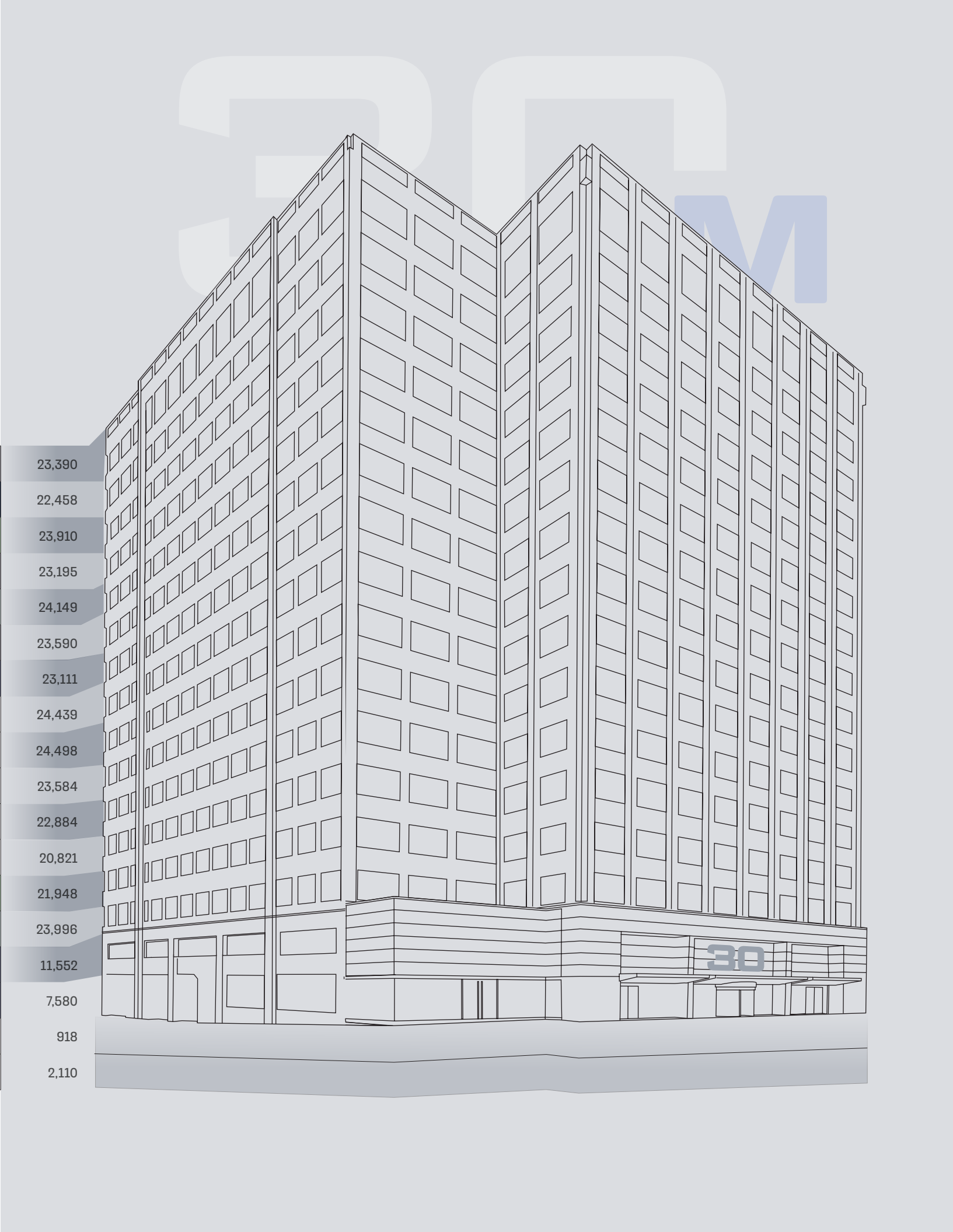
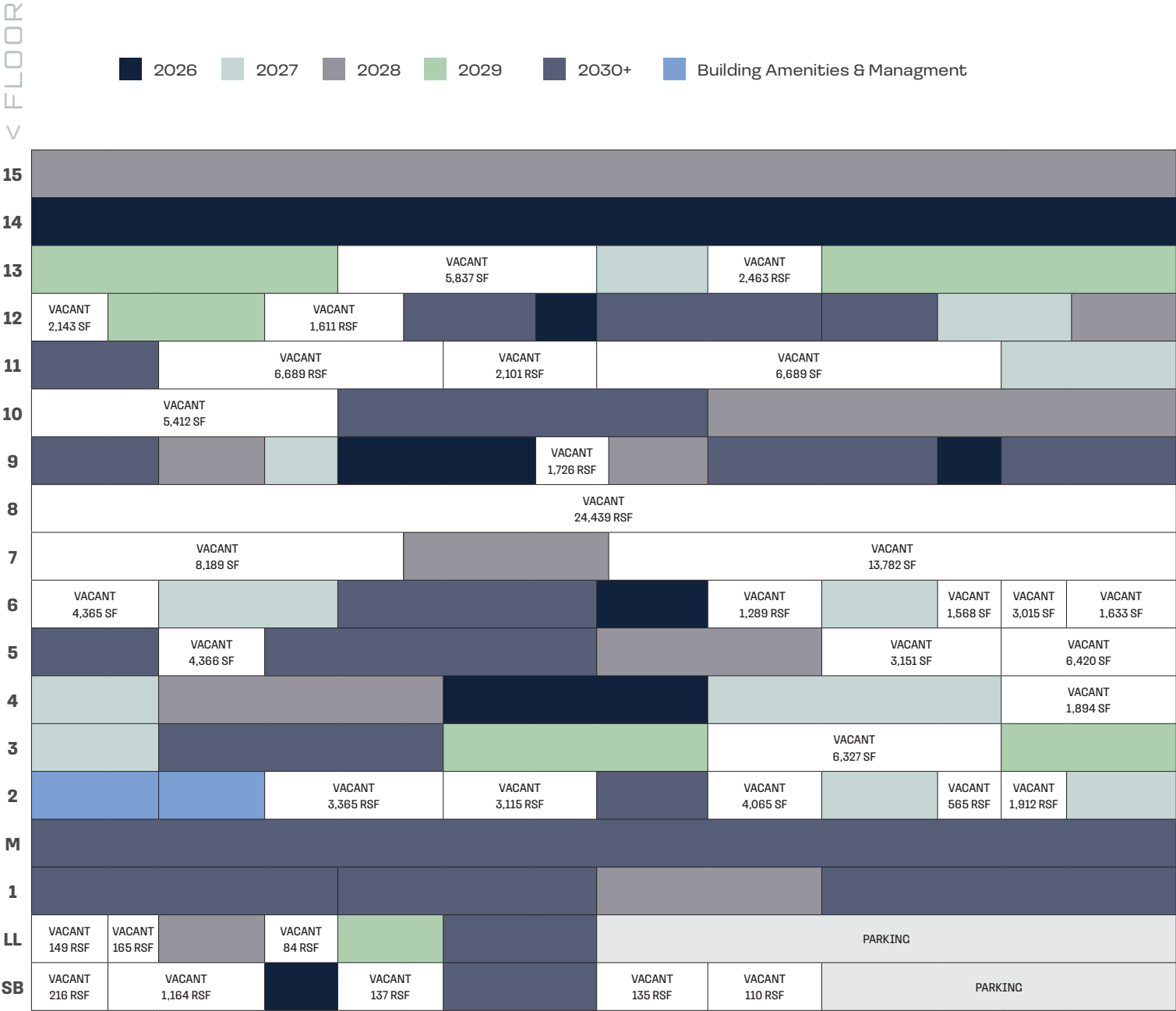


COMING SOON:
TENANT SKY
LOUNGE



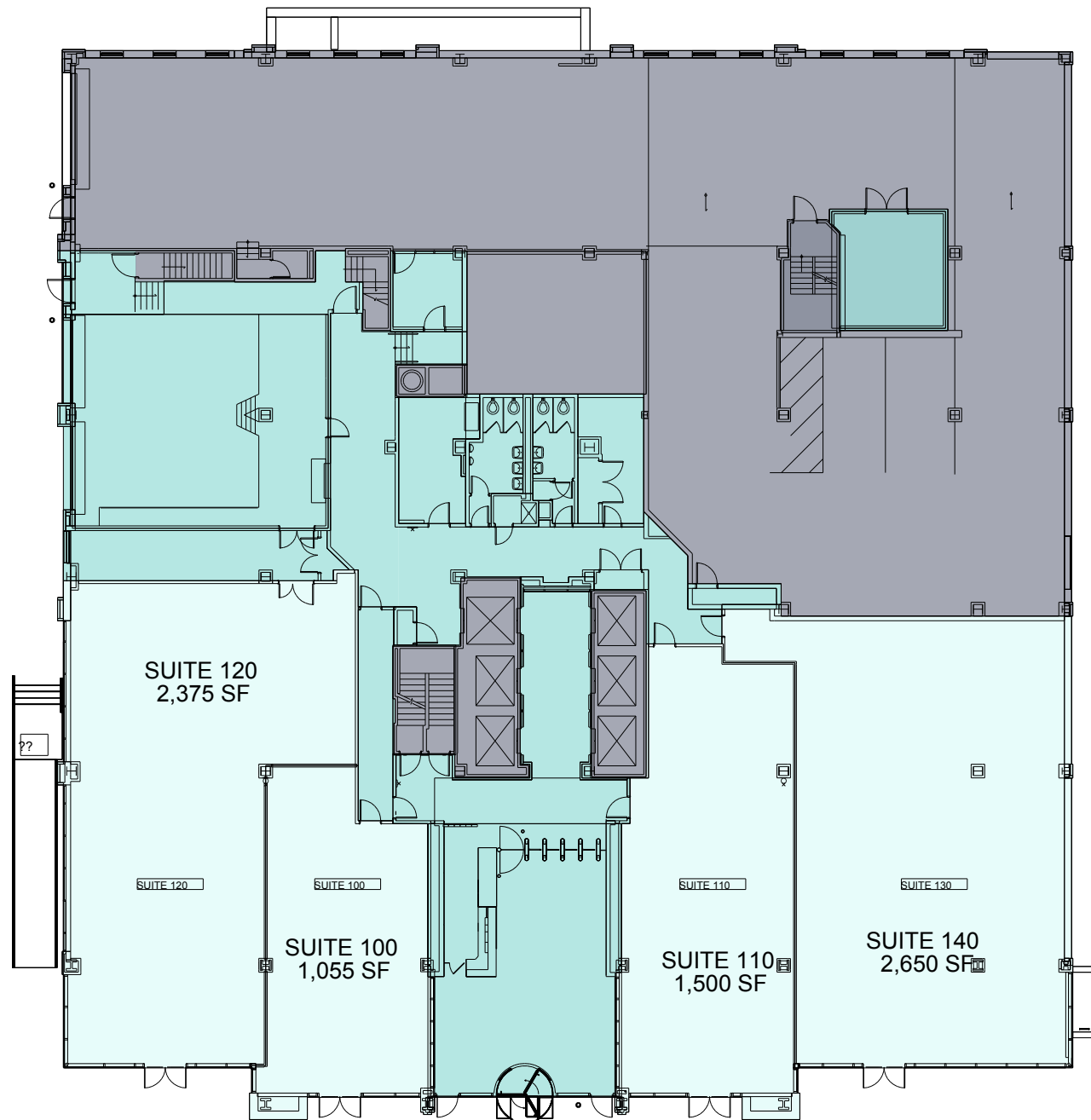
Availabilities

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



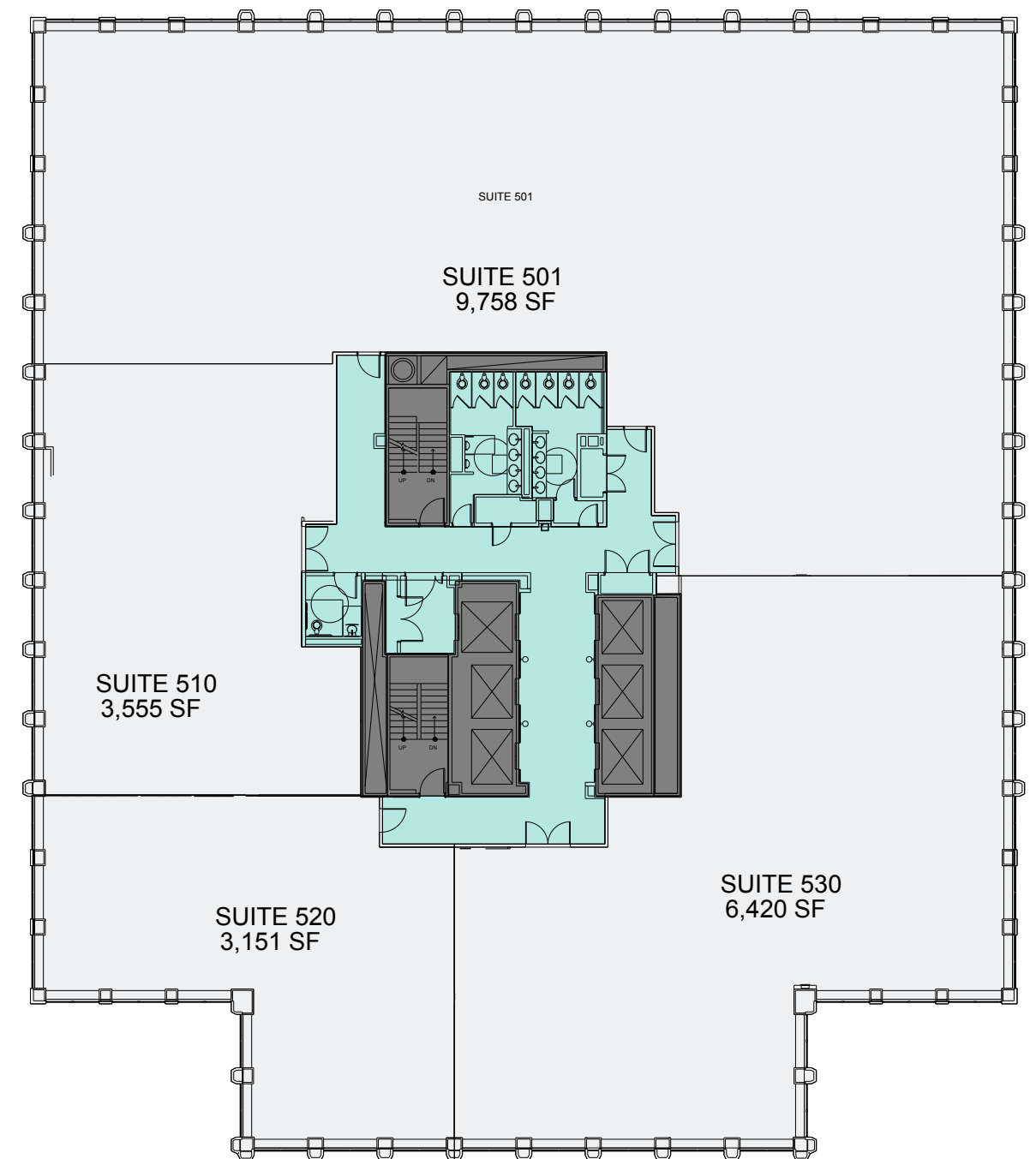
FLOOR PLANS

Ground Floor



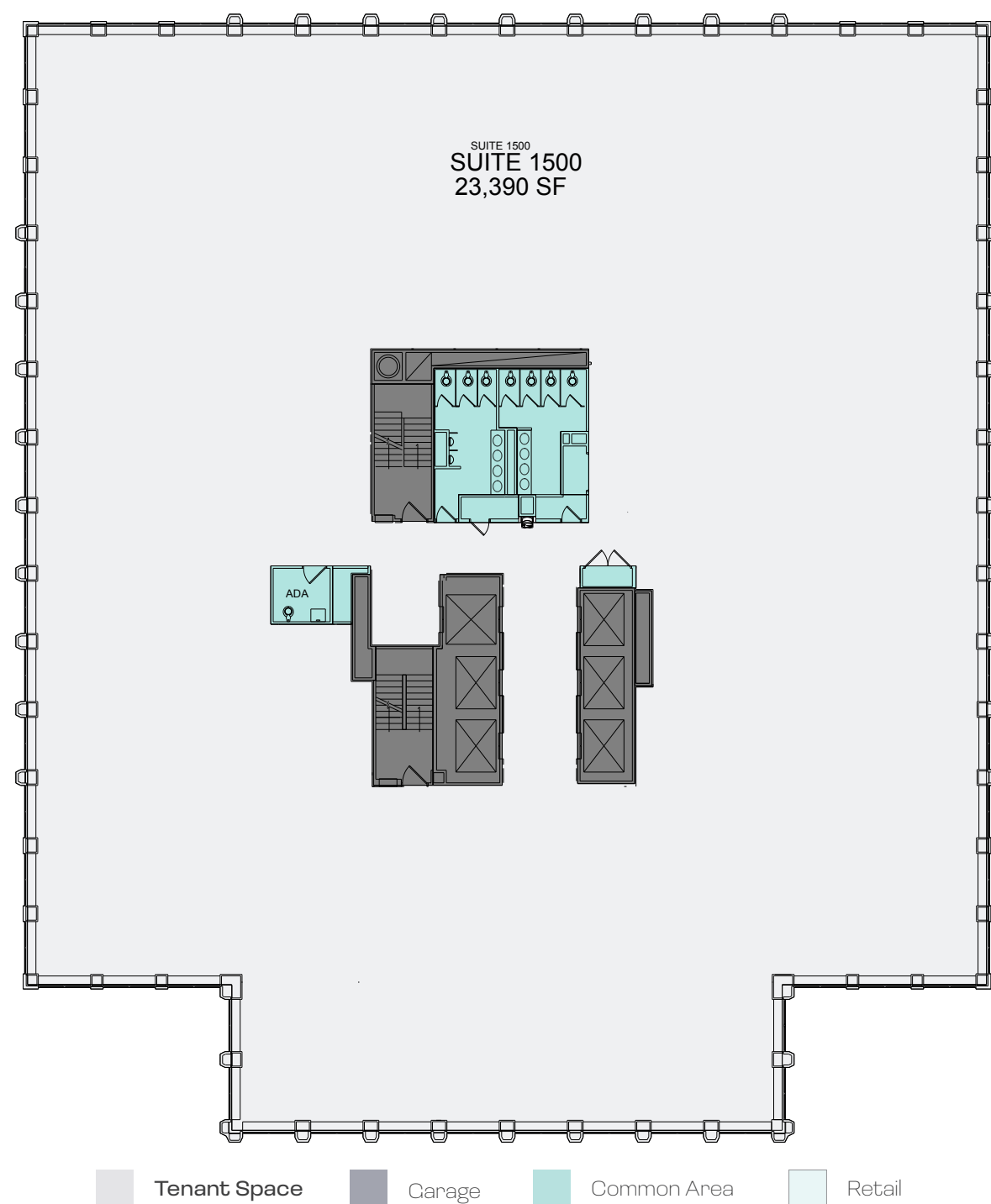
Tenant Space Garage Common Area Retail

Typical Multi-Tenant Layout



Tenant Space Garage Common Area Retail

Typical Single Tenant Layout



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.



5 MINUTE
WALK TO
THE PATH



getting you
to downtown
Manhattan and
Midtown in under
15 minutes

TO NEWARK LIBERTY
INTERNATIONAL
AIRPORT



Where Opportunity Accelerates

New Jersey 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

#2 MOST
DIVERSE CITY
IN THE U.S.

JERSEY CITY RANKS
ABOVE NYC, DALLAS & LA

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

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)

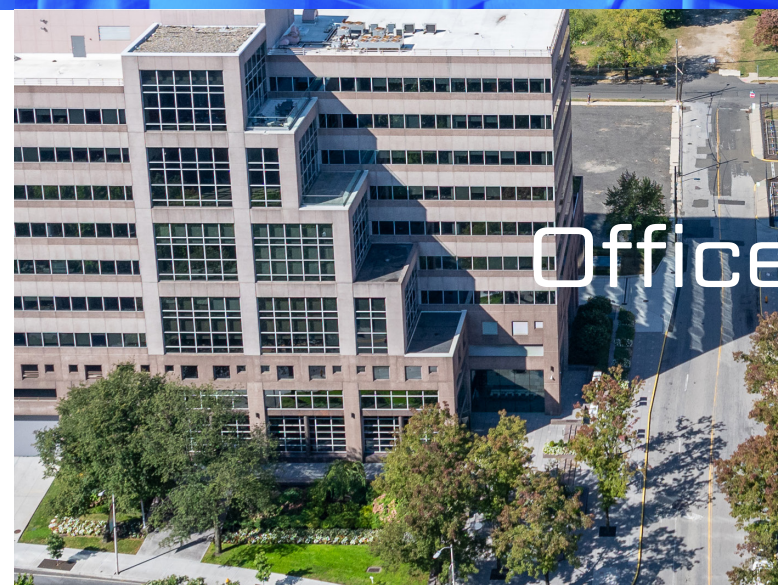


Ownership that Delivers



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 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.



Office



Retail



Asset management



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