

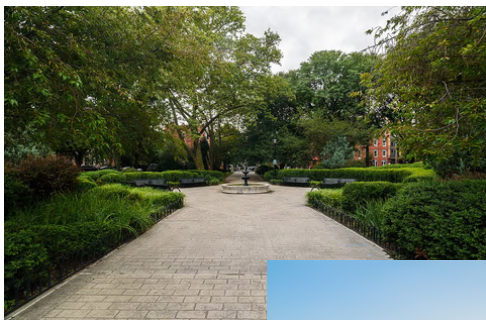
372 9TH / 255 BRUNSWICK STREET

DVORA

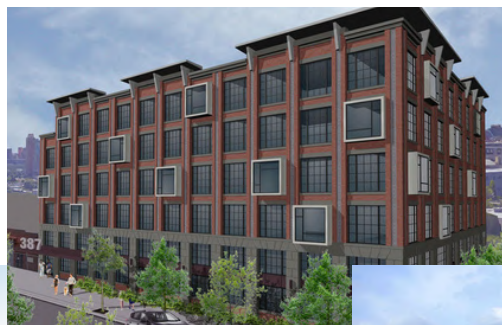


**RETAIL / OFFICE
OPPORTUNITY**

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.

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)

CEILING HEIGHT:

- 11 Feet

TERM:

- Negotiable

FRONTAGE:

- 372 9th Street**
- 100 Feet of Frontage
- 255 Brunswick Street**
- 100 Feet of Frontage

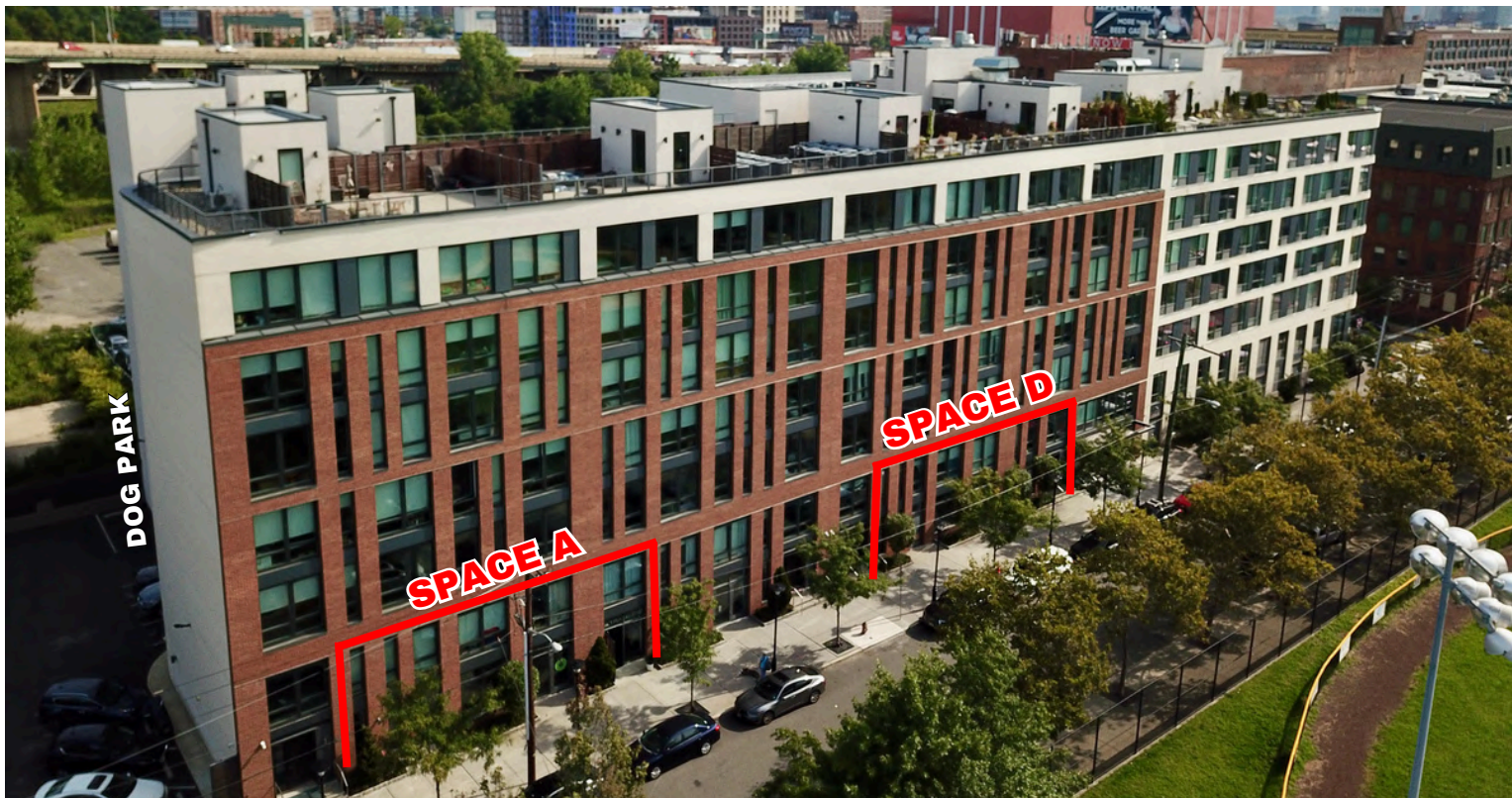
ASKING RENT:

- 372 9th Street**
- \$35.00 PSF NNN
- 255 Brunswick Street**
- \$40.00 PSF NNN (Turkney Daycare) (Unit 1+2 can be combined)

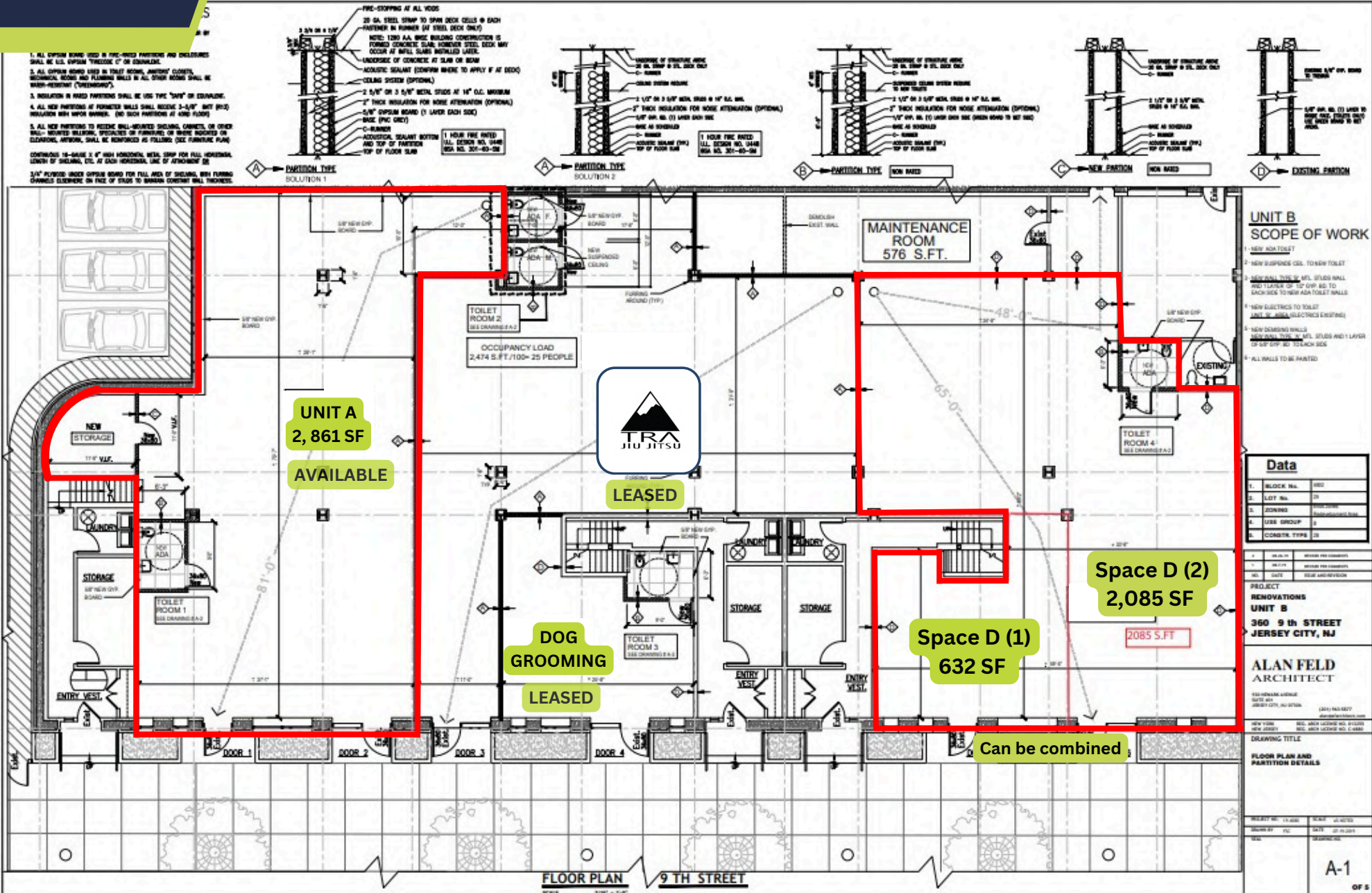
NEIGHBORING RETAIL:

JOIN:

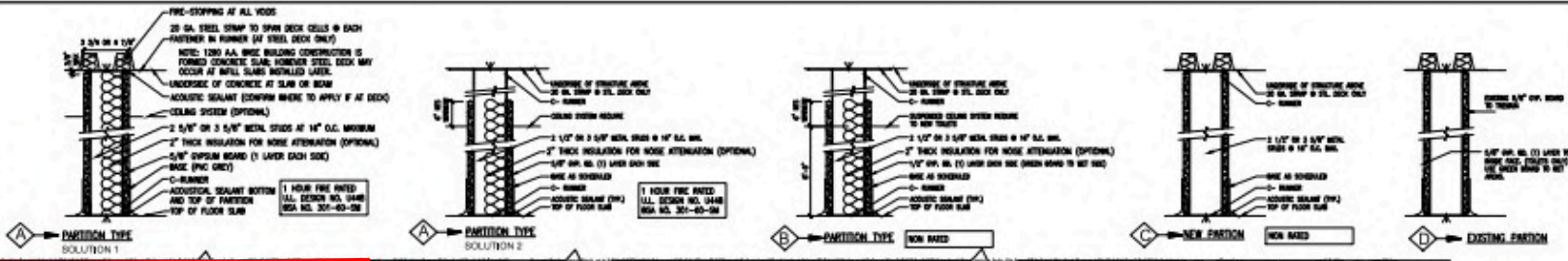
372 9TH STREET



372 9TH ST. UNIT A,B,D



1. ALL GYPSON BOARD USED IN FIRE-RATED PARTITIONS AND CEILING SHALL BE 5/8" GYPSON BOARD OF 1/2" THICKNESS.
 2. ALL GYPSON BOARD USED IN TOILET ROOMS, JANETRY CLOSETS, MECHANICAL ROOMS AND PLUMBING WALLS IN ALL OTHER ROOMS SHALL BE MOIST-RESISTANT (GREENBOARD).
 3. INSULATION IN WOOD PARTITIONS SHALL BE TYPE "FOAM" OR EQUIVALENT.
 4. ALL NEW PARTITIONS TO EXISTING WALLS SHALL RECEIVE 3-4" GYPSUM BOARD INSULATION WITH MOIST RESISTANT (NO SUCH PARTITIONS AT EXIST FLOOR).
 5. ALL NEW PARTITIONS TO EXISTING WALL-TOELED SHEDDING, CABINETS, OR OTHER WALL-MOUNTED MILLWORK, SPECIFICALLY OF FURNITURE OR MIRROR BACKED OR ELECTRICAL, NETWORK, SHALL BE REINFORCED AS FOLLOWS (SEE FINISHING PLAN).
- CONTINUOUS 18-GAUGE 2" HIGH HORIZONTAL METAL STRIP FOR FULL HORIZONTAL LENGTH OF SHEETING, ETC. AT EACH HORIZONTAL LINE OF ATTACHMENT TO 3/4" FURRED UNDER GYPSON BOARD FOR FULL AREA OF SHEETING. WITH FINISHING CHANNELS ELEMENTS ON FACE OF STRIPS TO BRIDGE JOINT WALL JOINTS.



- ### UNIT B SCOPE OF WORK
1. NEW ADA TOILET
 2. NEW SUSPENDED CEILING TO NEW TOILET
 3. NEW WALL TYPE 5/8" GYPSUM BOARD AND 1 LAYER OF 1/2" GYPSUM BOARD TO EACH SIDE TO NEW ADA TOILET WALLS
 4. NEW ELECTRICS TO TOILET (NOT IN AREA (ELECTRICS EXISTING))
 5. NEW DAMPING WALLS
 6. NEW WALL TYPE 5/8" GYPSUM BOARD AND 1 LAYER OF 1/2" GYPSUM BOARD TO EACH SIDE
 7. ALL WALLS TO BE PAINTED

Data	
1. BLOCK No.	880
2. LOT No.	28
3. ZONING	PROFESSIONAL
4. USE GROUP	2
5. COMB. TYPE	28

PROJECT RENOVATIONS
UNIT B
360 9th STREET
JERSEY CITY, NJ

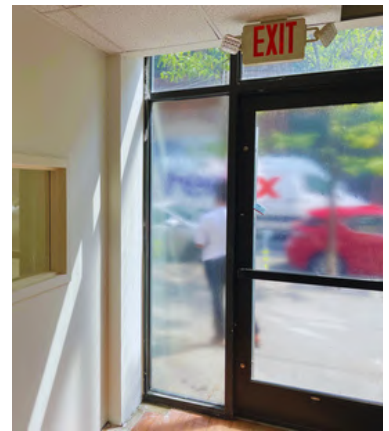
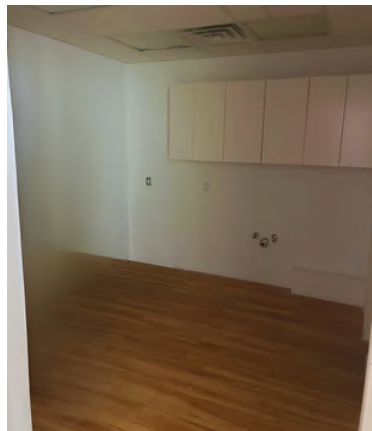
ALAN FELD ARCHITECT
150 HENRIETTA AVENUE
SUITE 804
JERSEY CITY, NJ 07310
(201) 743-8277
alanfeldarchitect.com

DRAWING TITLE	
FLOOR PLAN AND PARTITION DETAILS	
PROJECT NO. 13-0000	SCALE AS NOTED
DESIGNED BY: FJC	DATE: 07-14-2019
BY:	DATE:

255 BRUNSWICK STREET



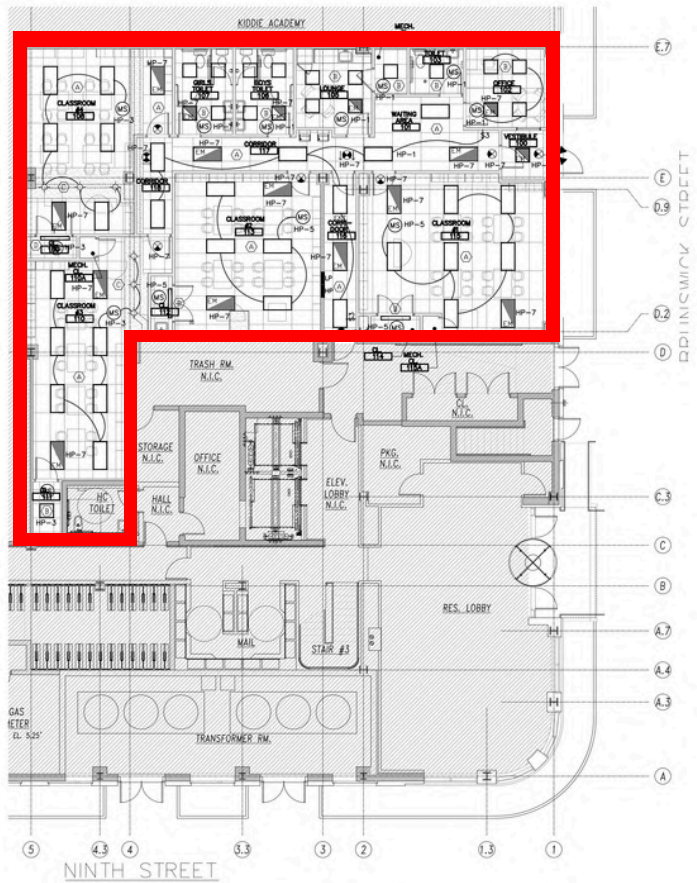
UNIT 1 (INTERIOR IMAGES) - PREVIOUS SCHOOL



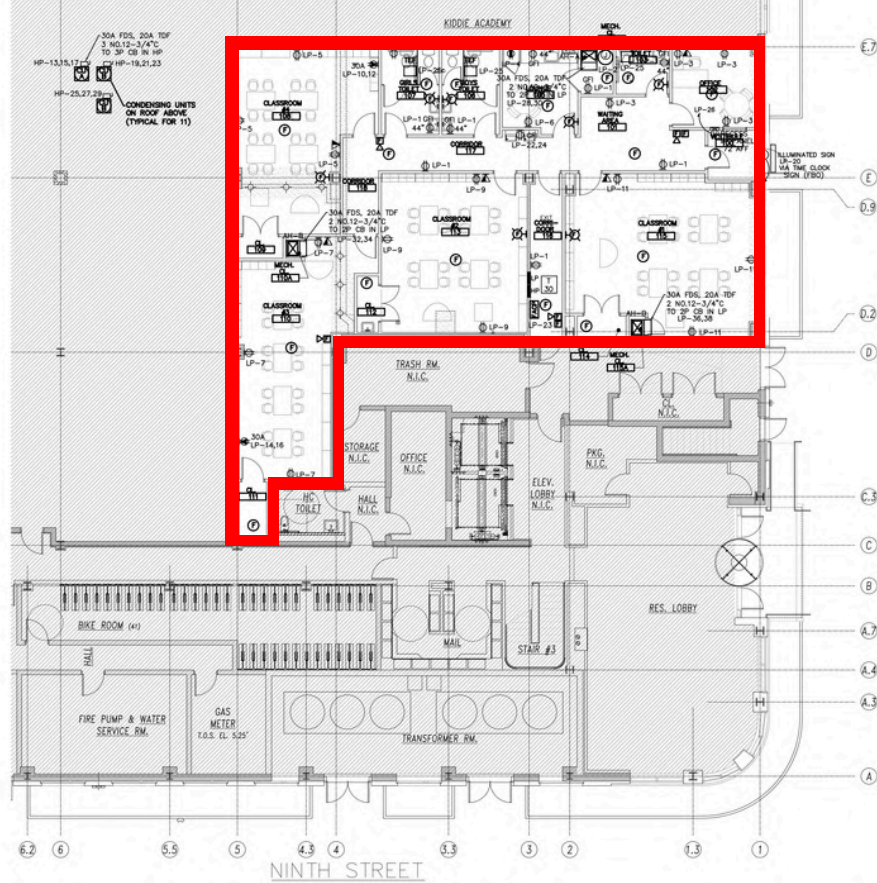
UNIT 2 (INTERIOR IMAGES) - TURN KEY DAYCARE



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**



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FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE		
NO.	DATE	DESCRIPTION
1	06/16/16	FOR CLIENT REVIEW

REVISION		
NO.	DATE	DESCRIPTION

VAN PRAET & WEISGERBER
ENGINEERING ASSOCIATES
MECHANICAL-ELECTRICAL
CONSULTING ENGINEERS
20 PROSPECT PLACE
MORRISTOWN, N.J. 07960
TEL: 973-267-0076
FAX: 973-605-8834
JOHN C. VAN PRAET
N.J. P.E. 25146

Project: **THE EMBANKMENT 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**
Print Date: 6/16/16

AERIAL



AERIAL



THE HEIGHTS

EMERSON LOFTS

SOHO LOFTS

CAST IRON LOFTS

HOBOKEN

THE ENCLAVE

ENBANKMENT HOUSE

RIVENTMENT HOUSE

255 BRUNSWICK STREET

372 9TH STREET

ENOS JONES PARK