

eight

HUNDRED



eight

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Balance. Abundance. Prosperity. Success in business,
and wealth. The ultimate in balance. Paradise.



Throughout time, and across cultural and religious lines, the number **8** has symbolized all these things. Representing the best life has to offer, **800 Madison** brings these abstract concepts to life. The perfect number, the perfect place.

UpperGrand.com OR CALL 1.888.461.0416





eight

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your luck is changing

our luxury rentals are a sure bet



You spend your days watching the world fluctuate, trying to find just the right location, investment or niche. Throughout history, the number **8** has been considered lucky, representing good fortune and wealth. Finally, you've found *your* luck at **800 Madison**, the culmination of everything you've worked for:



- The 6th building in Hoboken's Northwest Corridor, an **8**-block neighborhood development known as **Upper Grand**
- **Attractive, row-house style** and pedestrian-scaled community is contextually designed to fit in with adjacent Hoboken neighborhoods that are beloved for their tree-lined streets and traditional brownstones
- This dynamic **Smart Growth, New Urbanist community** is centered on mass transit, civic amenities and recreational open space
- **Figure 8 Fitness Center** off 9th Street
- **Private garage parking**
- **Rooftop terrace** with city views

You don't have to consult a Magic 8 Ball to get *this* message. "**As I see it, yes.**"



the perfect fit

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Upper Grand is an intimate enclave of residences designed to reflect the city's rich heritage of stately brownstones, tree-lined streets and colorful history. Four elegant, wood-paneled lobbies boast luxurious stone floors and four elevators for convenience. All lobbies provide access to the enclosed garage parking, elevators and mail rooms. Inside, the one, two and three bedroom residences offer inviting design options, such as:

luxury rentals that fit your life



- **8' entry doors** in carpeted corridors extend an impressive welcome
- Ceiling heights over **9'** for a spacious, airy feel
- **Hardwood flooring**, which lends a sophisticated urban look
- **Porcelain tile** in the kitchen and bathrooms
- **Storage galore**; all homes have walk-in closets and some have multiple closets in bedroom or living areas
- **Oversized windows, transoms and bay windows** for abundant natural light
- Full-size GE front-loading **washer and dryer** in every home
- **Pre-wired** for telephone, cable and high-speed Internet; ample outlets throughout





figure 8

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attractive and a great personality

Sometimes things look better on the outside than they do on the inside. And some things are beautiful on the inside only.

800 Madison has it all: a classically attractive exterior along with stunning inner beauty.

- Our **Aqua Lounge** consists of a courtyard pool with hot tub for the ultimate in urban courtyard environments
- **Paver stone sunning deck** and lounge chairs for soaking up the rays
- **Illuminated water feature** lends ambience to evenings in the courtyard
- Select residences have **private terraces** overlooking the landscaped courtyard and pool, some with Juliet-style balconies
- **Rooftop terrace** with elevator access features views of the city and intimate seating and conversation nooks
- **Figure 8 Fitness Center** with fully-equipped fitness gym with cardio and weight machines as well as free weights and stretching station to help you look and feel great
- **Club 800 Resident Lounge** with flat screen TV, pool table, wii wall, and game tables





eight

party of 8

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When you want to entertain, **800 Madison** has it all. Grill out at the 36" stainless steel gas grill and outdoor fireplace in the courtyard near the pool. Prepare an elegant dinner for eight in your gourmet kitchen, or toss back a couple beers with the guys while you play cards. Impress your date with romantic views of the city and cozy seating areas. Or just kick back with your roommate on the balcony toasting a successful day. Whether you're by yourself or with a crowd, **800 Madison** is more than enough.

eight is never enough




Kitchens:

- Contemporary dark cherry color
Shaker-style cabinetry with modern brushed aluminum hardware
- Polished quarried **granite countertops** in Impala black
- GE Profile **stainless steel** energy-efficient appliances and garbage disposal

Bathrooms:

- **Free-standing showers** and/or a relaxing 33" soaking tub in all residences
- **Quartz vanity countertops**, many with double sinks
- **Stylish shower and tub surrounds** in a timeless, crisp subway tile style
- Upgraded **modern lighting** over vanity

A circular portrait of two young people. On the left is a young woman with short blonde hair, smiling, wearing a red zip-up jacket with white stripes on the sleeves and a large white number '8' on the chest. On the right is a young man with long dark dreadlocks, smiling, wearing a white sweater with a red graphic. The background is dark and industrial.

go baby go

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It's a city dweller's dream come true: reserved, controlled-access individual parking spaces available, allowing you to come and go as you please.

But when you feel like walking, you're just minutes from the **ShopRite** Supermarket, Columbus Park, or an amazing array of shops, restaurants, bars and lounges – from long-established local favorites to the newest major retail operators. Restaurants of every description, large and small-scale shops, fun lounges, neighborhood bars and coffee shops mix together to create a lively environment treasured by residents and tourists alike. You can stroll or bike to the parks and esplanade along the Hudson River waterfront. The Hudson-Bergen **Light Rail 9th Street Station** is only 2 blocks to the west, so you can be at the Path or Ferry stations for easy commuting in just minutes.

get in the game



Wherever you want to go go, baby, you can go.

UPPER GRAND

800
MADISON

Corner of 8th & Madison
Hoboken, NJ

2

LINCOLN
TUNNEL

16TH ST.

15TH ST.

14TH ST.

13TH ST.

12TH ST.

11TH ST.

10TH ST.

9TH ST.

8TH ST.

7TH ST.

6TH ST.

5TH ST.

4TH ST.

JACKSON ST.

MONROE ST.

MADISON ST.

JEFFERSON ST.

ADAMS ST.

GRAND ST.

CLINTON ST.

WILLOW AVE.

PARK AVE.

GARDEN ST.

BLOOMFIELD ST.

WASHINGTON ST.

SHIPYARD LN.

BERNARD McFEELY

SINATRA DR. NORTH

SINATRA DR.

CASTLE POINT
STEVENS INSTITUTE OF
TECHNOLOGY

SINATRA DR.

FERRY

14TH ST. PIER

13TH ST. PIER

8TH ST. PIER

GALABR
SCHOOL

WALLACE
SCHOOL

HOBOKEN
HIGH

COLUMBUS
PARK

JFK
STADIUM

1000
JEFFERSON

1100 / 1118 / 1130
ADAMS

1200
GRAND

1300
GRAND

FIRE
DEPT.

ELVSIAN
PARK

POST
OFFICE

800
MADISON

UPPER GRAND

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