



# 130 MONITOR STREET

## JERSEY CITY, NJ 07304

**HIGHLIGHTS:**

- 140 units located in the heart of Bergen-Lafayette steps from Liberty State Park and the Hudson-Bergen Light Rail.
- Surrounded by hundreds of new residential units with hundreds more under construction in the immediate area.
- Brand new daycare space at the base of the project located next to the main lobby.



Under Construction - June 2025 Completion

**SPACE AVAILABLE:**

- Ground Floor**
- 5,197 SF

**CEILING HEIGHT:**

- Ground Floor**
- 15 FT

**DELIVERY:**

- Daycare Space/  
Vanilla Box

**BUILD-OUT:**

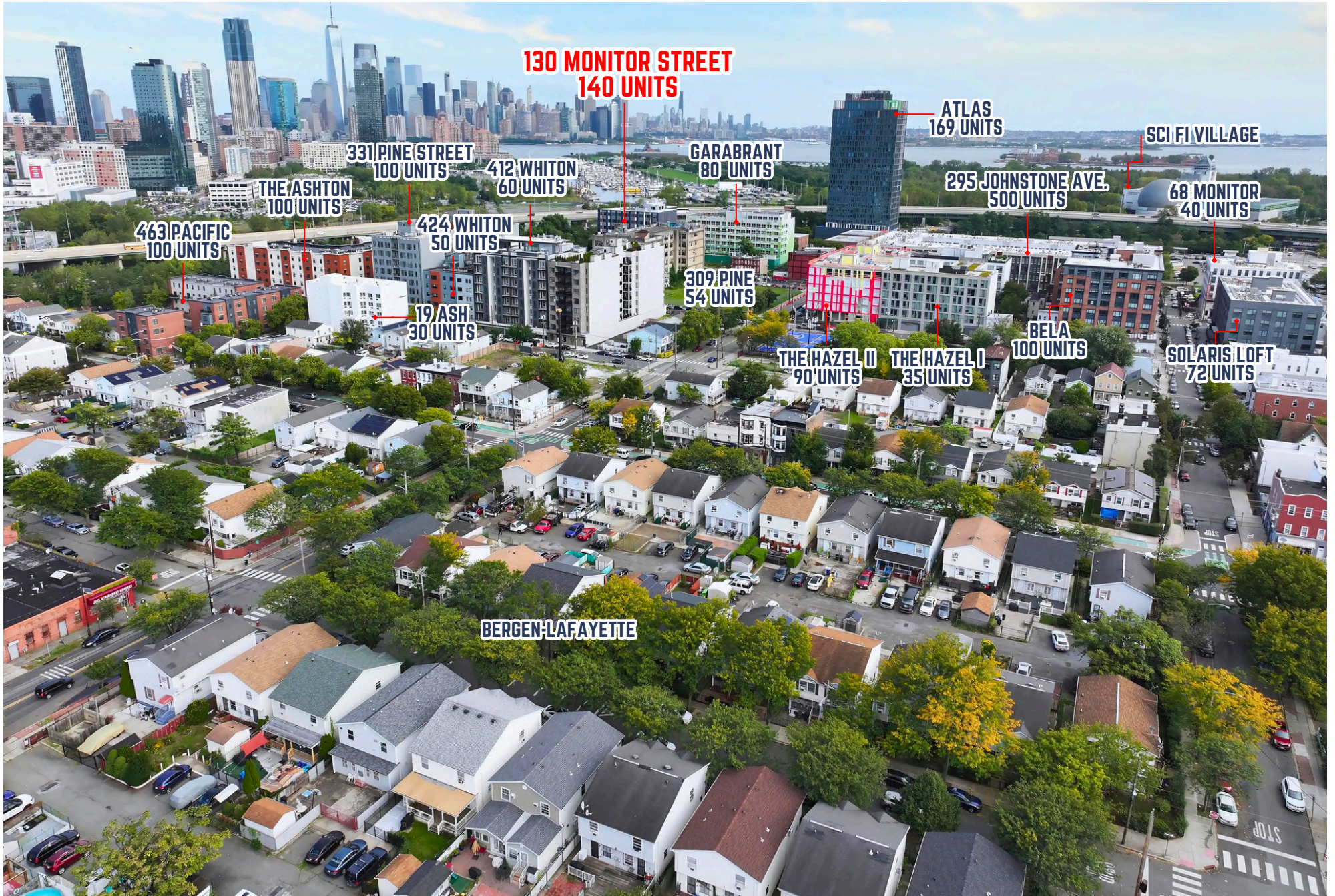
- 5 Classrooms
- 1 Playroom
- 1 Kitchen/Breakroom
- Kids Bathrooms
- Reception Area

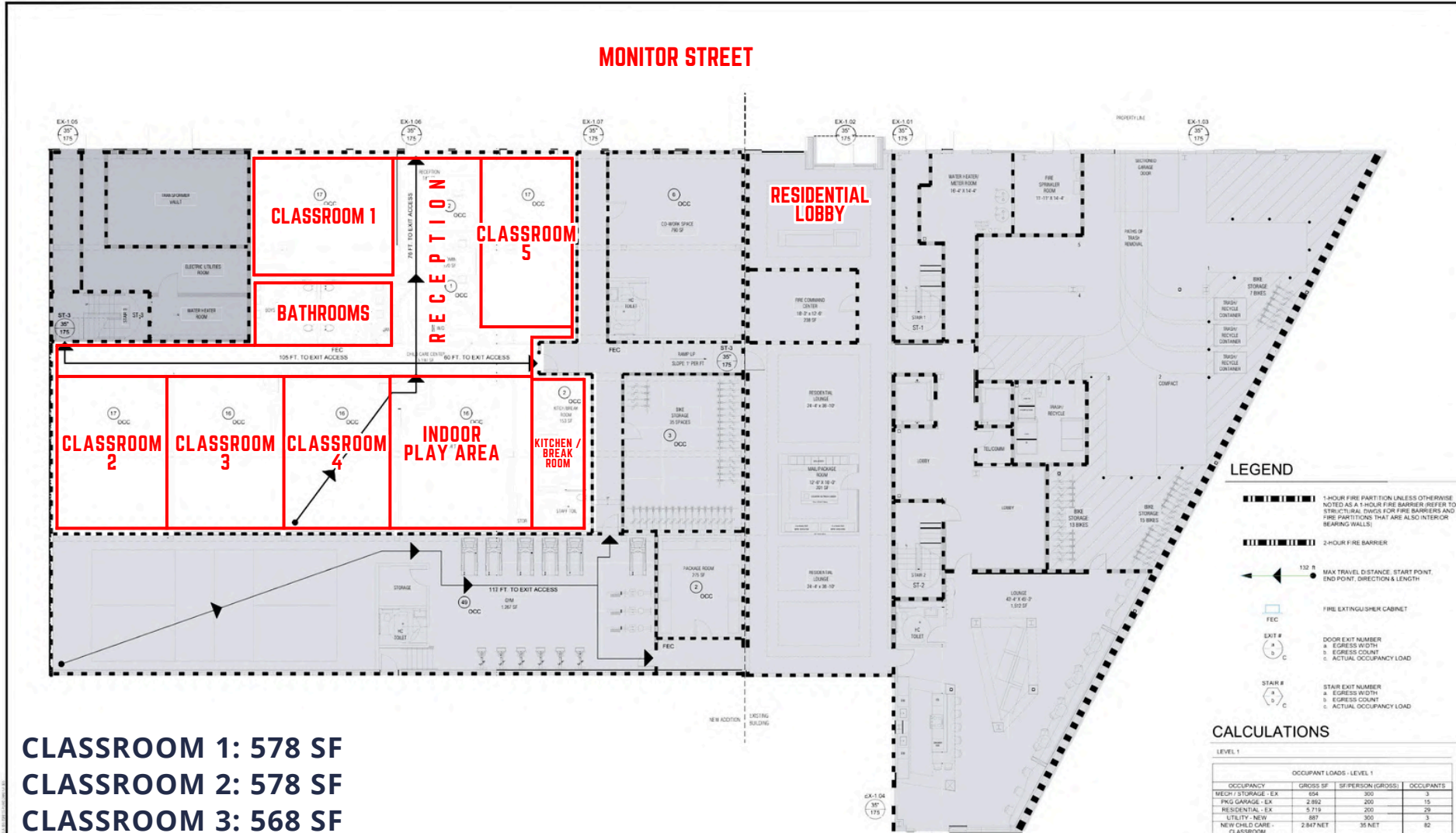
**ASKING RENT:**

- Upon Request

**NEIGHBORING RETAIL:**





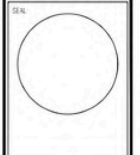


**CLASSROOM 1: 578 SF**  
**CLASSROOM 2: 578 SF**  
**CLASSROOM 3: 568 SF**  
**CLASSROOM 4: 566 SF**  
**CLASSROOM 5: 541 SF**  
**INDOOR PLAY SPACE: 534 SF. (CAN BE CONVERTED INTO CLASSROOM)**  
**KITCHEN / BREAK ROOM: 153 SF**

Palermo | Edwards  
Architecture

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CONTRACT NO.

118-130  
MONITOR  
STREET

Morris  
Redevelopment  
TOD NORTH  
JERSEY CITY, NJ  
HUDSON COUNTY

New 8-Story,  
70-Unit  
Addition

FOR:  
LOF III, LLC  
P.O. Box 4  
Jersey City, NJ

SUBMISSIONS:  
 BD SET 08/01/2023  
 PERMIT SET 12/12/2023

REVISIONS:

NO.	REVISION DESCRIPTION	DATE

DRAWN BY: JF  
 CHECK BY: ME  
 PROJECT NO: 2203

SHEET TITLE:  
FIRST FLOOR  
EGRESS PLAN

SHEET NO:  
A-005

**LEGEND**

- 1-HOUR FIRE PARTITION UNLESS OTHERWISE NOTED AS A 1-HOUR FIRE BARRIER. REFER TO STRUCTURAL DWGS FOR FIRE BARRIERS AND FIRE PARTITIONS THAT ARE ALSO INTERIOR BEARING WALLS.
- 2-HOUR FIRE BARRIER
- 112 # MAX TRAVEL DISTANCE START POINT, END POINT, DIRECTION & LENGTH
- FIRE EXTINGUISHER CABINET
- EXIT #  
a. EGRESS WIDTH  
b. EGRESS COUNT  
c. ACTUAL OCCUPANCY LOAD
- STAIR #  
a. EGRESS WIDTH  
b. EGRESS COUNT  
c. ACTUAL OCCUPANCY LOAD

**CALCULATIONS**

LEVEL 1

OCCUPANCY	GROSS SF	SF/PERSON (GROSS)	OCCUPANTS
MEDIA STORAGE - EX	854	300	3
PKG GARAGE - EX	2,882	200	15
RESIDENTIAL - EX	5,719	200	29
UTILITY - NEW	887	300	3
NEW CHILD CARE - CLASSROOM	2,347 NET	35 NET	67
NEW CHILD CARE - ADMIN	2,350	150	16
NEW CO-WORK	750	150	5
NEW RESIDENTIAL - GYM	2,485	50	49
GRAND TOTAL	18,624		203

EXIT DOOR	DOOR WIDTH	INPERSON	OCCUPANTS
EX-1.01	30"	0.2	125
EX-1.02	30"	0.2	175
EX-1.03	30"	0.2	175
EX-1.04	30"	0.2	175
EX-1.05	30"	0.2	175
EX-1.06	30"	0.2	175
EX-1.07	30"	0.2	175
GRAND TOTAL			1,225

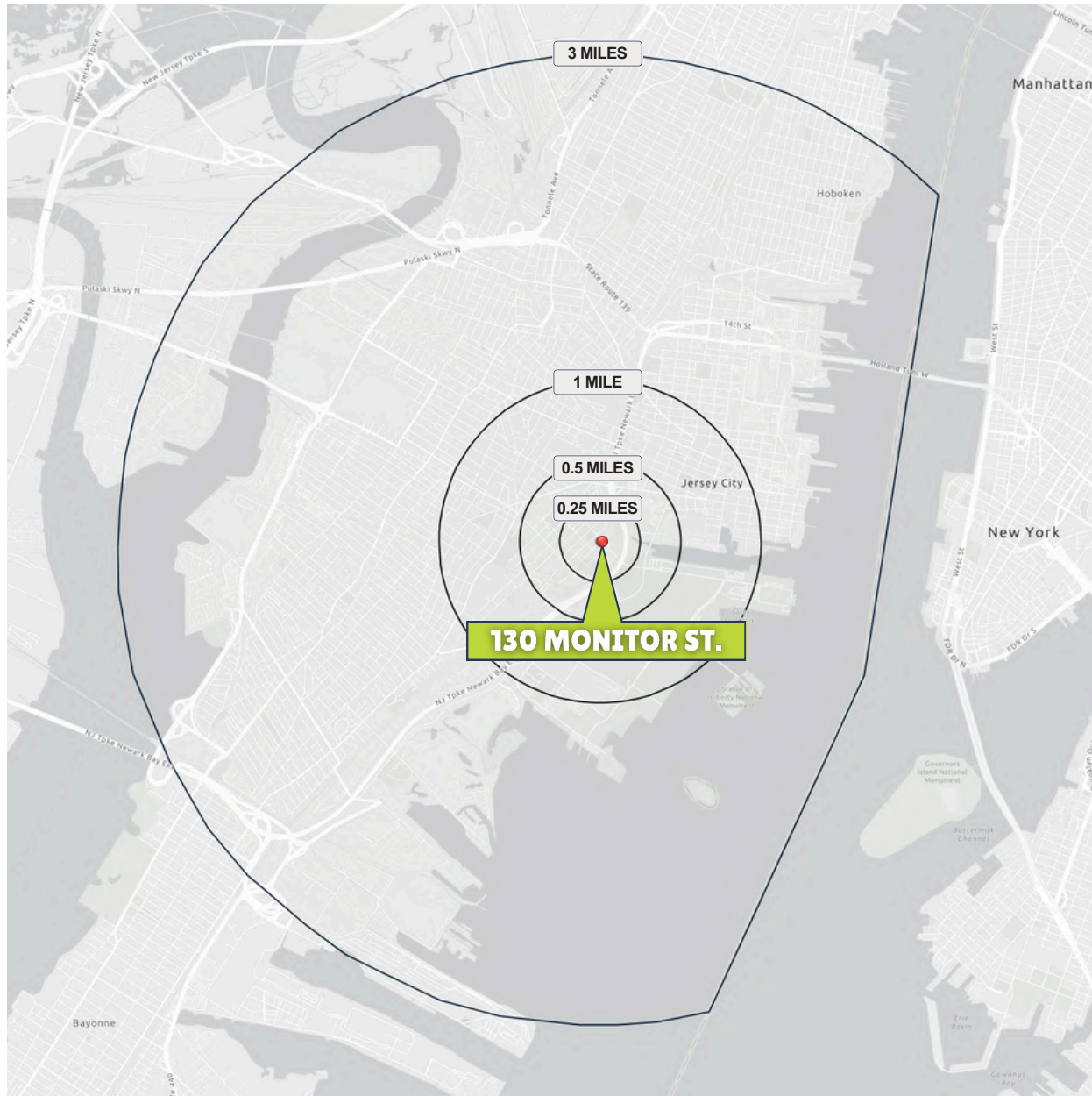
**NOTES**

OVERALL DIAGONAL DIMENSION OF BUILDING AT GROUND FLOOR 258'-4"

REQUIRED REMOTEENESS OF EXITS 80'-0"

DISTANCE BETWEEN EXITS 120'-0"

# AREA DEMOGRAPHICS



**130 MONITOR ST.**

## .25 MILE RADIUS

### POPULATION

4,370

### HOUSEHOLDS

1,944

### MEDIAN AGE

33.7

### COLLEGE GRADUATES (Bachelor's +)

50.8%

### TOTAL BUSINESSES

51

### TOTAL EMPLOYEES

1,023

### AVERAGE HOUSEHOLD

INCOME

\$87,433

## .5 MILE RADIUS

### POPULATION

9,161

### HOUSEHOLDS

3,841

### MEDIAN AGE

34.0

### COLLEGE GRADUATES (Bachelor's +)

39.1%

### TOTAL BUSINESSES

213

### TOTAL EMPLOYEES

6,553

### AVERAGE HOUSEHOLD INCOME

\$77,071

## 1 MILE RADIUS

### POPULATION

59,892

### HOUSEHOLDS

27,514

### MEDIAN AGE

36.3

### COLLEGE GRADUATES (Bachelor's +)

63.7%

### TOTAL BUSINESSES

1,463

### TOTAL EMPLOYEES

31,424

### AVERAGE HOUSEHOLD INCOME

\$154,327

## 3 MILE RADIUS

### POPULATION

359,200

### HOUSEHOLDS

151,052

### MEDIAN AGE

35.7

### COLLEGE GRADUATES (Bachelor's +)

58.3%

### TOTAL BUSINESSES

8,713

### TOTAL EMPLOYEES

171,994

### AVERAGE HOUSEHOLD INCOME

\$149,218

\*2023 estimates