

J² JOURNALSQUARED

KRE
Kushner Real Estate Group

National
REAL ESTATE ADVISORS



UNBELIEVABLE RETAIL OPPORTUNITY

**JOURNAL SQUARED
TOWER III**
605 Pavonia Ave, Jersey City

- Centre Pompidou Museum (2 Blocks)



- Frank Guarini Justice Center (2 Blocks)



- URBX (1 Block)



- Loew's Theatre (1 Block)

JOIN:



JOURNAL SQUARED

605 Pavonia Ave, Jersey City, NJ



• Under Construction - Q4 2023 Delivery

HIGHLIGHTS:

- 4,100 SF of ground floor retail located at the base of Journal Squared Tower III, a 60 story residential tower located directly above the vibrant Journal Square PATH.
- The third and final tower of this 3 phase development will be wrapping up construction in Mid 2024 with a completed total of 1,870 residential units.
- The 4,100 SF space fronts on Pavonia and Summit Ave, the absolute best corner in Journal Square. The space is located across from the Hudson County Superior Court House and 2 new 20 story towers along with the new 3 Acre Journal Square Park.

LOCATION:

- Located directly above the Journal Square PATH.
- Positioned at the core of the Journal Square Central Business District.
- Directly across from the Hudson County Superior Court House and the Magnolia St. PATH Station Entrance.

FRONTAGE:

- 100 FT

SPACES AVAILABLE:

- Space can be combined:**
- Retail A Space: 2,300 SF
 - Retail B Space: 1,810 SF
Retail A and B can be combined
Retail A and B can be vented

TERM:

- Negotiable

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request

NEIGHBORING RETAILERS:



August 2023



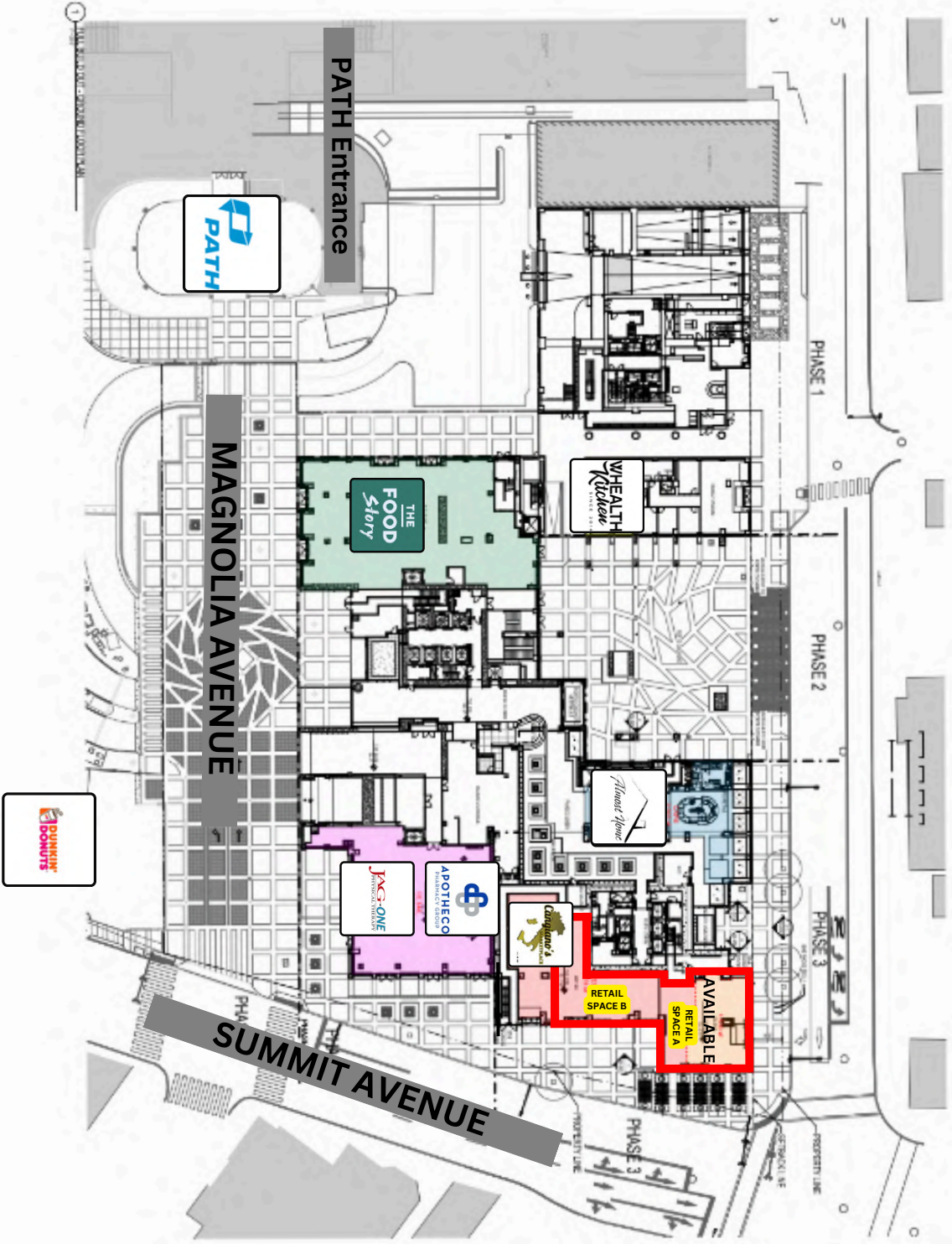
2021



2017

FLOOR PLAN LAYOUT

PAVONIA AVENUE



JOURNAL SQUARED
150 MAGNOLIA AVENUE, SUITE 1000

OWNER: JOURNAL SQUARED

DESIGNER: JOURNAL SQUARED

DATE: 10/15/2024

SCALE: 1/8" = 1'-0"

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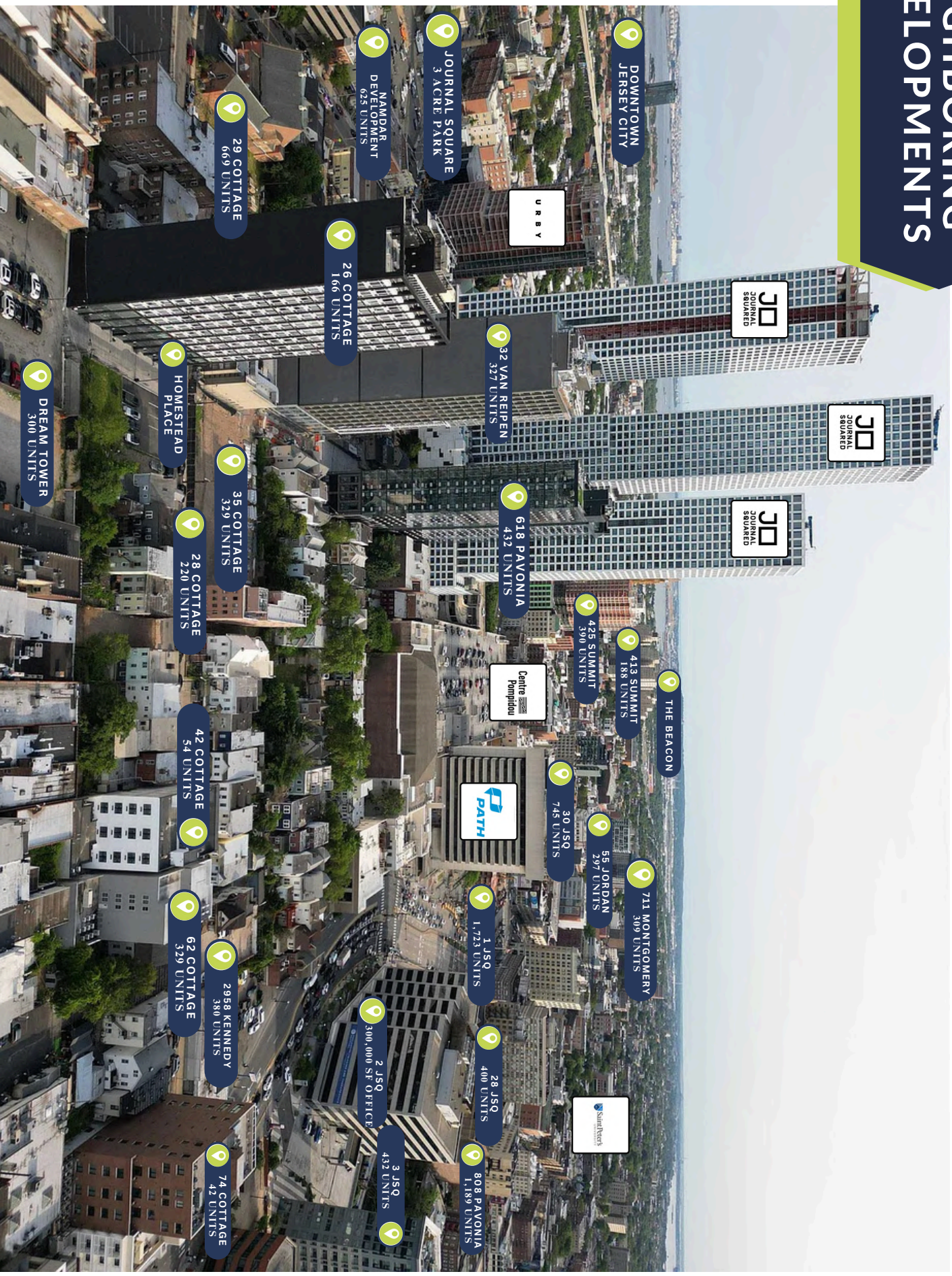
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A3-004

NEIGHBORING DEVELOPMENTS



9 DOWNTOWN JERSEY CITY

9 JOURNAL SQUARE 3 ACRE PARK

9 NAMDAR DEVELOPMENT 625 UNITS

9 29 COTTAGE 669 UNITS

9 26 COTTAGE 166 UNITS

9 32 VAN REIPEN 327 UNITS

9 618 PAVONIA 432 UNITS

9 35 COTTAGE 329 UNITS

9 28 COTTAGE 220 UNITS

9 HOMESTEAD PLACE

9 DREAM TOWER 300 UNITS

9 THE BEACON

9 413 SUMMIT 188 UNITS

9 425 SUMMIT 390 UNITS

9 30 JSQ 745 UNITS

9 711 MONTGOMERY 309 UNITS

9 56 JORDAN 297 UNITS

9 1 JSQ 1,723 UNITS

9 28 JSQ 400 UNITS

9 42 COTTAGE 54 UNITS

9 2958 KENNEDY 380 UNITS

9 62 COTTAGE 329 UNITS

9 2 JSQ 300,000 SF OFFICE

9 3 JSQ 432 UNITS

9 808 PAVONIA 1,189 UNITS

9 74 COTTAGE 42 UNITS