

OVERLOOK FLATS

NEW JERSEY

32 OAKLAND AVE. | JERSEY CITY, JOURNAL SQUARE

RETAIL, OFFICE & MEDICAL FOR LEASE

RARE OUTDOOR SPACE FOR ALL
COMMERCIAL TENANTS

Located next to \$400 Million
County Court House



WELCOME TO OVERLOOK FLATS



FOURTH FLOOR OFFICES / RETAIL FLEX

THIRD FLOOR OFFICES / RETAIL FLEX

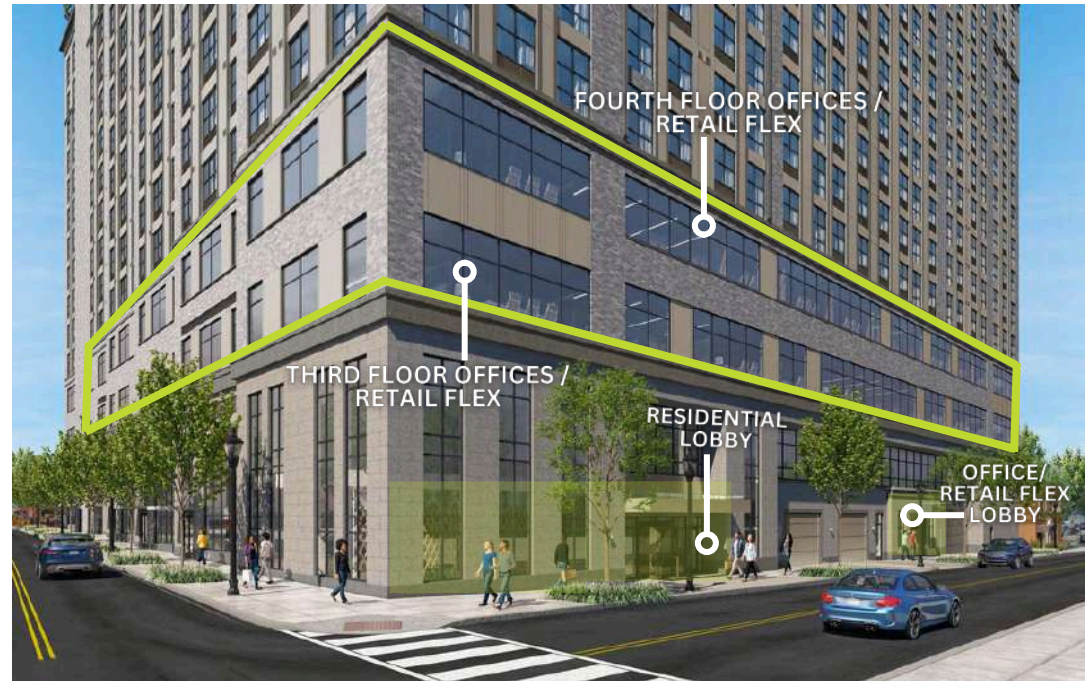
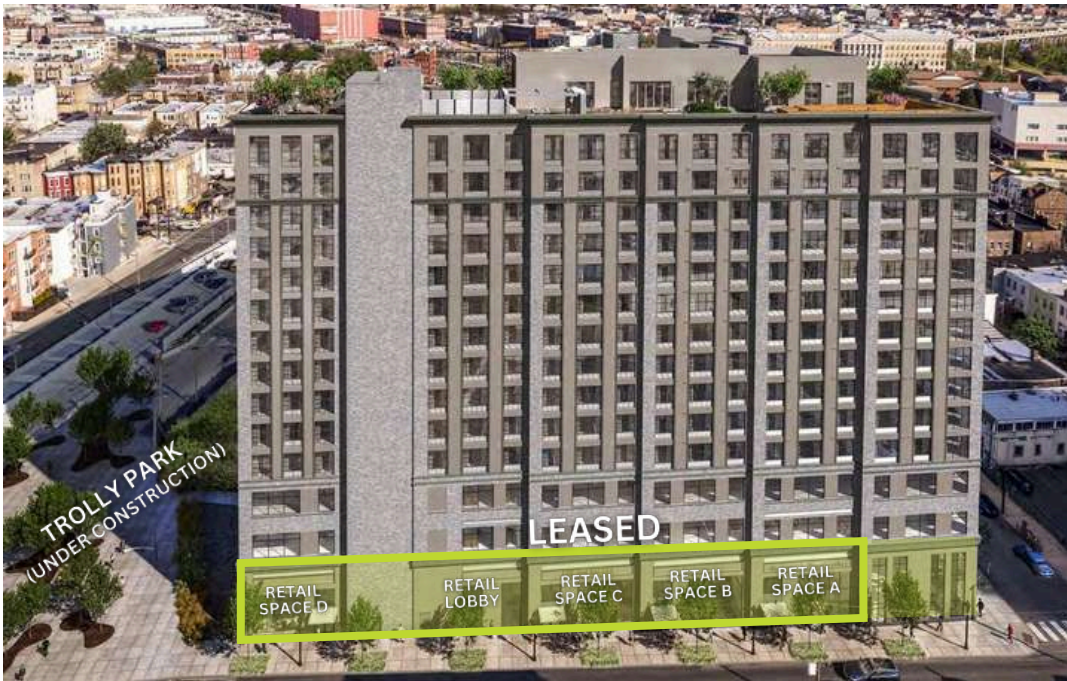
RETAIL SPACES (LEASED)

MAIN LOBBY

PARKING GARAGE

OFFICE / RETAIL FLEX ENTRANCE

LOADING DOCK



The new 406,000 square foot Frank J. Guarini Justice Complex, the future home of 24 criminal, family and other courtrooms for Hudson County is finishing up construction.

NEIGHBORHOOD

- Located in the heart of the Central Business District with a living population of 21,681 residents and a median age of 34 ranking it one of the most populous neighborhoods in the city.
- The building is located directly next door to the new \$400 million Hudson County Court House, 345 Baldwin Ave (116 residential units), 348 Baldwin Ave (45 residential units), Dickinson High School (2,000 students) and many new residential developments in the surrounding area.
- Less than 10 minute walk from JSQ PATH Station and 15 minute walk to Downtown Jersey City.
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.

SEPTEMBER 2024



SEPTEMBER 2024



AERIAL

photo



JOURNAL SQUARED
1,800 UNITS

SINGH TOWER
209 UNITS

HOMESTEAD PLACE
800 UNITS

NEWARK AVE TOWER

THE
OVERLOOK



499 SUMMIT AVE.
605 UNITS

510 SUMMIT AVE.
900 UNITS

URBY

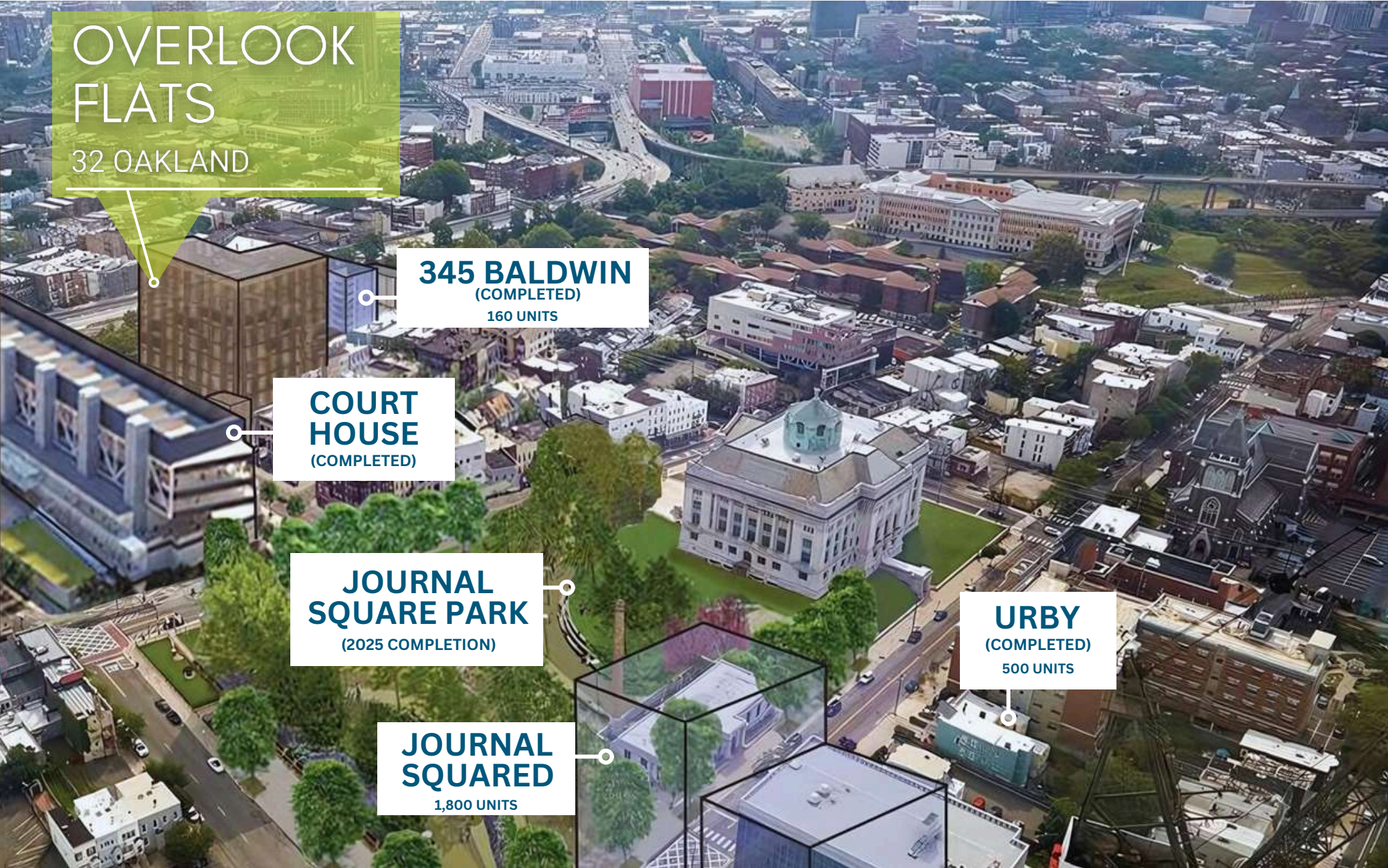
COURT HOUSE

SUPERIOR
COURT HOUSE

COURT HOUSE

HILL TOP
NEIGHBORHOOD

345 BALDWIN



**OVERLOOK
FLATS**
32 OAKLAND

345 BALDWIN
(COMPLETED)
160 UNITS

**COURT
HOUSE**
(COMPLETED)

**JOURNAL
SQUARE PARK**
(2025 COMPLETION)

**JOURNAL
SQUARED**
1,800 UNITS

URBY
(COMPLETED)
500 UNITS

EXTERIOR

photos

SEPTEMBER 2024



TROLLEY PARK (UNDER CONSTRUCTION)

RT 139
26,073 VPD

2-WAY
ROAD



EXTERIOR

photos

SEPTEMBER 2024



2-WAY
ROAD

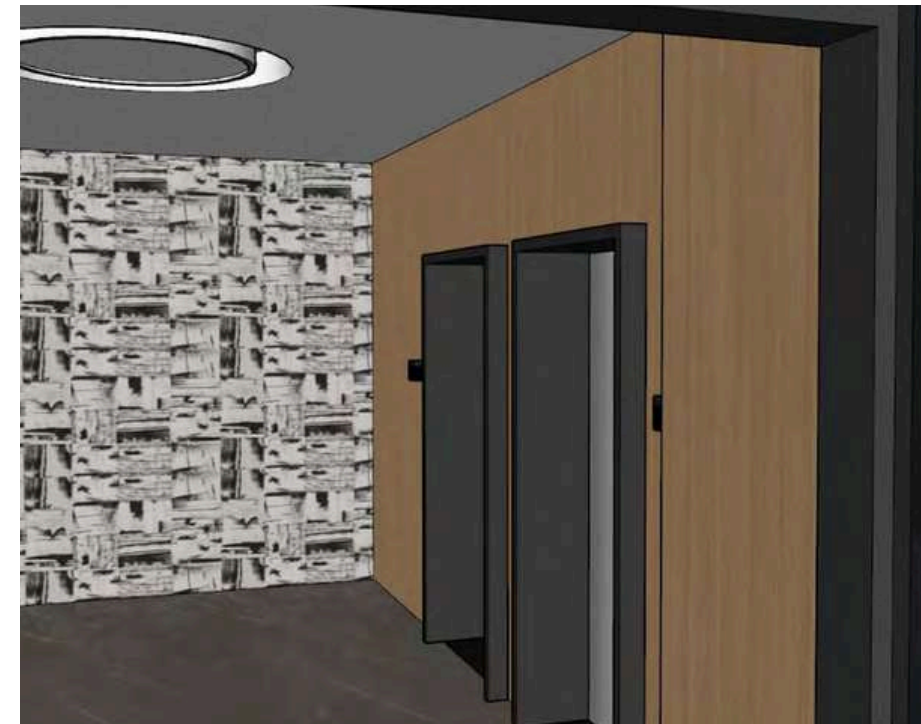


PATH RIDERSHIP REPORT 2 BLOCKS AWAY

Journal Square - 2023 Year to Date

YTD Avg. Daily Count	13,888
YTD Weekend Count	3,987,773
YTD Saturday Count	557,355
YTD Sunday Count	407,397
YTD Holiday Count	116,313
YTD Grand Total	5,069,038

Name	The Overlook
Legal Address	32 Oakland Ave, Jersey City, NJ
Owner	Overlook LLC
Renovations	Brand New Construction
Zoning	Journal Square 2060
Floors	16 stories
Elevators	3 elevators
Parking	32 Parking Spaces
Security	On-site Property Management
Square Footage	60,000 Gross SF 34,000 Net SF

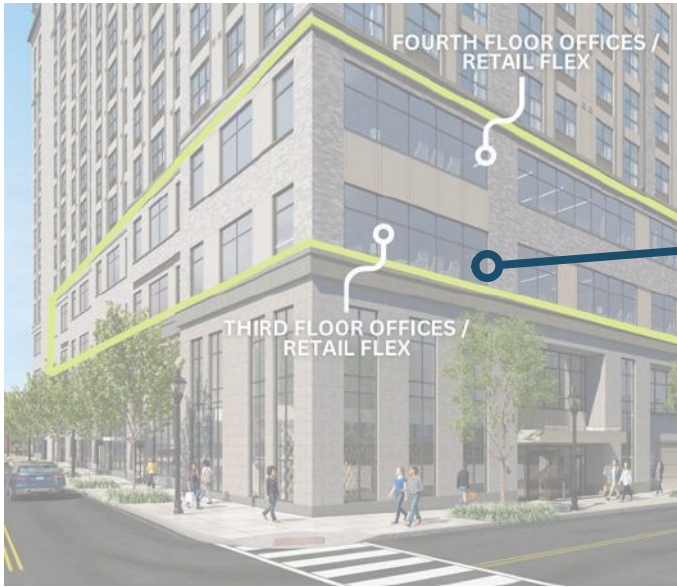


OFFICE

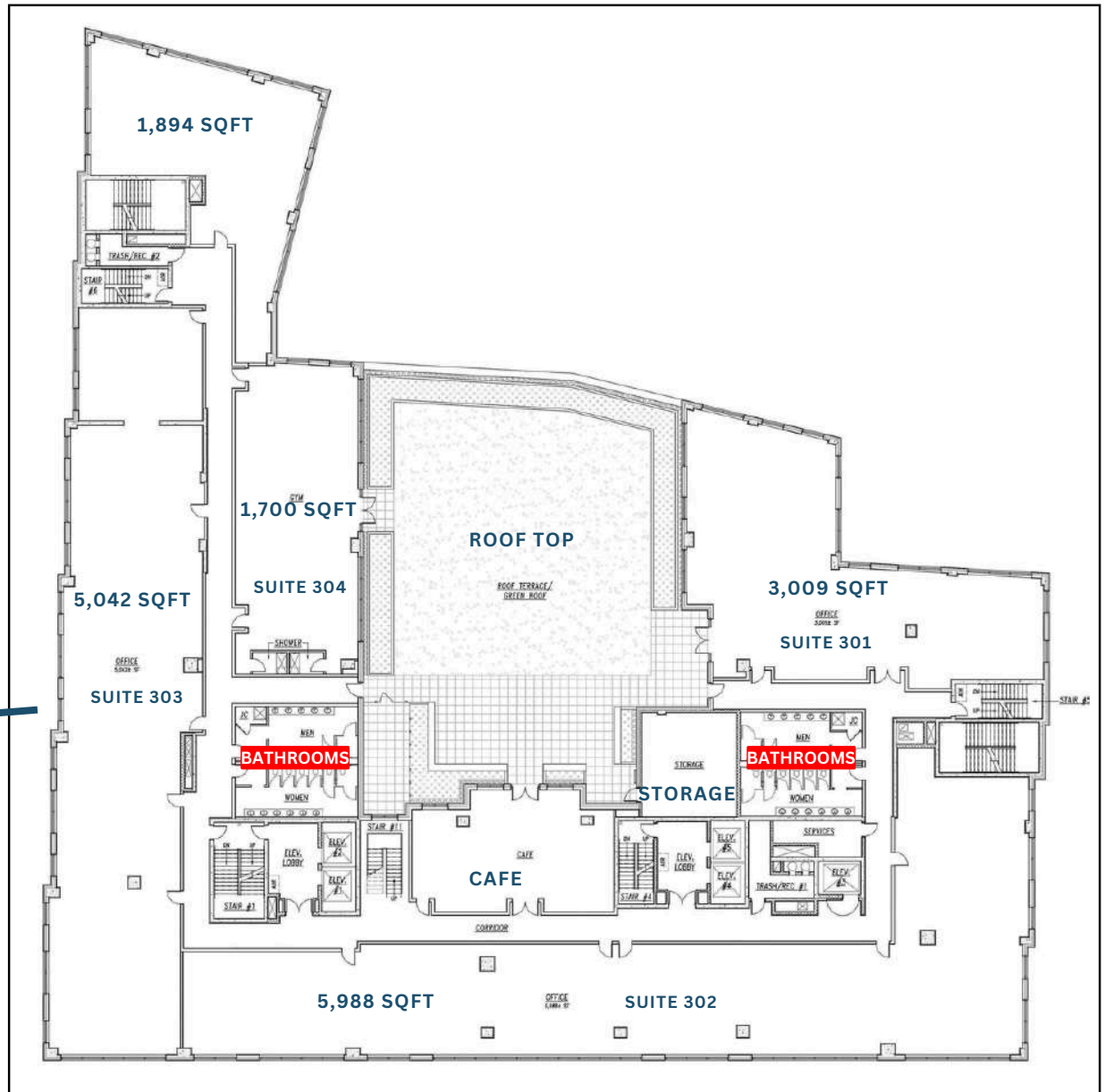
retail flex

- Spaces can be combined.
- Entire floors can be made available.
- Private rooftop for commercial tenants.
- Smaller spaces can be made available.
- HVAC and bathrooms in place.

THIRD FLOOR



SOUTHWEST FACING VIEW



OFFICE

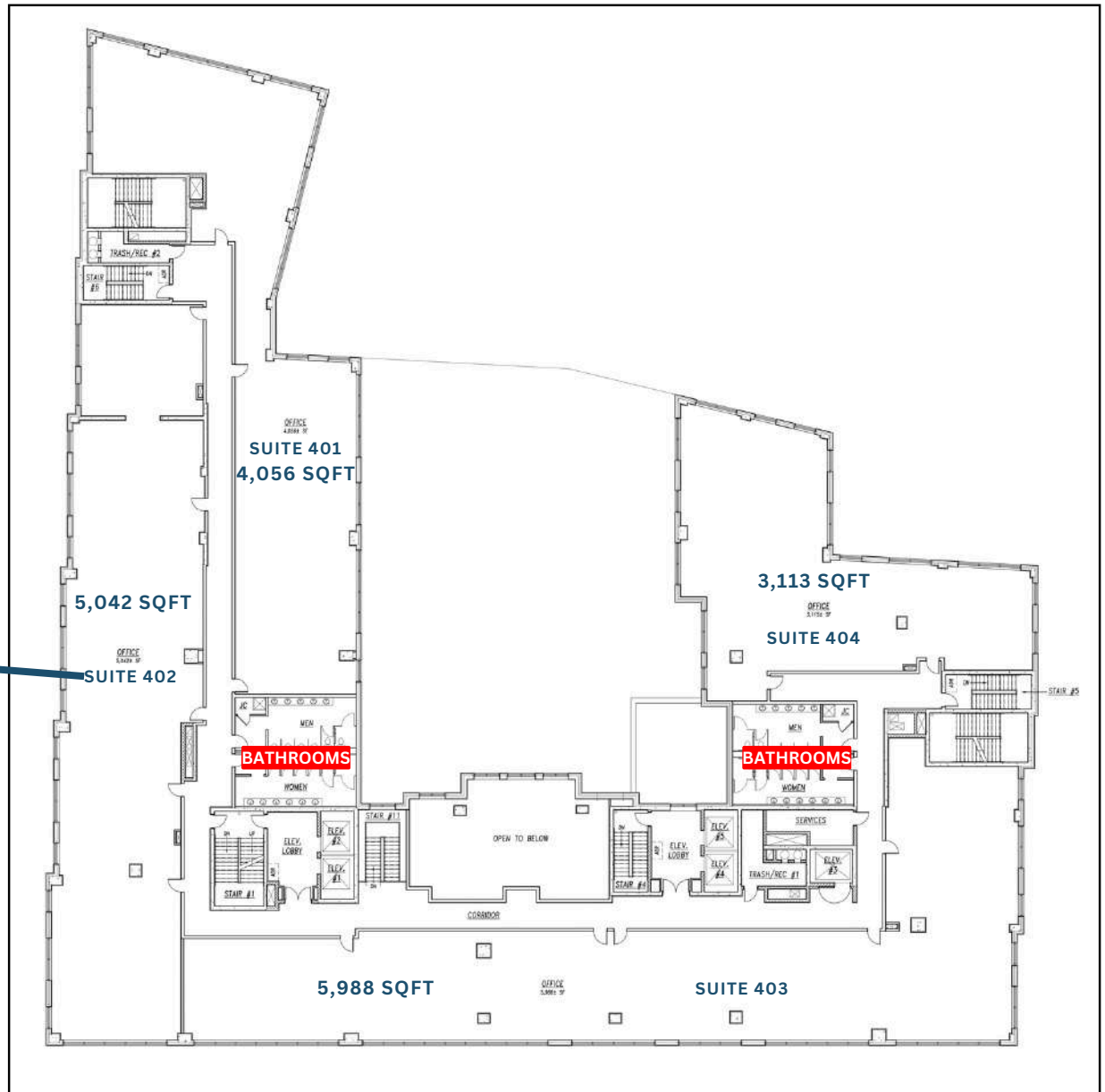
retail flex

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FOURTH FLOOR



SOUTHWEST FACING VIEW



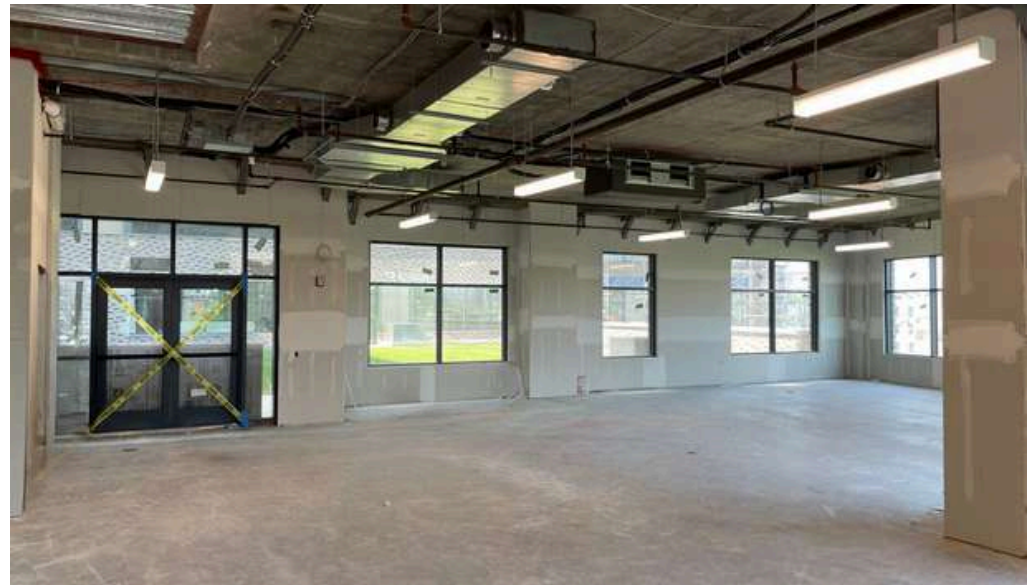
3RD FLOOR

office space/retail flex



4TH FLOOR

office space / retail flex





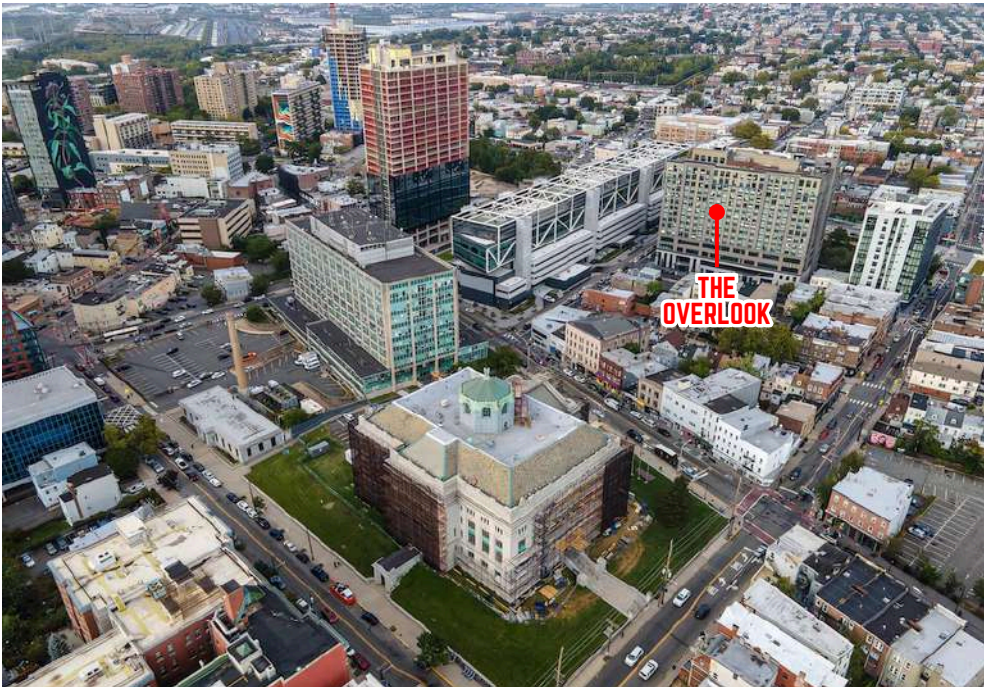
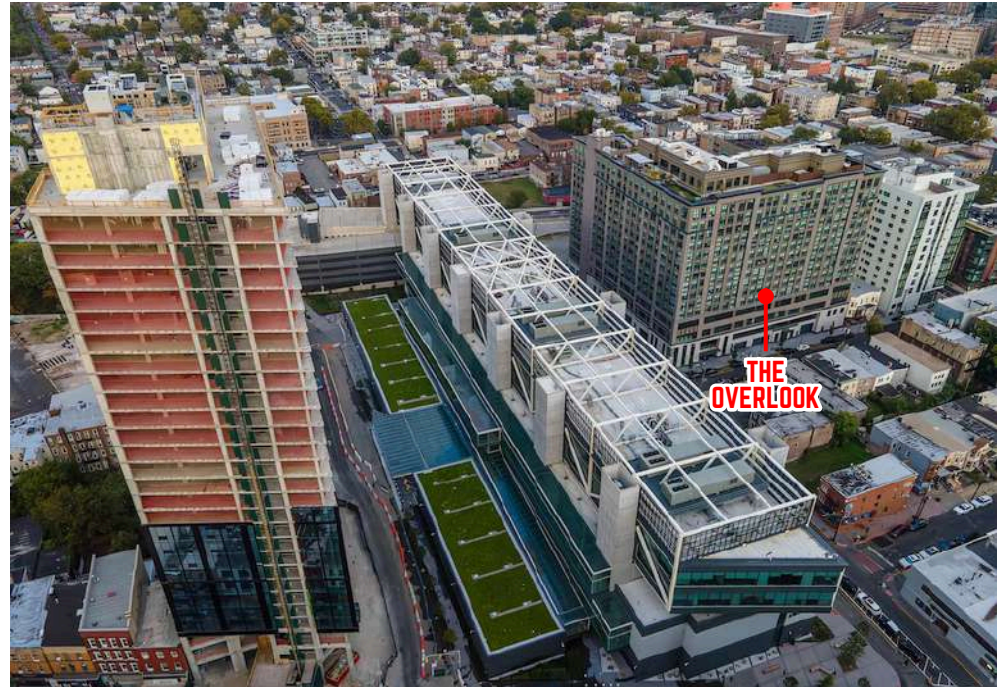
OUTDOOR

3rd and 4th floor



AERIAL

photos



OUTDOOR

private outdoor area (3rd and 4th floor)



FOCUS!

- QUIET SPACE
- SHADE STRUCTURE W/ BUILT-IN TABLES + LOUVERED ROOF
- TABLE AND CHAIRS
- BENCHES

MOVE!

- FITNESS TERRACE
- RESILIENT SURFACING
- OUTDOOR WORKOUT EQUIPMENT

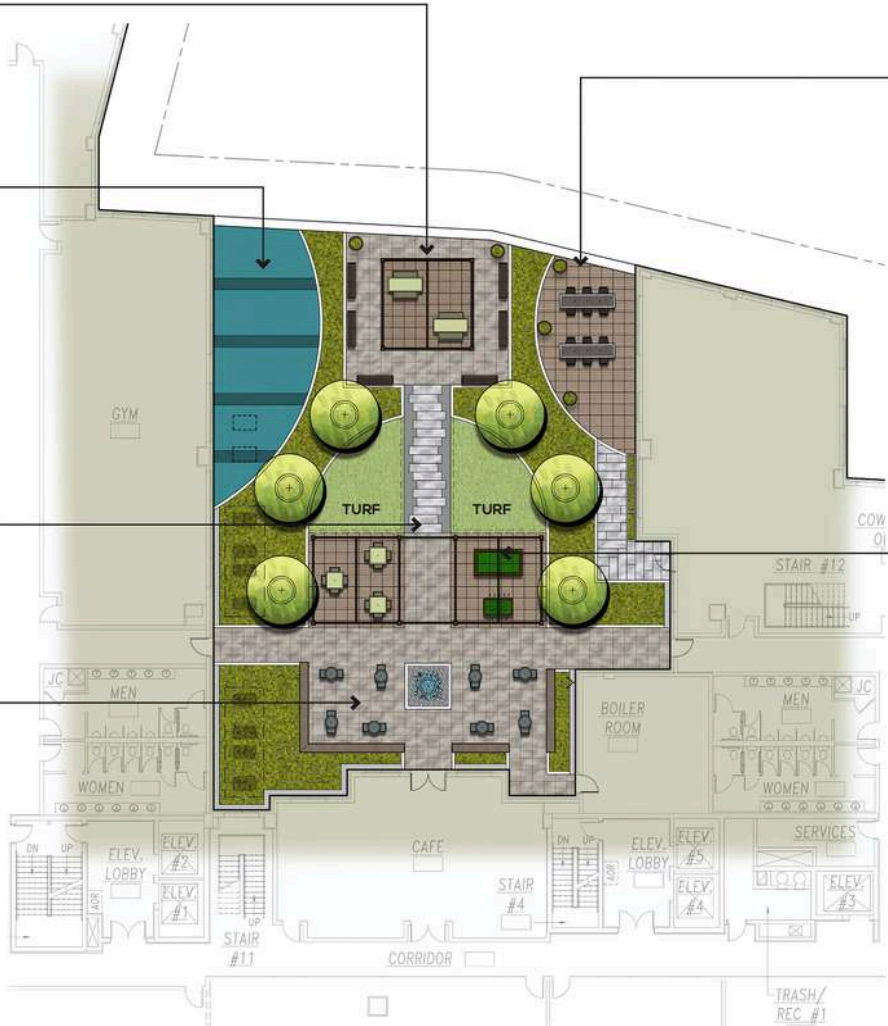


CONNECT!

- IRREGULAR STEPPING STONE WALKWAY W/ GRAVEL INFILL
- SYNTHETIC TURF PANELS W/ ADIRONDACK CHAIR SEATING

GATHER!

- CAFE TERRACE
- CENTRAL WATER FEATURE FOCAL POINT
- WOOD TOPPED SEAT WALLS
- CAFE TABLES + CHAIRS
- LUSH PLANTING



COLLABORATE!

- CO-WORKING TERRACE
- L.F. GO MODULAR TABLES W/ INTEGRAL LIGHTING, TV's, + DATA CONNECTIONS



- WOOD DECK SURFACING
- LUSH PLANTING

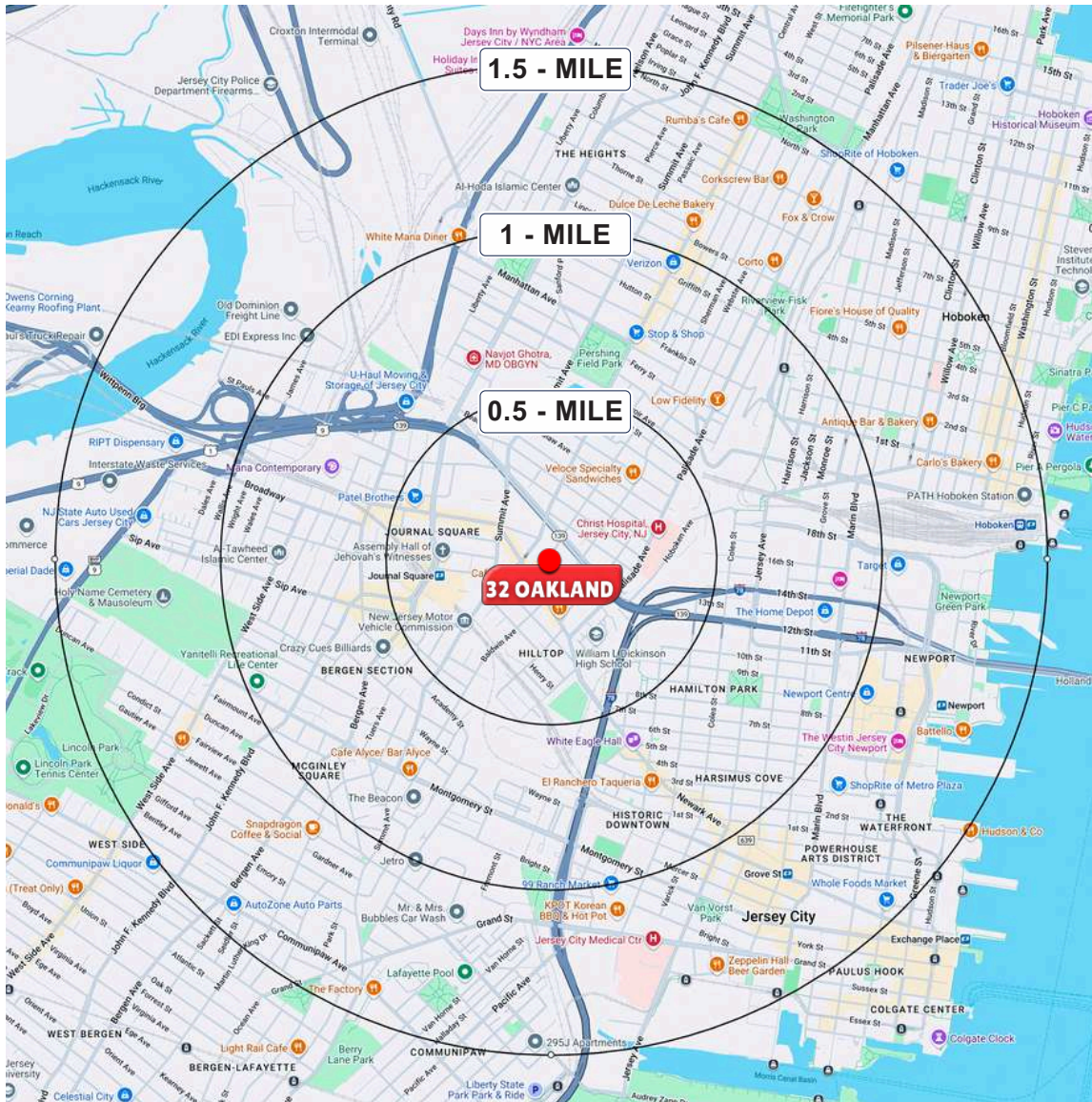
ENTERTAIN!

- UPFIT SHADE STRUCTURE



- 'BREEZEWAY'
- LOUVERED ROOF
- WOOD DECKING
- GAME TABLE NODE W/ OUTDOOR TELEVISIONS
- CAFE TABLE NODE W/ OUTDOOR TELEVISIONS

DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION

29,079

HOUSEHOLDS

11,346

MEDIAN AGE

34.6

COLLEGE GRADUATES

(Bachelor's)
11,429 - 56.1%

TOTAL BUSINESSES

1,444

TOTAL EMPLOYEES

11,449

TOTAL DAYTIME POPULATION

22,139

AVERAGE HOUSEHOLD INCOME

\$77,905

1 MILE RADIUS

POPULATION

81,713

HOUSEHOLDS

31,588

MEDIAN AGE

34.6

COLLEGE GRADUATES

(Bachelor's)
28,917 - 49.9%

TOTAL BUSINESSES

2,835

TOTAL EMPLOYEES

27,839

TOTAL DAYTIME POPULATION

57,118

AVERAGE HOUSEHOLD INCOME

\$92,144

1.5 MILE RADIUS

POPULATION

155,924

HOUSEHOLDS

62,194

MEDIAN AGE

34.4

COLLEGE GRADUATES

(Bachelor's)
56,888 - 51.0%

TOTAL BUSINESSES

5,508

TOTAL EMPLOYEES

53,185

TOTAL DAYTIME POPULATION

104,496

AVERAGE HOUSEHOLD INCOME

\$109,249

THE FUTURE IS URBAN

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