



6,000SF AVAILABLE

2,000SF AVAILABLE

**121 NEWARK AVENUE**  
JERSEY CITY, NJ 07302

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## – Full Floor Medical Office Space Available On Pedestrian Plaza!

- Join thriving Medical Arts building at 121 Newark Ave—Jersey City's only boutique office building sitting directly on top of Grove Street Path Station and Restaurant Row
- Strong cotenancy featuring Spine & Sport Health Center, Heights Orthodontics, JC Oral Surgery, Vita Dental Arts and Raj Mukerji State Legislative Offices
- Significant capital improvement project completed in 2024 featuring new facade, brand new elevator mechanicals, lobby renovation, common bathrooms and new entrance vestibule
- The commute to Manhattan is the best available which provides an 11 minute commute to World Trade Center and an 18 minute ride to Midtown Manhattan (33rd St. & 6th Ave).

### **BUILDING SIZE**

42,735SF

### **AVAILABLE**

SPACE 1: 1,000SF  
SPACE 2: 2,000SF  
SPACE 3: 6,000SF

### **ELEVATOR**

(2) PASSENGER

### **CEILING HEIGHT**

10'

### **POSSESSION**

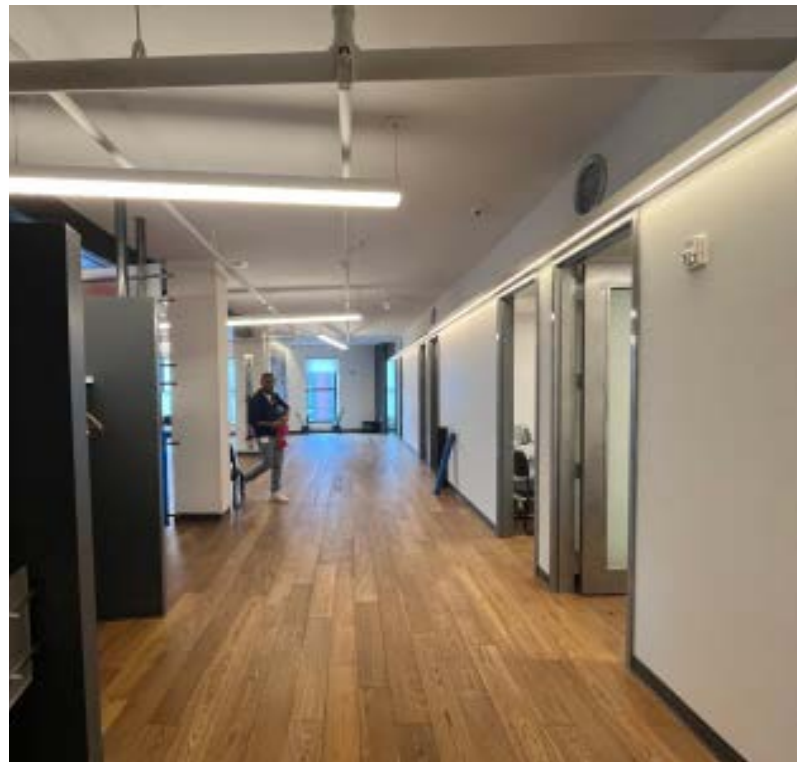
IMMEDIATE

### **SPRINKLER**

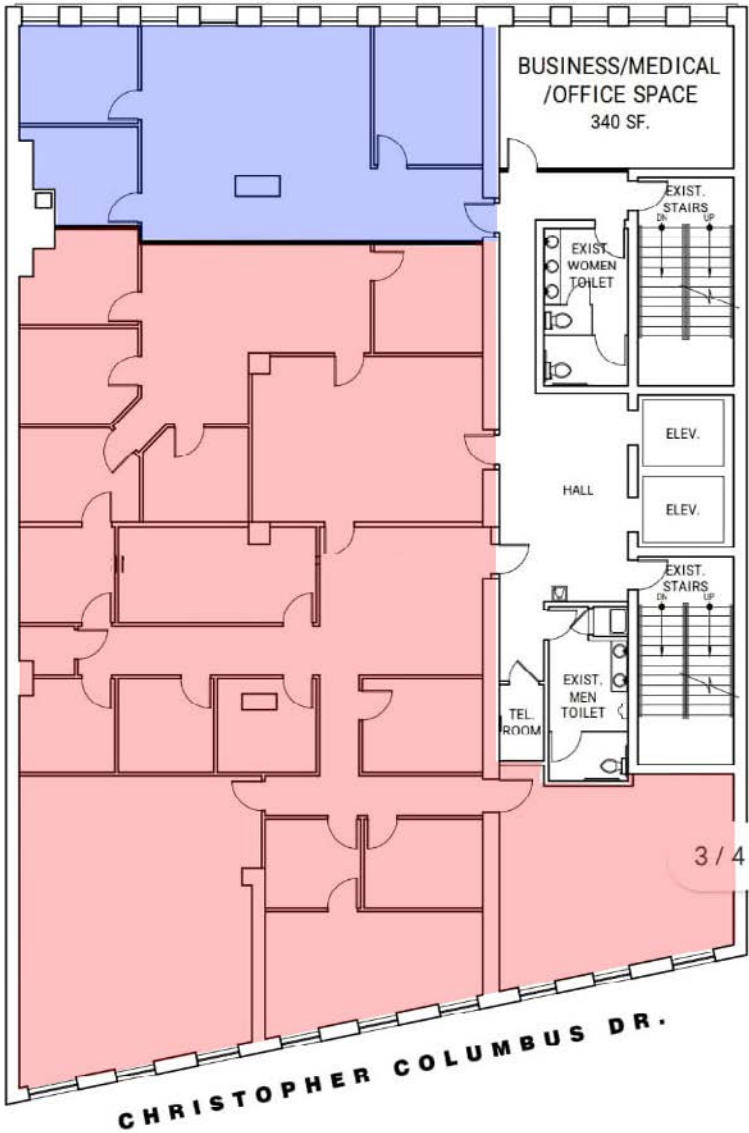
WET SYSTEM

### **NOTES**

- ADA ENTRANCE ON NEWARK AVE, SECONDARY ENTRANCE ON COLUMBUS
- BUTTERFLY MX ACCESS SYSTEM



NEWARK AVENUE



**DESCRIPTION**

THIRD FLOOR OFFERS A RARE OPPORTUNITY TO CONSOLIDATE BOTH THE BLUE AND RED SPACES TO CREATE A NEAR FULL FLOOR SPACE. WITH LIGHT FROM NEWARK AND COLUMBUS AVE AND ACCESS TO SHARED BATHROOMS IN HALLWAY.

**SPACE 1**

1,000SF

**SPACE 2**

5,000SF

**3rd FLOOR PLAN**

SCALE 1/8" = 1'-0"



