OVERLOOK SUITES

32 OAKLAND AVE | JERSEY CITY | NJ
JOURNAL SQUARE NEIGHBORHOOD | 07306

PERMITS AND OLD OFFICE BUILDINGS GETTING YOU DOWN IN JERSEY CITY?

COME TO OVERLOOK SUITES WHERE PERMITS ARE MADE EFFICIENT IN A NEWLY CONSTRUCTED BUILDING OFFERING FIT OUT SUPPORT TO LONG TERM TENANTS!



GRID COMMERCIAL REAL ESTATE ADVISORS

RETAIL, OFFICE & MEDICAL FOR LEASE

NEW OFFICE TENANTS

UPM

IMPRESS BALLROOM

ACUPUNCTURIST

LUMIN HEALTH

PRISM Vision Group




SUPERIOR
COURTHOUSE OF
HUDSON COUNTY

The new 406,000-square-foot Frank J. Guarini Justice Complex, the future home of 24 Hudson County courtrooms, is rapidly approaching completion, marking a significant milestone in the county's ongoing investment in its judicial infrastructure.

NEIGHBORHOOD

- Located in the heart of the Central Business District with a living population of 21,681 residents and a median age of 34 ranking it one of the most populous neighborhoods in the city.
- The building is located directly next door to the new $400 million Hudson County Court House, 345 Baldwin Ave (116 residential units), 348 Baldwin Ave (45 residential units), Dickinson High School (2,000 students) and many new residential developments in the surrounding area.
- Less than 10 minute walk from JSQ PATH Station and 15 minute walk to Downtown Jersey City.
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.





AERIAL


THE JOURNAL
1,800 RESIDENTIAL UNITS
JOURNAL SQUARED
1,800 RESIDENTIAL UNITS
25 COTTAGE ST.
622 RESIDENTIAL UNITS
505 SUMMIT AVE.
952 RESIDENTIAL UNITS
9 HOMESTEAD PLACE
432 RESIDENTIAL UNITS
28 COTTAGE ST.
172 RESIDENTIAL UNITS
413 SUMMIT AVE.
148 RESIDENTIAL UNITS
425 SUMMIT AVE.
390 RESIDENTIAL UNITS
URBY
317 RESIDENTIAL UNITS
OVERLOOK SUITES
297 RESIDENTIAL UNITS
SUPERIOR COURT OF
HOUSE OF HUDSON
COUNTY
345 BALDWIN AVE.
116 RESIDENTIAL UNITS
PARKING
TROLLY PARK
RT 139 - 26,073 VPD

AERIAL


OVERLOOK SUITES
297 RESIDENTIAL UNITS
345 BALDWIN AVE.
116 RESIDENTIAL UNITS
SUPERIOR COURTHOUSE OF
HUDSON COUNTY
TROLLY PARK
Early Beginnings
RT 139 - 26,073 VPD

OFFICE | RETAIL FLEX SPACE

PATH RIDERSHIP REPORT
2 BLOCKS AWAY

Journal Square - 2025 Year to Date

YTD Avg. Daily Count	20,441
YTD Weekday Count	5,854,567
YTD Saturday Count	816,412
YTD Sunday Count	612,903
YTD Holiday Count	177,071
YTD Grand Total	**7,481,394**

Name	**Overlook Suites**
Legal Address	**32 Oakland Ave, Jersey City, NJ**
Owner	**Overlook LLC**
Renovations	**Brand New Construction**
Zoning	**Journal Square 2060**
Floors	**16 Stories**
Elevators	**5 Elevators**
Parking	**Available**
Security	**On-site Property Management**
Square Footage	**16,000 SF Leased** **Up to 21,015 SF Available**





OFFICE RETAIL FLEX

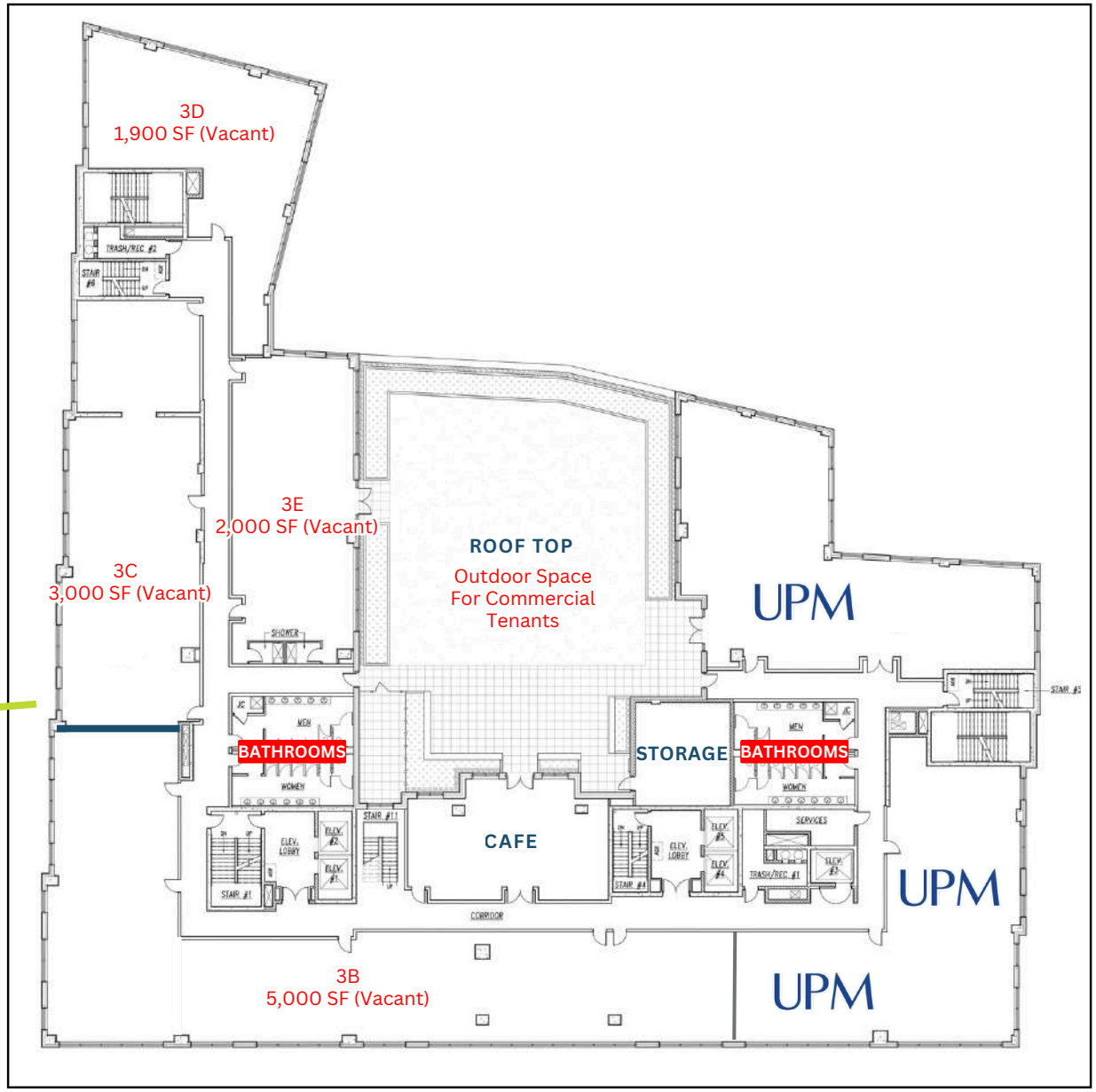
- Spaces can be combined.
- Private rooftop for commercial tenants.
- Smaller spaces can be made available.
- HVAC and bathrooms in place.

THIRD FLOOR



SOUTHWEST FACING VIEW

11,400 SF Available For Lease
Unit 3B, 3C, 3D, 3E - 11,400 SF Contiguous Space



OFFICE RETAIL FLEX

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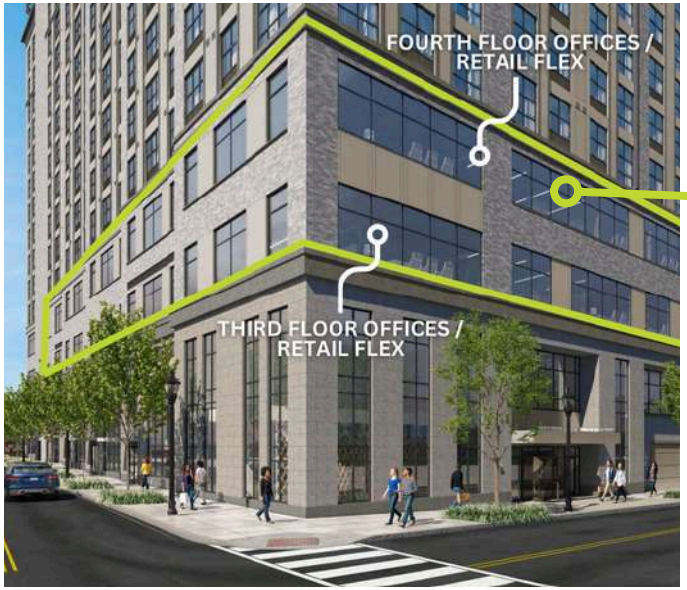
FOURTH FLOOR



SOUTHWEST FACING VIEW



INTERIOR RENDERING OFFICE SPACE / RETAIL FLEX







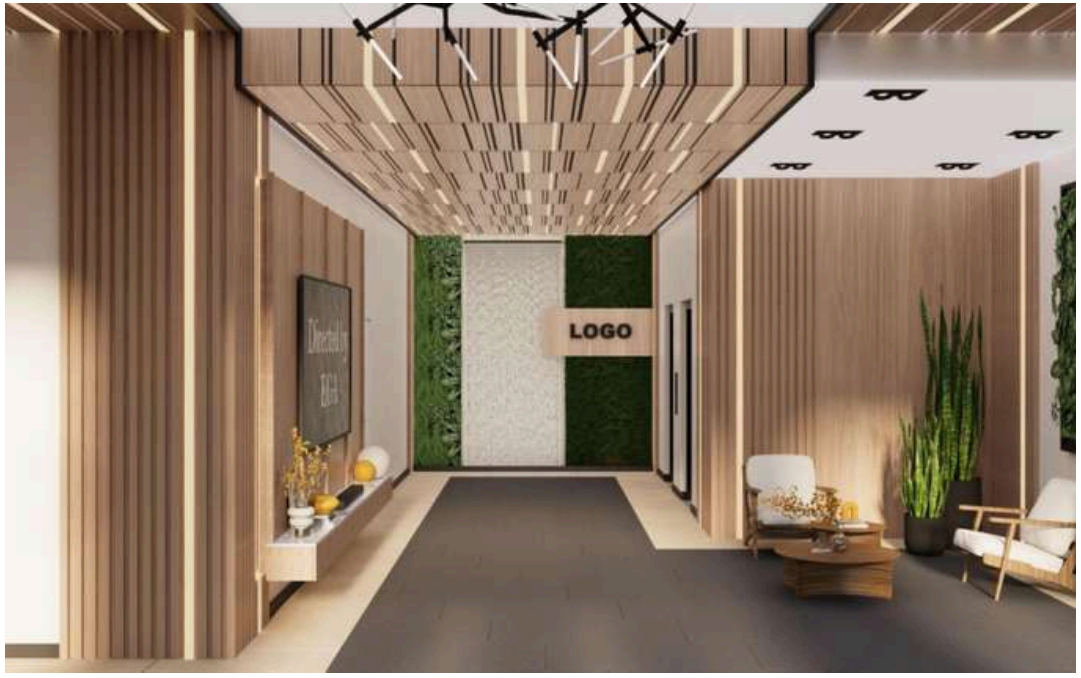


INTERIOR RENDERING - LOBBY

UNDER CONSTRUCTION









INTERIOR RENDERING - LOUNGE

UNDER CONSTRUCTION



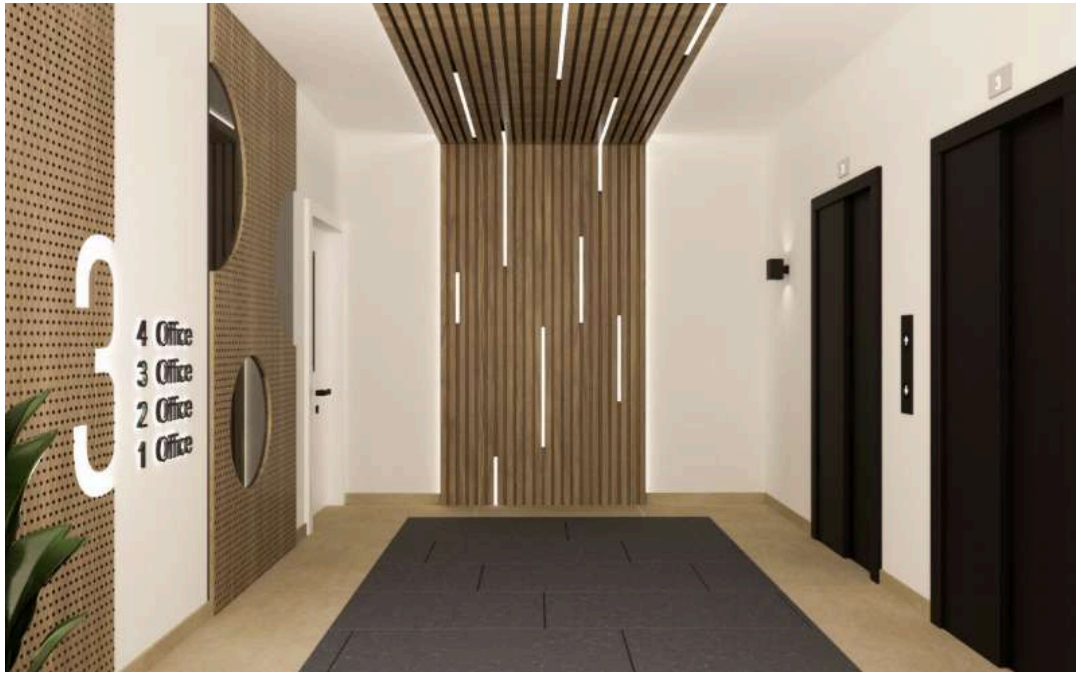






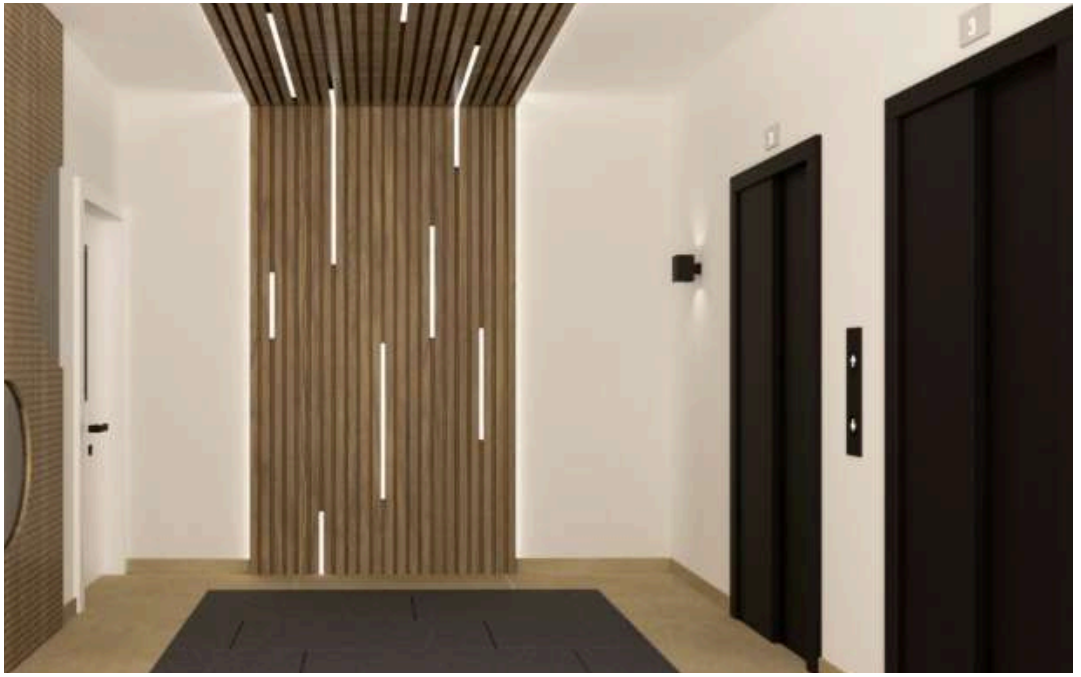
INTERIOR RENDERING - 3RD FLOOR ELEVATOR LOBBY

UNDER CONSTRUCTION



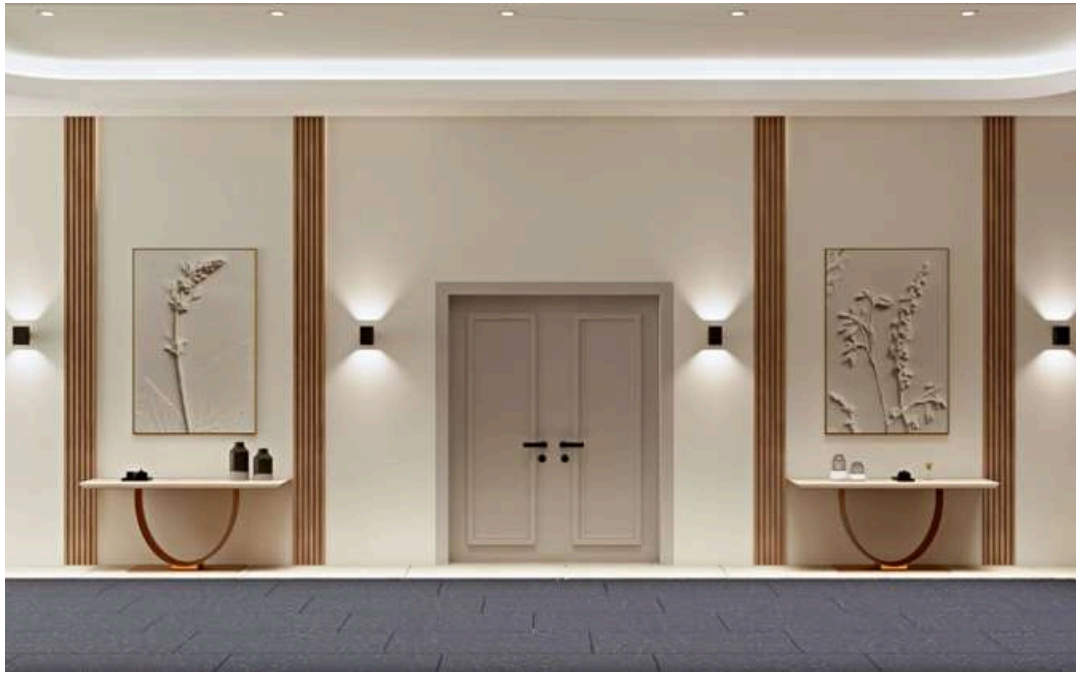






INTERIOR RENDERING - 3RD FLOOR CORRIDOR

UNDER CONSTRUCTION







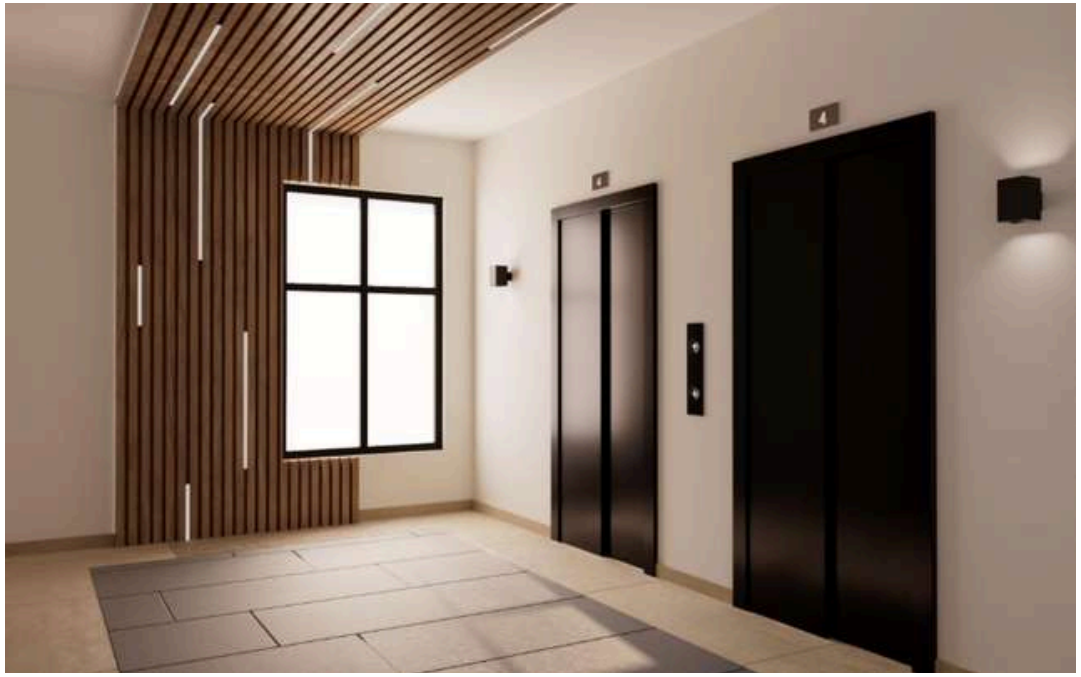


INTERIOR RENDERING - 4TH FLOOR ELEVATOR LOBBY

UNDER CONSTRUCTION



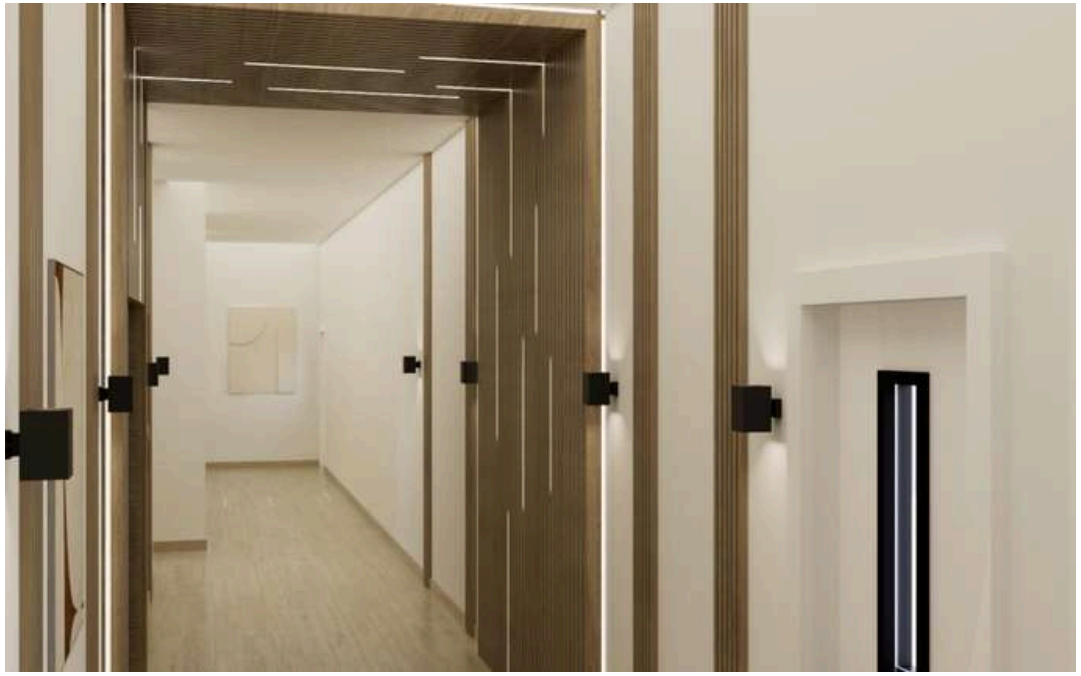




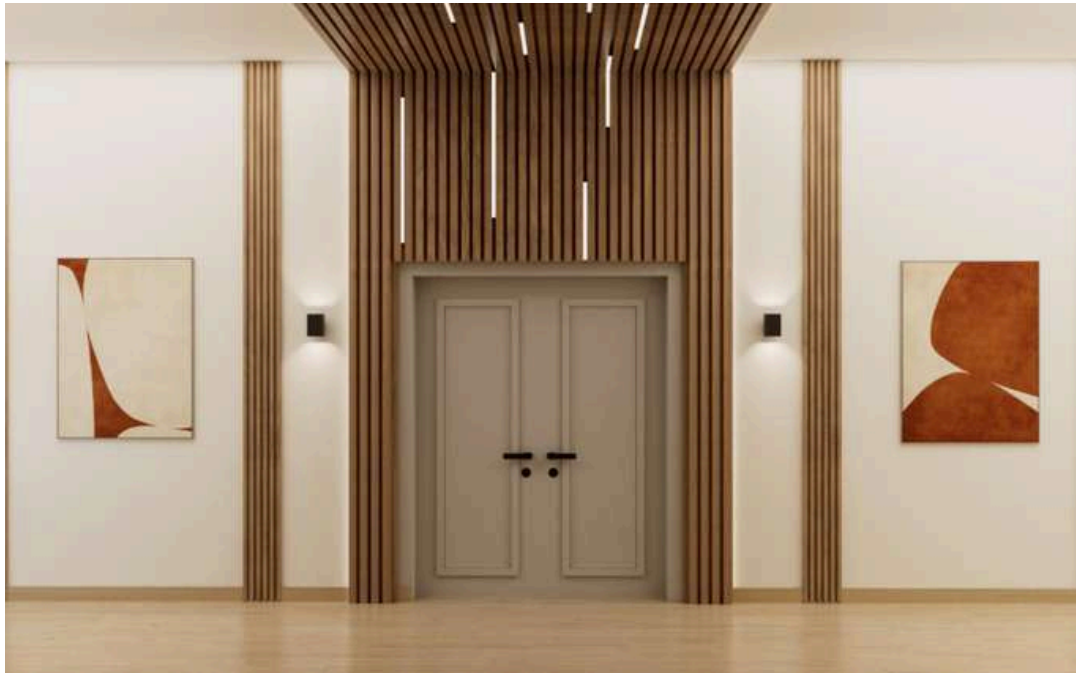


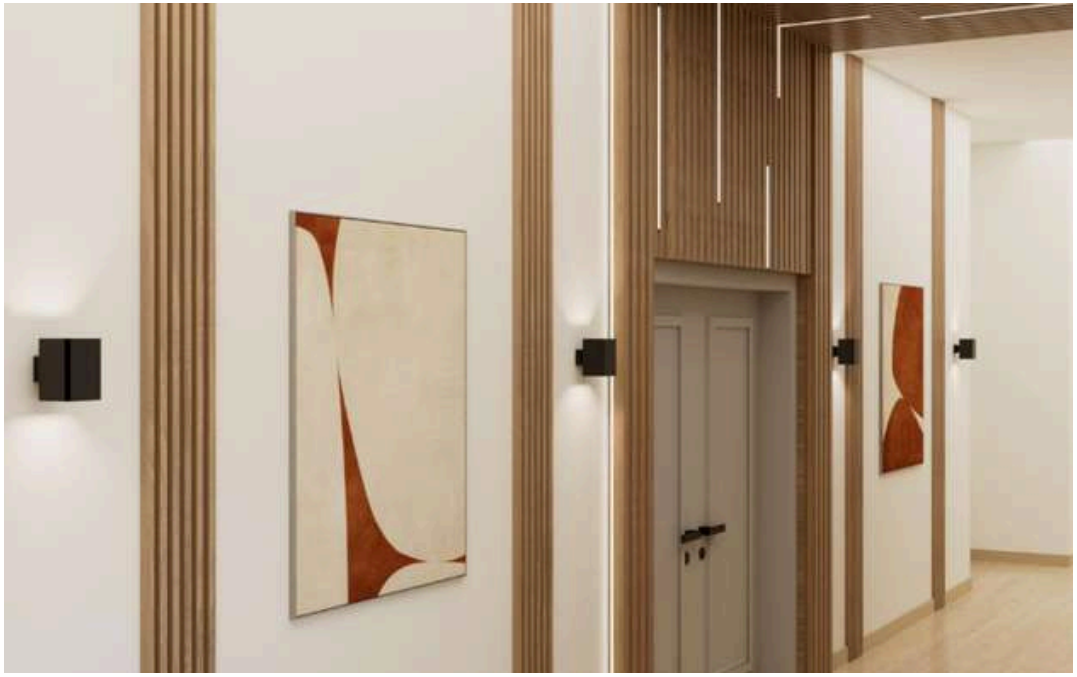
INTERIOR RENDERING - 4TH FLOOR CORRIDOR

UNDER CONSTRUCTION

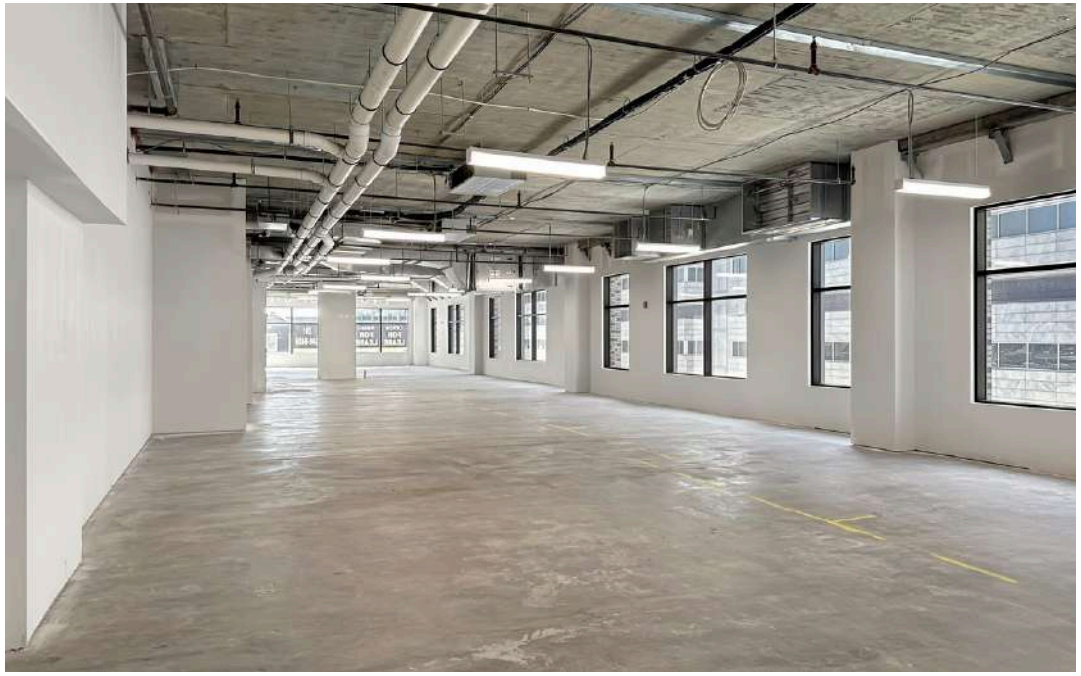




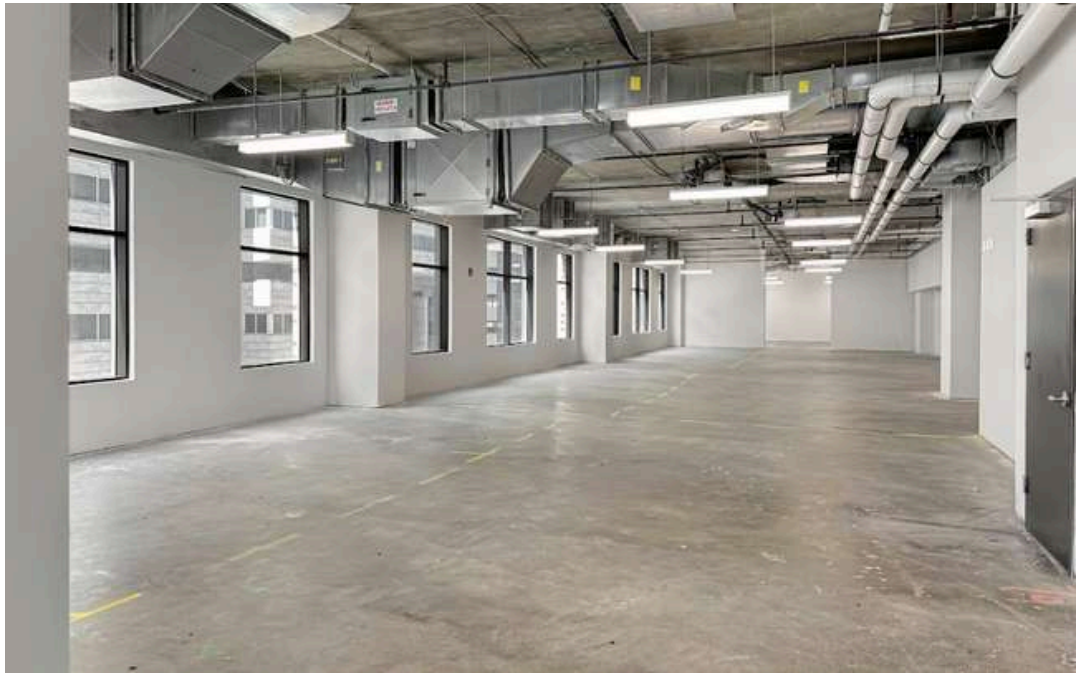


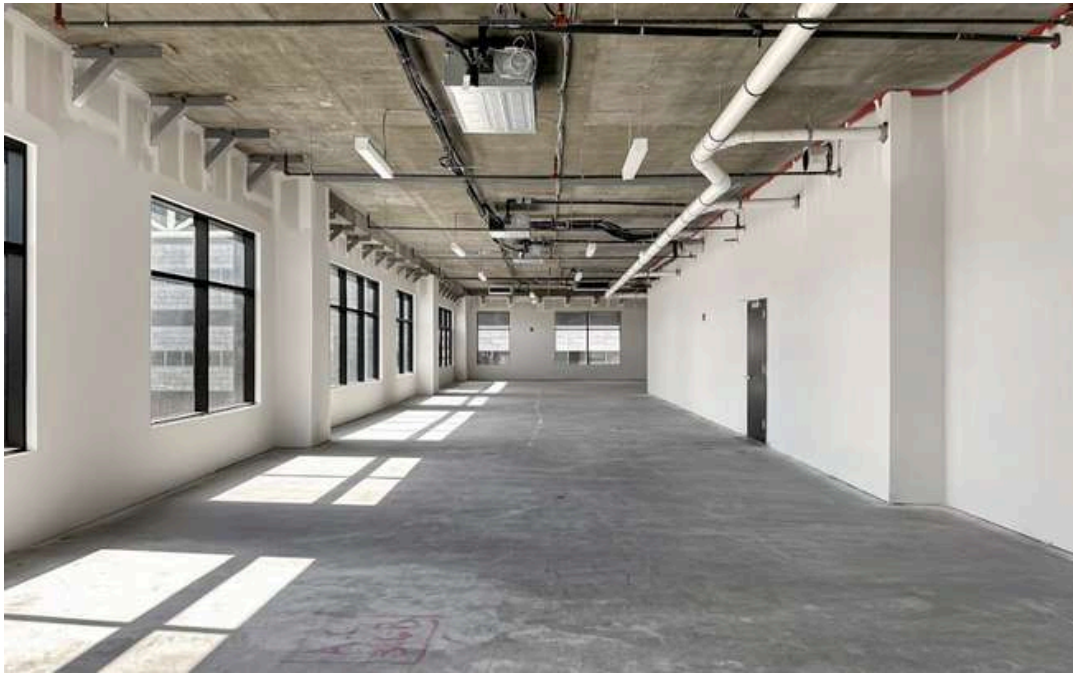


INTERIOR IMAGES OFFICE SPACE / RETAIL FLEX

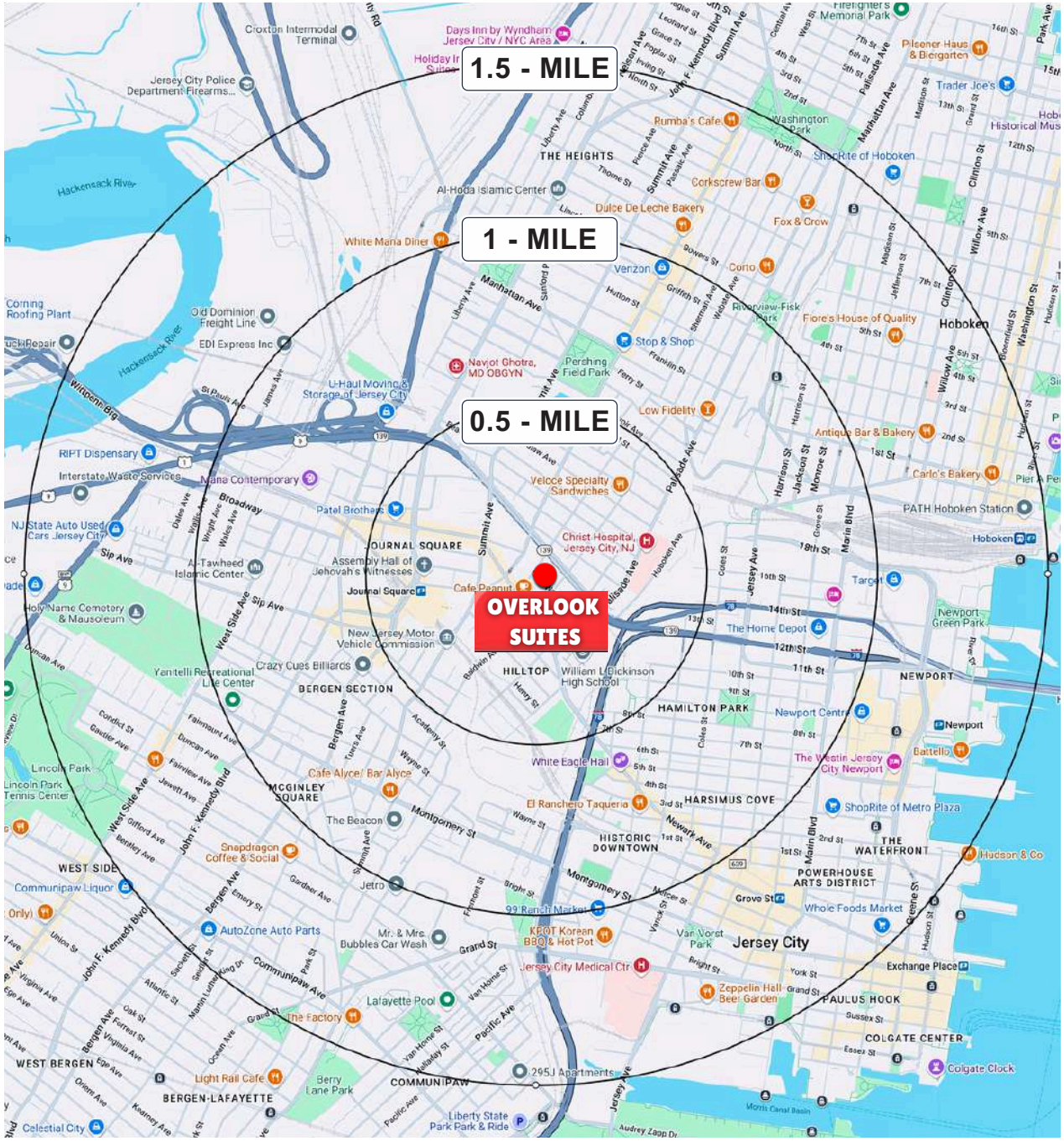








DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION
29,079

HOUSEHOLDS
11,346

MEDIAN AGE
34.6

COLLEGE GRADUATES (Bachelor's)
11,429 - 56.1%

TOTAL BUSINESSES
1,444

TOTAL EMPLOYEES
11,449

TOTAL DAYTIME POPULATION
22,139

AVERAGE HOUSEHOLD INCOME
$77,905

1 MILE RADIUS

POPULATION
81,713

HOUSEHOLDS
31,588

MEDIAN AGE
34.6

COLLEGE GRADUATES (Bachelor's)
28,917 - 49.9%

TOTAL BUSINESSES
2,835

TOTAL EMPLOYEES
27,839

TOTAL DAYTIME POPULATION
57,118

AVERAGE HOUSEHOLD INCOME
$92,144

1.5 MILE RADIUS

POPULATION
155,924

HOUSEHOLDS
62,194

MEDIAN AGE
34.4

COLLEGE GRADUATES (Bachelor's)
56,888 - 51.0%

TOTAL BUSINESSES
5,508

TOTAL EMPLOYEES
53,185

TOTAL DAYTIME POPULATION
104,496

AVERAGE HOUSEHOLD INCOME
$109,249



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