



THIRTY EIGHT

JACKSON ST

SOUTHEND LOFTS

RESIDENCES

A HOBOKEN ORIGINAL

THE EVOLUTION OF LUXURY

The historic and modern lofts are designed with distinction, offering an expansive canvas for elevated living. Sweeping, open layouts balance industrial-inspired design with premier finishes and sophisticated details.



LOFT RESIDENCES

Modern 1-5 bedroom condominium homes showcasing elegant finishes, oversized windows and soaring factory-height ceilings.

Expansive layouts with multi-functional dens and original architectural details*

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

Private outdoor space offering views of Hoboken and the Manhattan skyline*

Soaring ceilings with an average height of 11' 6"

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

Custom matte black and gold sconce entry light fixture

Pre-wired for high-speed wi-fi

CUSTOM CHEF KITCHENS

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

White upper cabinetry paired with walnut-inspired lower cabinetry and matte black hardware

Calacatta Valentini Quartz countertop and backsplash

Recessed downlights and under-cabinet lighting

Decorative black pendant lights*

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

Bosch stainless steel appliance suite:

- Gas range
- French door refrigerator/freezer
- Dishwasher
- Vented range hood*
- Microwave*

Kohler stainless steel undermount sink

Delta faucet and hand spray in matte black

PRIMARY BATHS

Serenity awaits in primary baths crafted for supreme comfort and tranquility.

Calacatta Lucca porcelain wall tile with polished finish

Calacatta Lucca porcelain floor tile with matte finish

Glass-enclosed, oversized walk-in shower*

Duravit soaking tub*

Custom floating vanity with white quartz countertop and undermount Kohler sink

Pill shape vanity mirrors with integrated lighting and matte black frames

Delta matte black fixtures and accessories

Kohler Veil high efficiency toilet in all baths

SECONDARY BATHS

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

Brighton Gold porcelain wall and floor tile

Brickstone White 2" X 18" porcelain accent wall tiles

Duravit soaking tub

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

Rectangular vanity mirror with integrated lighting

Delta matte black fixtures and accessories

*Select Residences

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.