



SMALL OFFICE / STUDIO SPACE WITH PARKING FOR LEASE

239 WASHINGTON ST. Jersey City, NJ 07302

SIZE:

SUITE 305 (481 SF)
SUITE 406 (475 SF)
SUITE 407 (402 SF) } Located directly across from one another

LOCATION:

Located in the heart of Paulus Hook on the border of Exchange Place.
Less than 1 mile from the Holland Tunnel.
Steps from all metro area mass transit system services.
PATH, Light Rail, Bus Stop, Ferry.

LEASE TYPE:

Gross

ASKING RENT:

Upon Request

HIGHLIGHTS:

Located in the heart of Paulus Hook on the border of Exchange Place and Liberty Harbor North.

Executive office suites available with rare dedicated parking space adjacent to the building.

10,000+ residential units within the Exchange Place neighborhood with 4,000+ under construction and another 10,000+ approved.

The property is located steps from all metro area mass transit system services (Exchange Place PATH, NJ Transit- Hudson Bergen Light Rail, NY Waterway Ferry, and NJ Transit Bus & Rail Services).

The property is less than 1 mile from the Holland Tunnel, connecting Jersey City to the lower East Side Manhattan.

PAULUS HOOK PARK

RESERVED PARKING

TENANTS INCLUDE:

Brach Eichler
Provident Savings Bank

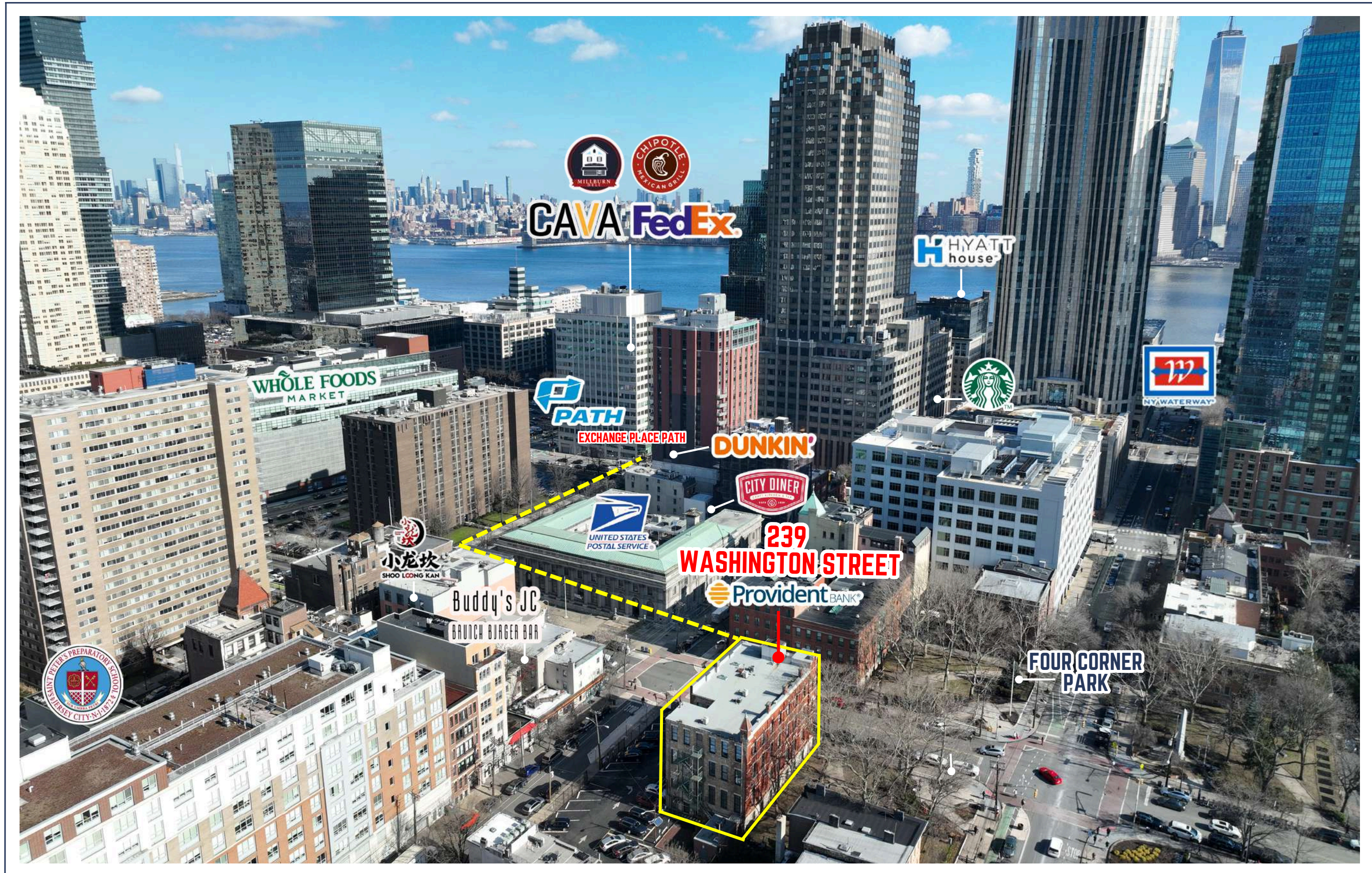
Merlin Industries Inc.
Gameday Men's Health

Corp2Corp
Exchange Plate Alliance

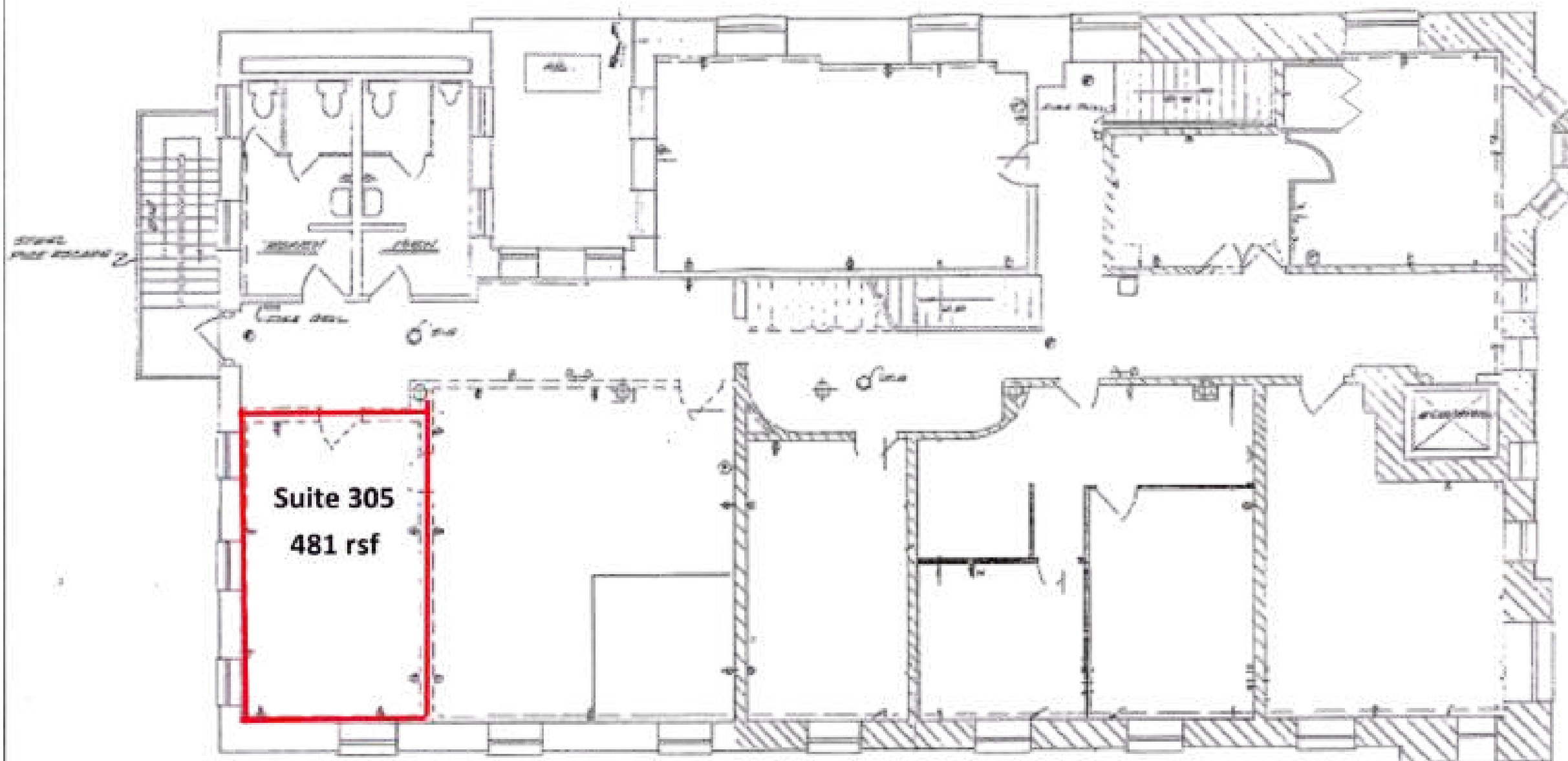
BOBBY ANTONICELLO JR.

Licensed Real Estate Broker
(201) 300 - 6489 | bobby@gridcre.com

MAJOR NEIGHBORING OFFICE TENANTS



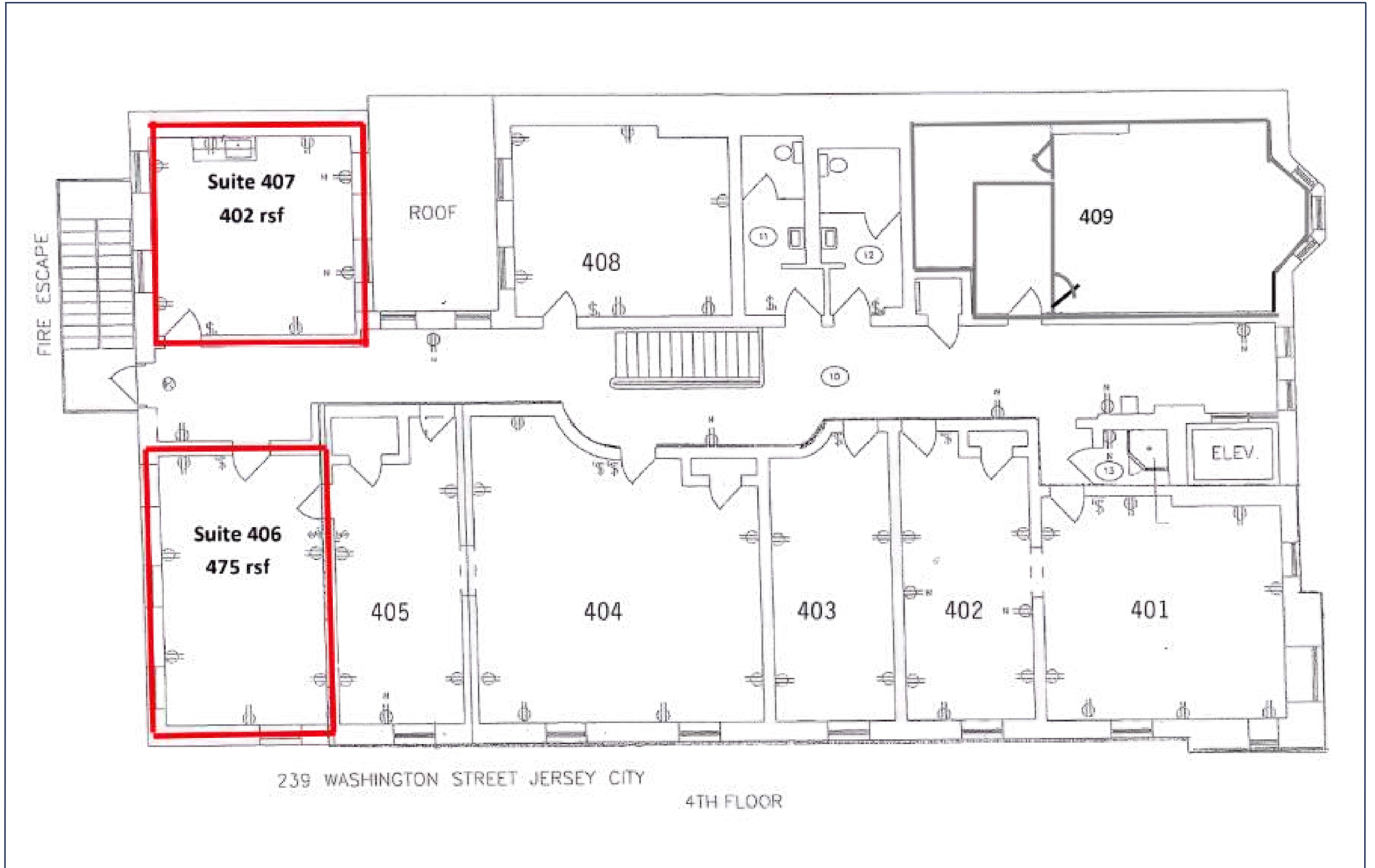
FLOOR PLAN



239 Washington Street, Jersey City - Third Floor

For marketing purposes only. Subject to architectural verification. All dimensions are approximate.

FLOOR PLAN



SUITE 305



SUITE 406



SUITE 407

