

Governor Phil Murphy

ICYMI: NJ TRANSIT Begins Process to Find Marquee Tenant of Newly Renovated Historic Hoboken Ferry Terminal Building

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Qualified Vendors Encouraged to Register For Upcoming Request For Qualifications and Proposals (RFQ/P); Agency Seeks Qualified Operator for Restored, Reimagined Historic Lackawanna Ferry Terminal Building

TRENTON – NJ TRANSIT continues to advance the restoration of the 117-year-old Lackawanna Ferry Terminal on the first and second floors of historic Hoboken Terminal as part of the broader Hoboken Connect redevelopment project. The 50,000 square feet of available space within the Ferry Terminal is being restored and re-imagined as a contemporary destination for marquee events and other uses.

NJ TRANSIT is presenting an opportunity to a qualified entity to become the anchor tenant of the transformed Ferry Terminal, which offers exceptional visibility and prime positioning within one of New Jersey's busiest transit hubs. The entity would activate the building, creating a destination to energize the area and provide an amenity for both NJ TRANSIT customers and the Hoboken community while also generating a dependable revenue stream for NJ TRANSIT.

The agency envisions the second floor as a space to host community, cultural and/or commercial functions, but will consider alternative proposed uses. Qualified parties are invited to register to receive the forthcoming RFQ/P when it is released later this year. Those who register will receive high-level details of the offering, including access to a virtual tour of the space at a dedicated website. Details on registration and additional information are available [here \(https://njtransitdevelopment.com/\)](https://njtransitdevelopment.com/).

“Through the release of this RFQ/P, we expect to find a partner who shares our grand vision for the possibilities this unique and historic space provides to transform and revitalize the Hoboken Waterfront district,” **said NJ TRANSIT President & CEO Kris Kolluri**. “We are seeking an operator with the ability to not just manage, but to create a singular destination for top-tier events accessible to people throughout the metropolitan area and beyond.”

Constructed in 1907 and designed by architect Kenneth Murchison in the Beaux-Arts style, the building features ornate detailing, grand public spaces and architectural elements reflective of early 20th century elegance, now preserved and enhanced with modern amenities by NJ TRANSIT and the State of New Jersey's ongoing restoration investments.

Once completed, the renovated ferry terminal building will feature 35,988 square-feet of leasable space on the second floor with an A-3 occupancy classification and a maximum main hall occupancy of 2,084 people. The first

floor contains 14,973 square-feet of leasable space, also with an A-3 occupancy classification with a maximum main hall occupancy of 1,032 people.

The ferry terminal is the latest phase of the Hoboken Connect redevelopment project. The most significant, transformative economic redevelopment project along the Hudson Waterfront, the multi-phased initiative will introduce a mixed-use campus environment including a 386-unit apartment building, 20% of which will be designated affordable housing, currently under construction, a future Class A office building, reimagined public spaces, including Warrington Plaza and Hudson Place and improved transportation and pedestrian accessibility with a new bus terminal and bike/pedestrian facilities. Together, the investments enhance the terminal area's vitality and appeal as a premium event/entertainment and creative retail location for a variety of public-facing uses.

About NJ TRANSIT

NJ TRANSIT is the nation's largest statewide public transportation system providing more than 925,000 weekday trips on 263 bus routes, three light rail lines, 12 commuter rail lines and through Access Link paratransit service. It is the third largest transit system in the country with 165 rail stations, 62 light rail stations and more than 19,000 bus stops linking major points in New Jersey, New York and Philadelphia.

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