

372 9TH / 255 BRUNSWICK STREET

DVORA



RETAIL / OFFICE
OPPORTUNITY

372 9th Street
255 Brunswick Street



• Hamilton Park (3 Blocks)



• 389 8th (60 units - 1 Block)



• Revetment House (246 Units - 1 Block)



• Embankment House (250 Units - 1 Block)



372 9TH STREET 255 BRUNSWICK STREET



255 Brunswick Street - Hamilton House

HIGHLIGHTS:

- 255 Brunswick Street & 372 9th Street are two new boutique rental developments in Downtown Jersey City. Both are modern, luxurious and ideally situated steps off Hamilton Park & Enos Jones Park.
- 2 residential mixed-use buildings: 75 residential rental units in 255 Brunswick Street and 66 residential rental units in 372 9th Street. Both buildings have ground floor retail.
- Great location for grocer, creative hub, restaurant, fast casual food operator or fitness/medical use.
- Surrounded by a hundreds of new residential units.
- Walking distance to Newark Ave and all forms of mass transportation.

NEIGHBORING RETAIL:

SPACE AVAILABLE:

372 9th Street

- **SPACE D:** 2, 717 SF (DIVISIBLE: 632 SF)
- **SPACE A:** 2,861 SF

255 Brunswick Street

- **Unit 1:** 3,500 SF (Previous School)
- **Unit 2:** 12,022 SF (Previous Daycare)

FRONTAGE:

372 9th Street

- 100 Feet of Frontage

255 Brunswick Street

- 100 Feet of Frontage

ASKING RENT:

372 9th Street

- \$35.00 PSF NNN

255 Brunswick Street

- \$40.00 PSF NNN (Turkney Daycare) (Unit 1+2 can be combined)

CEILING HEIGHT:

- 11 Feet

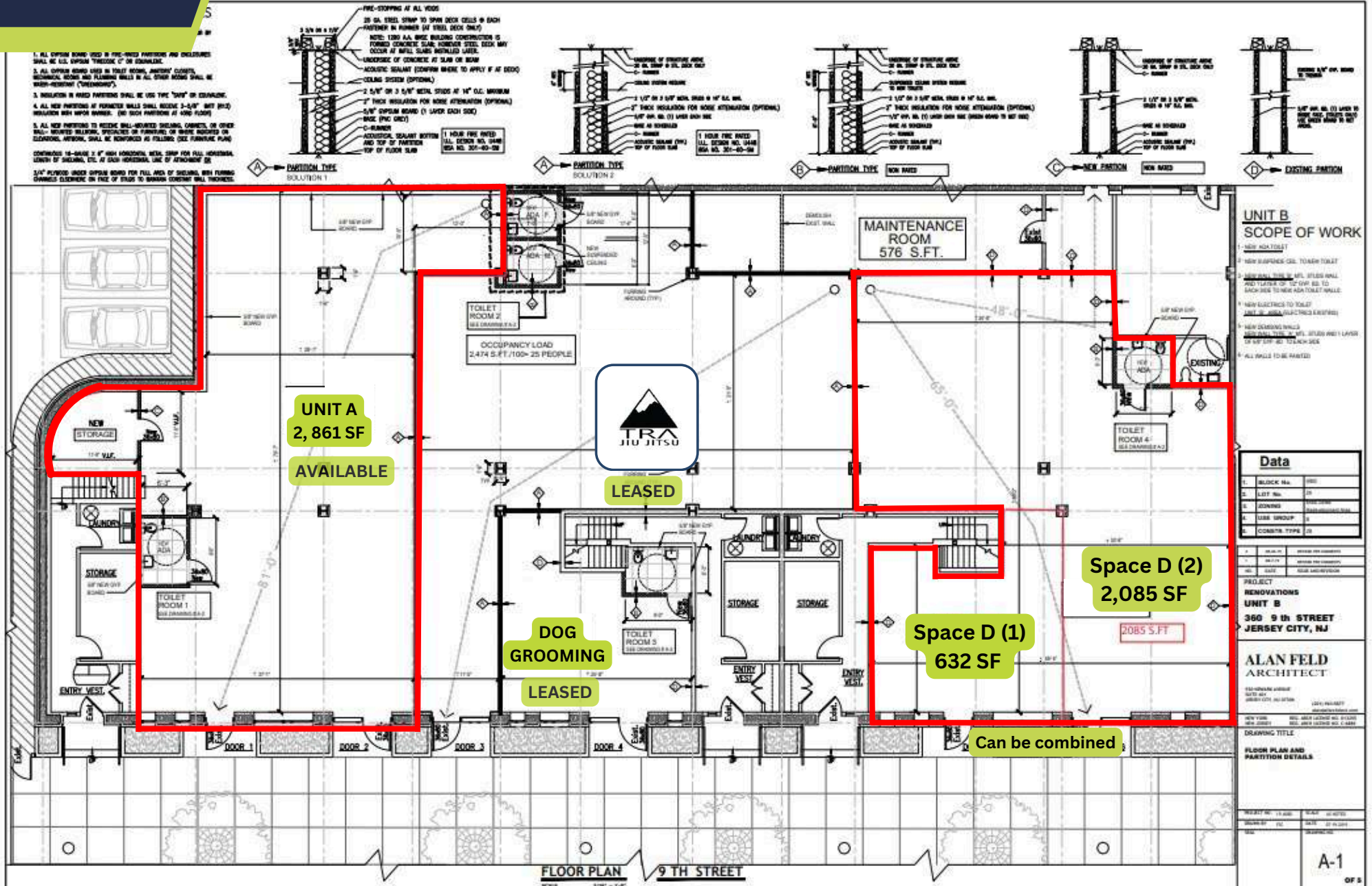
TERM:

- Negotiable

372 9TH STREET



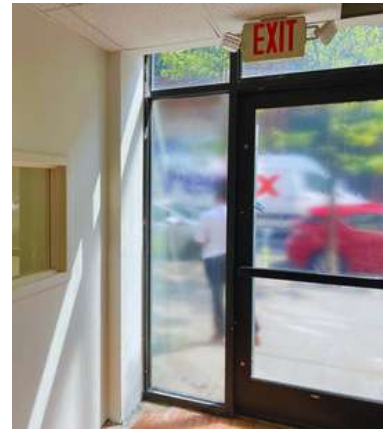
372 9TH ST. UNIT A,B,D



255 BRUNSWICK STREET



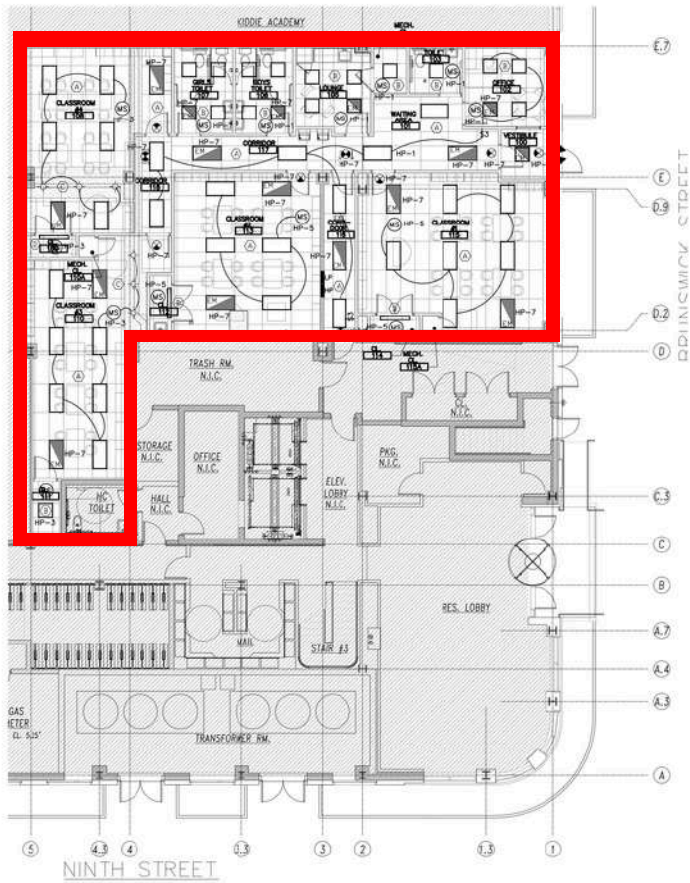
UNIT 1 (INTERIOR IMAGES) - PREVIOUS SCHOOL



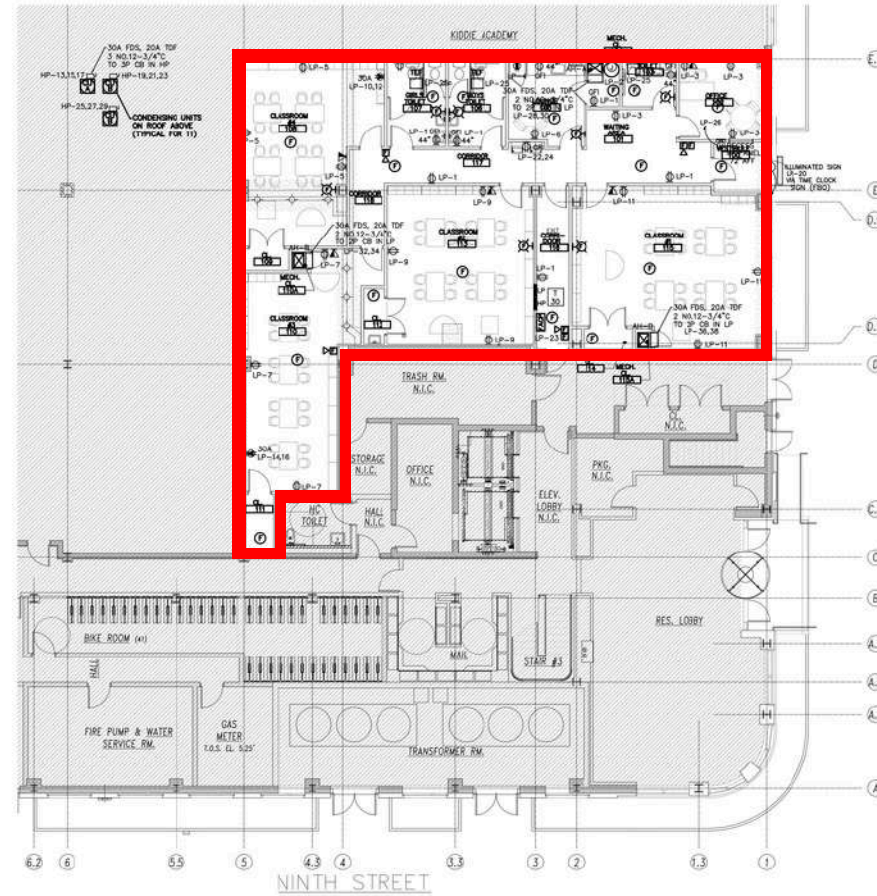
UNIT 2 (INTERIOR IMAGES) - TURN KEY DAYCARE



255 BRUNSWICK ST. UNIT 1



1 LIGHTING PLAN
scale: 1/8"=1'-0"



1 POWER AND FIRE ALARM PLAN
scale: 1/8"=1'-0"



255 Brunswick Street

**CURRENT USE: Classroom Space
Unit 1**

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9699
FAX: 973-994-4099
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE		
NO.	DATE	DESCRIPTION
1	08/18/16	FOR CLIENT REVIEW

REVISION		
NO.	DATE	DESCRIPTION

VAN PRAET & WEISGERBER
ENGINEERING ASSOCIATES

MECHANICAL-ELECTRICAL
CONSULTING ENGINEERS
20 PROSPECT PLACE
MORRISTOWN, N.J. 07960
TEL: 973-267-0976
FAX: 973-806-0004

JOHN C. VAN PRAET
N.J. P.E. 25146

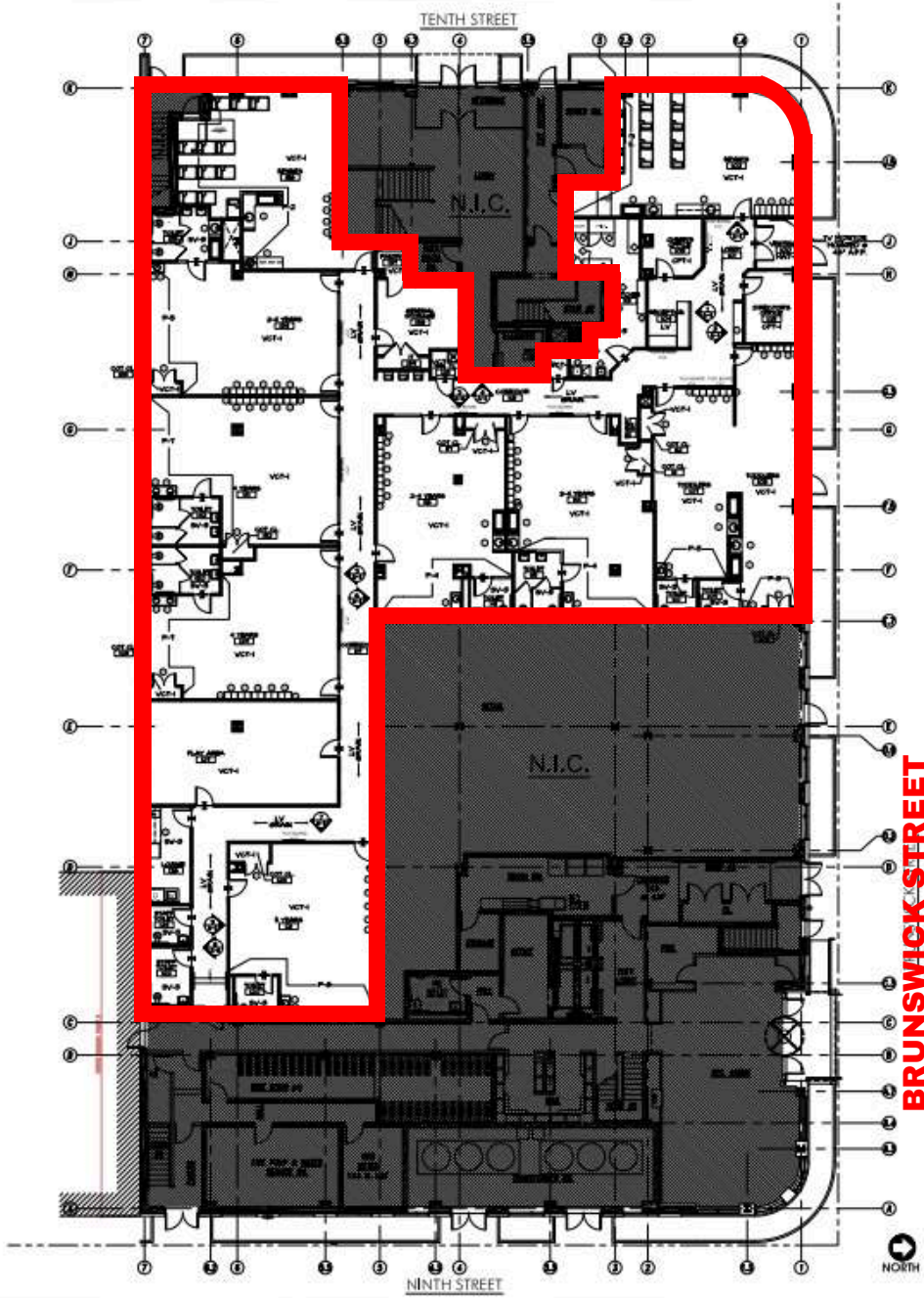
Project: **THE ENHANCEMENT SCHOOL**
360 9TH STREET
JERSEY CITY, NEW JERSEY

Project Number: KNOLL-5-16-106	Scale: AS NOTED
Drawn By: MBJ	Approved By: MBJ

Drawing Name:
ELECTRICAL PLANS

Drawing Number:
E-1

Initial Date: 6/10/15



- LEGEND**
- 1 FINISH TO BE PERFORMED BY OTHER TRADES
 - 2 FINISH TO BE PERFORMED BY OTHER TRADES
- GENERAL NOTES**
1. OWNER CONTRACTOR SHALL VERIFY ALL CONDITIONS AND VERIFY ACCURACY OF ALL DIMENSIONS.
 2. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE TO BE PERFORMED BY OTHER TRADES.
 3. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 4. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 5. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 6. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 7. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 8. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 9. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
 10. ALL FINISH SHALL BE PERFORMED BY OTHER TRADES UNLESS OTHERWISE NOTED OTHERWISE.
- FINISH SCHEDULE**
- FINISH SCHEDULE**
- | FINISH | DESCRIPTION |
|--------|--|
| 1 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 2 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 3 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 4 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 5 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 6 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 7 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 8 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 9 | FINISH TO BE PERFORMED BY OTHER TRADES |
| 10 | FINISH TO BE PERFORMED BY OTHER TRADES |
- FINISH PLAN**
- A-3**



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	ISSUED FOR PERMIT	10/15/2024
3	ISSUED FOR PERMIT	10/15/2024
4	ISSUED FOR PERMIT	10/15/2024
5	ISSUED FOR PERMIT	10/15/2024
6	ISSUED FOR PERMIT	10/15/2024
7	ISSUED FOR PERMIT	10/15/2024
8	ISSUED FOR PERMIT	10/15/2024
9	ISSUED FOR PERMIT	10/15/2024
10	ISSUED FOR PERMIT	10/15/2024

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	ISSUED FOR PERMIT	10/15/2024
3	ISSUED FOR PERMIT	10/15/2024
4	ISSUED FOR PERMIT	10/15/2024
5	ISSUED FOR PERMIT	10/15/2024
6	ISSUED FOR PERMIT	10/15/2024
7	ISSUED FOR PERMIT	10/15/2024
8	ISSUED FOR PERMIT	10/15/2024
9	ISSUED FOR PERMIT	10/15/2024
10	ISSUED FOR PERMIT	10/15/2024

Unit 2

1 FINISH PLAN

AERIAL



AERIAL



THE HEIGHTS

THE ENCLAVE

EMERSON LOFTS

SOHO LOFTS

CAST IRON LOFTS

HOBOKEN

ENBANKMENT HOUSE

RIVENTMENT HOUSE

372 9TH STREET

255 BRUNSWICK STREET

ENOS JONES PARK