

GROUND FLOOR RETAIL & STUDIO OFFICE SPACE WITH PARKING FOR LEASE

239 WASHINGTON ST.

Jersey City, NJ 07302

RETAIL: 3,205 SF W/ 6 PARKING SPACES
(CURRENT BUILD OUT: MEDICAL OFFICE)

OFFICE: 1 PARKING SPACE PER OFFICE
SUITE 305 (481 SF)
SUITE 406 (475 SF) } Located directly across from one another
SUITE 407 (402 SF)

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:

OFFICE: Gross
RETAIL: NNN

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.

OFFICE

OFFICE

PAULUS HOOK PARK

RETAIL

RESERVED PARKING

BUILDING TENANTS INCLUDE:

Brach Eichler
Provident Savings Bank

Merlin Industries Inc.
Gameday Men's Health

Corp2Corp
Exchange Plate Alliance

BOBBY ANTONICELLO JR.

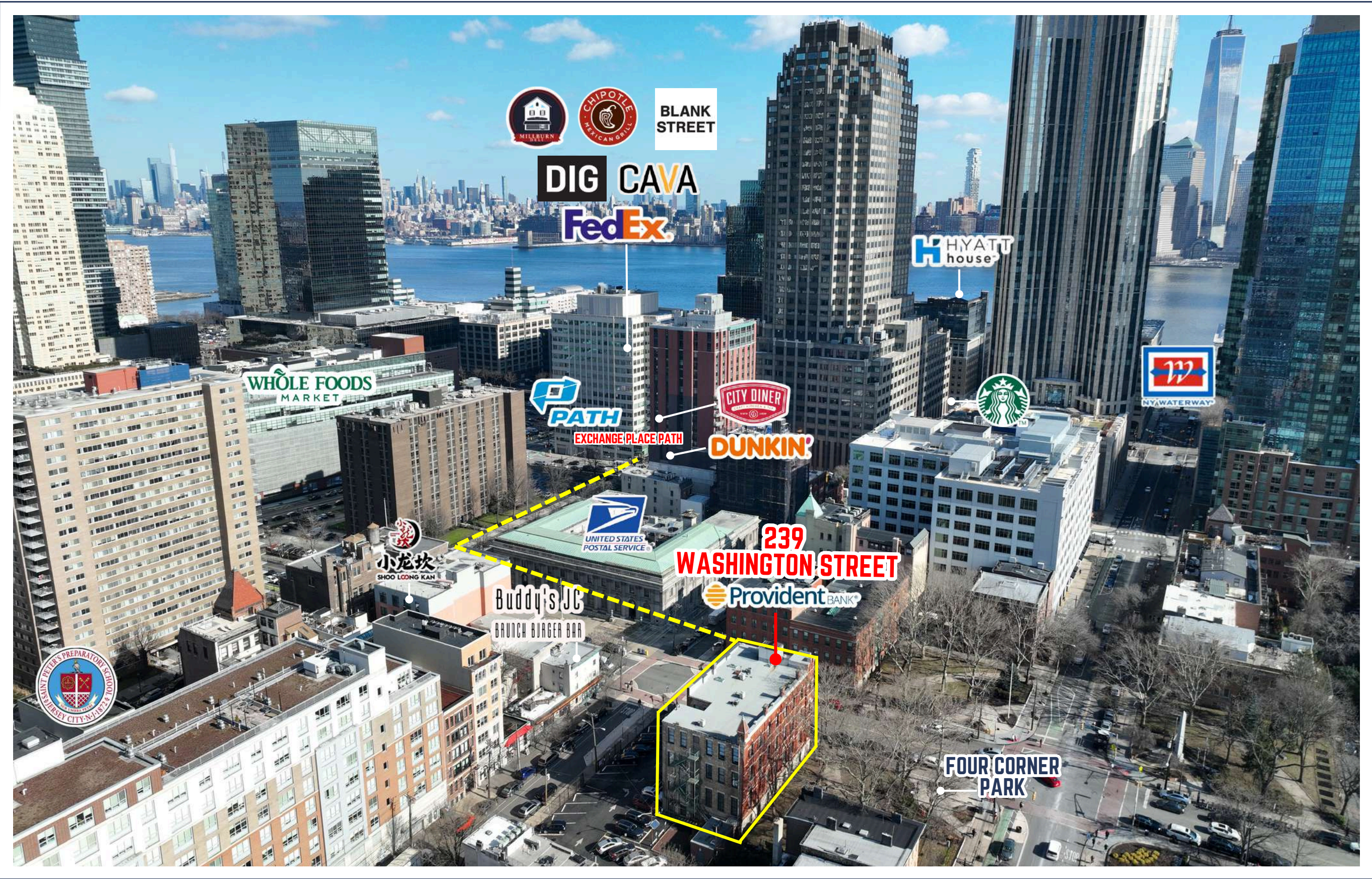
Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com

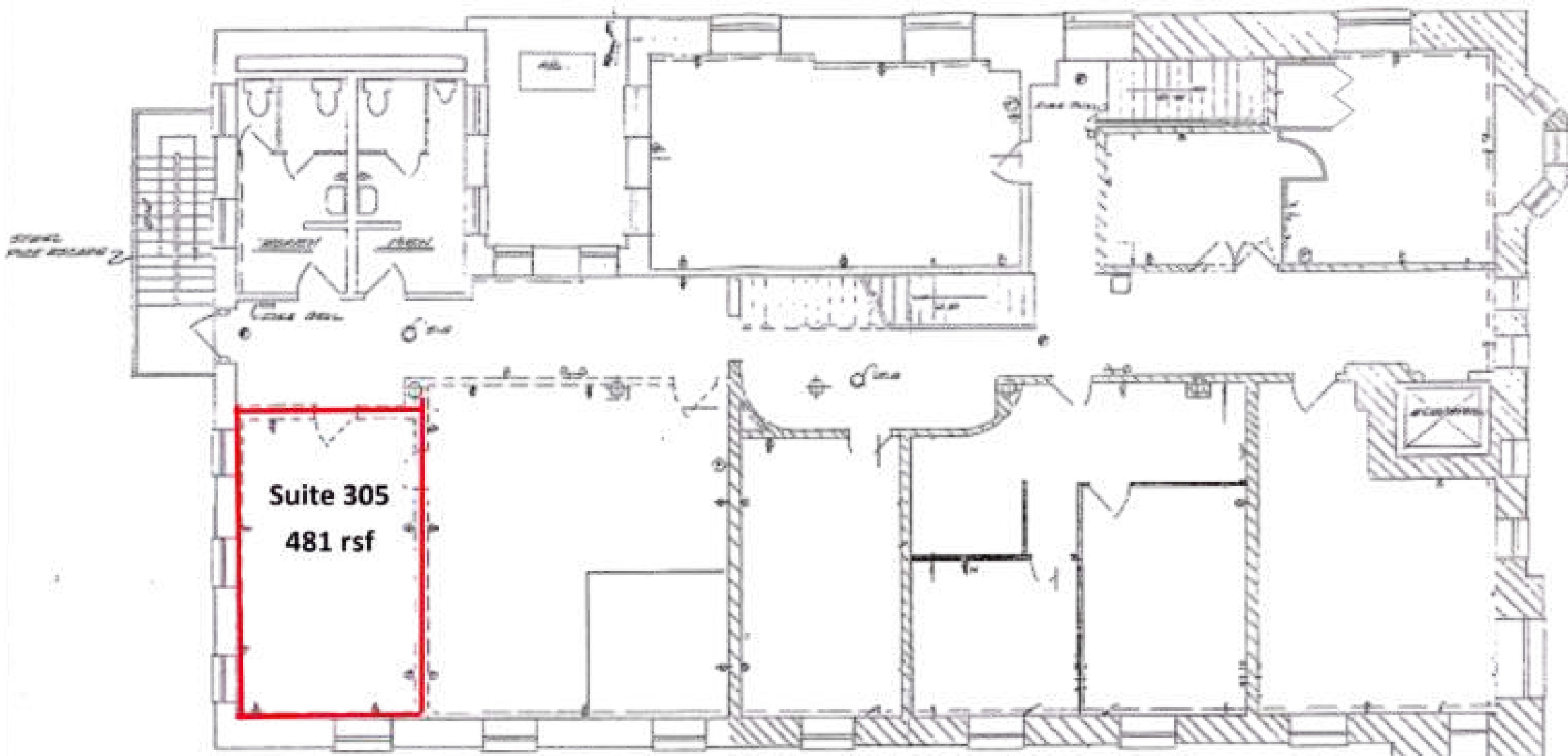


201 Marin Blvd, Unit 106, Jersey City, NJ 07302

MAJOR NEIGHBORING OFFICE TENANTS



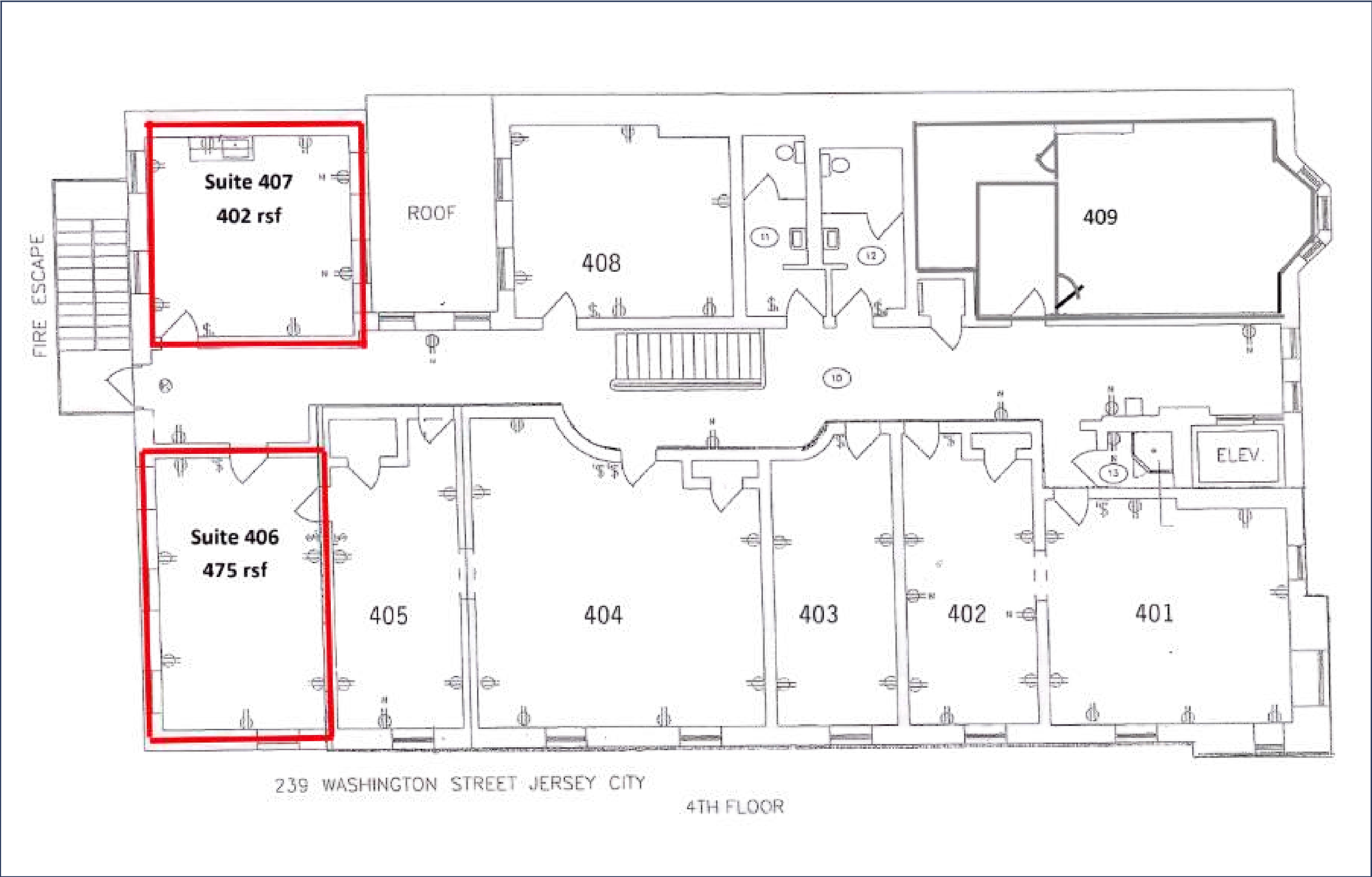
OFFICE FLOOR PLAN



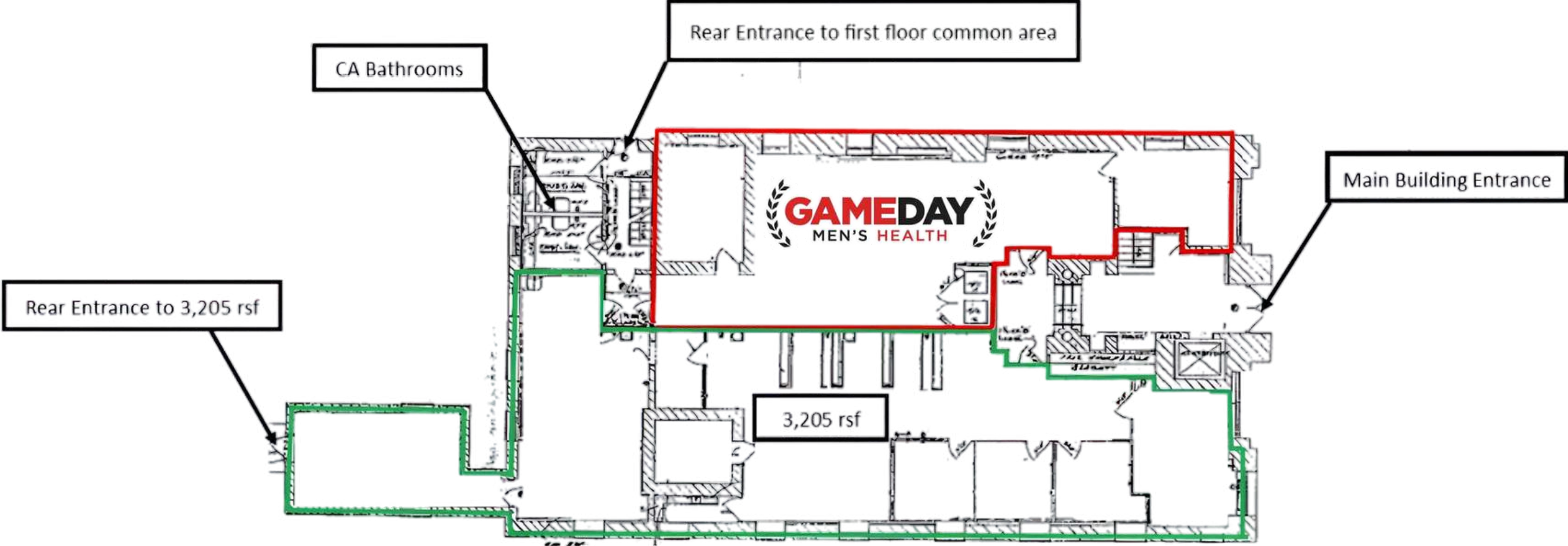
239 Washington Street, Jersey City - Third Floor

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

OFFICE FLOOR PLAN



RETAIL FLOOR PLAN



239 WASHINGTON STREET, JERSEY CITY

3,205 RSF GROUND FLOOR RETAIL
6 PARKING SPACES
CURRENT BUILD OUT: MEDICAL OFFICE
REAR EGRESS
ADA LIFT AT ENTRANCE

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

OFFICE SUITE 305



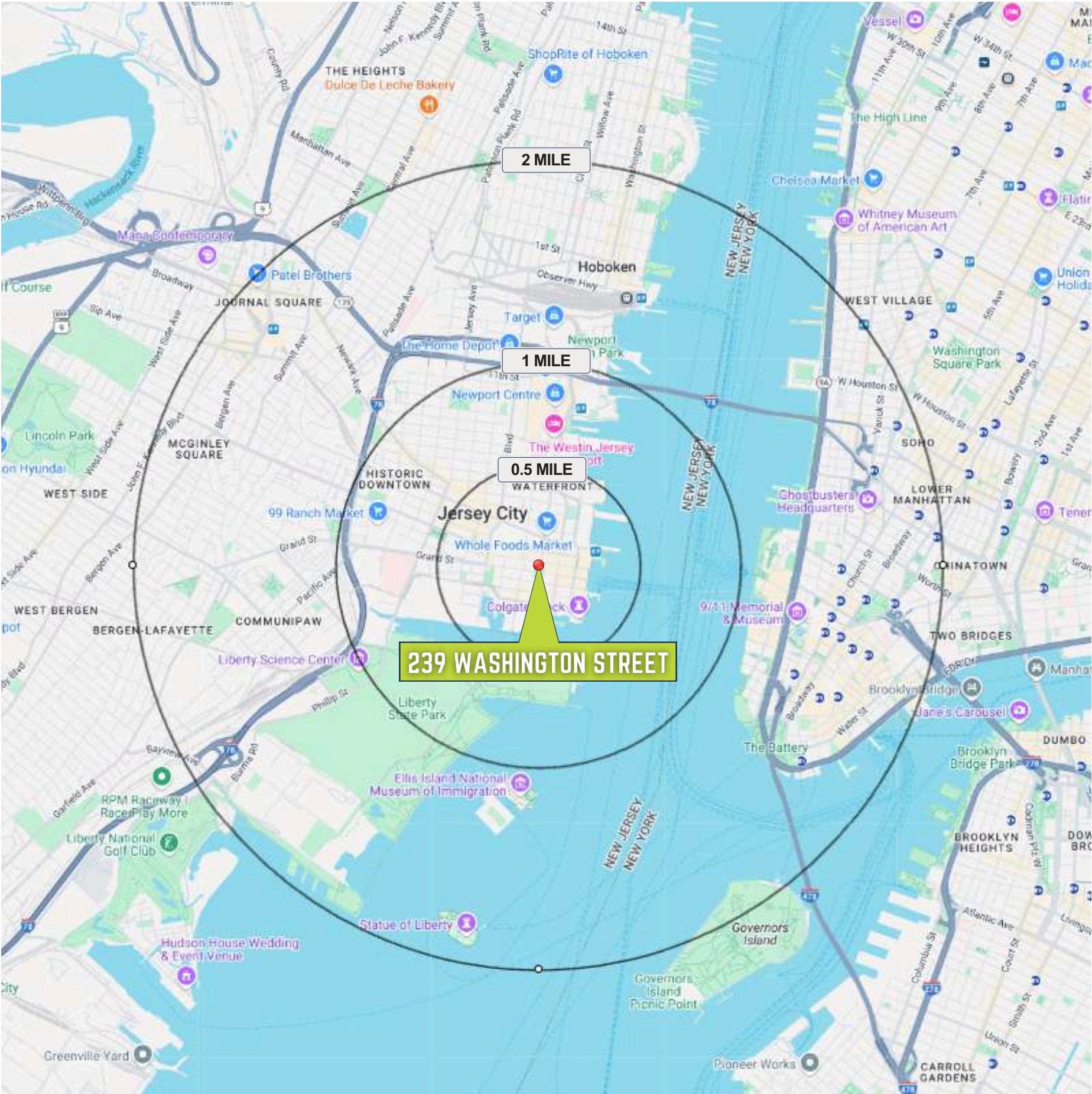
OFFICE SUITE 406



OFFICE SUITE 407



DEMOGRAPHICS



.5 MILE RADIUS

POPULATION

22,109

HOUSEHOLDS

11,259

MEDIAN AGE

36.8

COLLEGE GRADUATES (Bachelor's +)

15,775 - 87%

TOTAL BUSINESSES

562

TOTAL EMPLOYEES

14,043

DAYTIME POPULATION (w/ 16 yr +)

21,857

AVERAGE HOUSEHOLD INCOME

\$235,200

1 MILE RADIUS (excludes NYC)

POPULATION

58,396

HOUSEHOLDS

29,484

MEDIAN AGE

36.4

COLLEGE GRADUATES (Bachelor's +)

39,798 - 84%

TOTAL BUSINESSES

1,789

TOTAL EMPLOYEES

51,072

DAYTIME POPULATION (w/ 16 yr +)

71,664

AVERAGE HOUSEHOLD INCOME

\$231,314

2 MILE RADIUS (excludes NYC)

POPULATION

162,624

HOUSEHOLDS

75,235

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

87,276 - 70%

TOTAL BUSINESSES

4,952

TOTAL EMPLOYEES

113,034

DAYTIME POPULATION (w/ 16 yr +)

182,011

AVERAGE HOUSEHOLD INCOME

\$177,855

*2024 estimates