



THIRTY EIGHT

JACKSON ST

SOUTHEND LOFTS

PENTHOUSES

A HOBOKEN ORIGINAL

THE EVOLUTION OF LUXURY

Transcend the ordinary with opulent 4 and 5 bedroom penthouse duplexes featuring double-height ceilings, private terraces with outdoor kitchens, panoramic views and top-of-the-line finishes.



EXCLUSIVE PENTHOUSES

Modern 4-5 bedroom duplex homes with double-height living areas, multi-function den spaces, oversized windows and soaring factory-height ceilings.

Private terrace featuring an outdoor kitchen, a motorized pergola, and spectacular vistas of the Manhattan skyline, Jersey City and Hoboken depending on residence location*

Oversized high-performance double glazed windows with low-e coating

Soaring ceilings with an average height of 14'1"

7½" Ash hardwood flooring

High performance, energy efficient VRF HVAC system allowing for all-year heating and cooling

LG Washing machine and heat pump dryer

Striking arrival with custom matte black and gold sconce light fixture

Pre-wired for high-speed wi-fi

ENHANCED KITCHENS

Kitchens at Southend Lofts are designed to inspire the culinary spirit, while providing generous space for gathering and entertaining.

Shaker-inspired white lacquer cabinetry

White lacquer island cabinetry wrapped in natural walnut fluted panels

Satin brass edge pulls and hardware

Natural quartzite countertop and backsplash

Recessed downlights and under-cabinet lighting

White ceramic pendants above islands

Flush-mount drum ceiling light fixture with black steel trim and frosted glass shade

Elkay champagne quartz undermount sink with Brizo faucet and hand spray in matte black with knurled gold handle

Thermador stainless steel appliances:

- Gas range
- Microwave drawer
- Custom paneled refrigerator and freezer
- Custom paneled dishwasher
- Stainless steel wine cooler
- Custom fluted walnut vented hood enclosure

PRIMARY BATHS

Serene and spacious primary bathrooms with state-of-the-art appointments and fixtures.

Calacatta Lucca porcelain slab walls with matte finish

Soreno Taupe porcelain floor tile

Custom floating vanities with white quartz countertop and undermount Kohler sink

Brizo Allaria Collection black onyx faucet

Round vanity mirrors with matte black frames

Matte black vanity picture lights

Victoria + Albert white freestanding tub*

Brizo Allaria Collection black onyx thermostatic valve and hydro rail with hand shower

Jaclo pewter tub filler with handshower*

Brizo black onyx wall mounted faucet*

Kohler Veil high efficiency toilet in all baths

Matte black fixtures and accessories

SECONDARY BATHS

Elegant secondary baths feature porcelain tile, quartz countertops and premier accessories.

Glass-Enclosed Shower Palette

Walk-in shower with almond penny round mosaic floor tile

Lablanca porcelain floor and wall tile

Custom floating vanities with Calacatta Karmelo quartz countertop and undermount Kohler sink

Brizo Allaria Collection matte black faucet

Rectangular mirrors with integrated lighting

Brizo matte black fixtures and accessories

Soaking Tub Palette

Duravit white soaking tub

Matte white porcelain accent wall tile

Alaska terrazzo -inspired porcelain floor tile

Custom floating vanities in black satin finish with Calacatta Trevi quartz countertop and undermount Kohler sink

Brizo Allaria Collection matte black faucet

Rectangular mirrors with integrated lighting

Brizo matte black fixtures and accessories

AMENITIES AND SERVICES

Over 20,000 square feet of private indoor and outdoor amenities.

The Overlook

Four-season owners lounge with dining areas, lounge seating, televisions and catering kitchen

Hudson River views spanning from Midtown to Lower Manhattan

40-foot relaxation pool with lounge area

Lanai with entertainment area, offering comfortable seating, outdoor televisions, fireplace and communal bar

Dining pergola with four chef's table grilling stations and outdoor kitchens

Open green spaces for lounging, sunbathing or play

Dedicated locker rooms

The Davis Hall Atrium

The Chambord building, built in 1893 and once home to the Davis Baking Powder and My-T-Fine Pudding factories, is a storied piece of Hoboken's Industrial heritage.

Rising from the original factory floor, Davis Hall welcomes sunlight through a state-of-the-art translucent canopy. Inside, comfortable seating, lush greenery, and elevated shops and dining create a vibrant, welcoming atmosphere, while a private corridor connects you to the grand lobby of Southend Lofts.

*Select Residences **Additional Fee

The Mezzanine

Open air coworking lounge with quiet zones, private work spaces, and focus areas with comfortable seating

State-of-the-art fitness center designed by Life Fitness, with views to The Davis Hall Atrium

Epicurean children's playroom with Davis Baking themed play areas and art work

Game lounge with comfortable seating and gaming area

A virtual suite featuring a multi-sport simulator with golf capabilities

Additional Amenities

Pet spa

Fully attended lobby

Private, enclosed parking garage**

Private cabanas available for purchase

Private storage**

Generous package storage, including dedicated cold-storage

Bicycle storage**

Wired for Spectrum and Verizon Fios

Wi-fi coverage in amenity areas

Butterfly MX building intercom system with mobile app



38 JACKSON ST, HOBOKEN, NJ 07030 | 201.633.7607 | SOUTHENDLOFTS.COM



Brown Harris Stevens
Development Marketing



Prices and availability are subject to change without notice. All marketing materials; images, video, media etc; are artist renderings and are subject to change without notice at the discretion of the Sponsor. The artist representations and interior decorations and furnishings are provided for illustrative purposes only. The complete offering terms are in a Public Offering Statement available from the Sponsor. File R-5108.