

TURN KEY MEDICAL OFFICE AVAILABLE FOR LEASE

255 BRUNSWICK ST

DOWNTOWN JERSEY CITY, NJ 07302

SIZE:

- Unit 1: 1,300 SF - Full Build Out / Medical
- Unit 2: 1,971 SF - Full Build Out / Medical
- Unit 3: 2,400 SF - Open Space w/ Outdoor Patio

5,671 SF Total SF - (Unit 1 + 2 must stay as a package)

CEILING HEIGHT:

- 11 Feet

LEASE TYPE:

- NNN

TERM:

- Negotiable

ASKING RENT:

- Upon Request

HIGHLIGHTS:

- Modern, luxury mixed-use boutique building with 75 residential rental units above
- Ground-floor retail + medical/professional space
- Steps from Hamilton Park and Enos Jones Park
- Surrounded by hundreds of new luxury residential units built-in patient base
- Excellent visibility and foot traffic in a rapidly growing downtown neighborhood
- Walking distance to Newark Ave, PATH trains, Light Rail, NY Waterway ferries, and major bus lines
- Ideal for medical practices, urgent care, dental, wellness, or allied health users

Perfect for:

- Medical / Dental / Specialty Practices
- Urgent Care / Outpatient Services
- Wellness & Fitness-Related Medical Uses

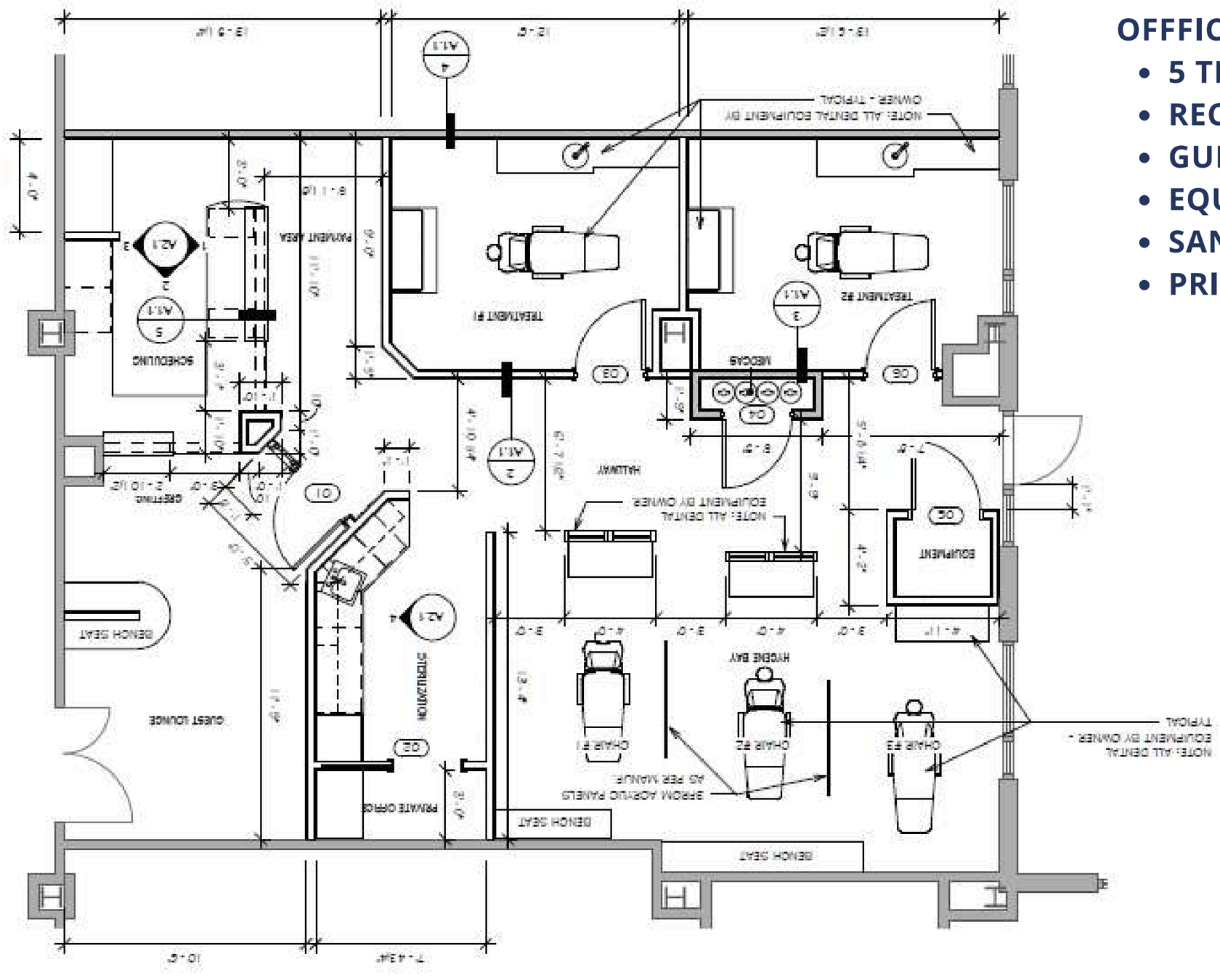
JOIN:

NEIGHBORING RETAILERS:

ANDREW CRISARA
Licensed Real Estate Broker
(646) 522 - 9125 | andrew@gridcre.com

BOBBY ANTONICELLO JR., CCIM
Licensed Real Estate Broker & Principal
(201) 300 - 6489 | bobby@gridcre.com

255 BRUNSWICK STREET - UNIT 1 FLOOR PLAN - 1,300 SF

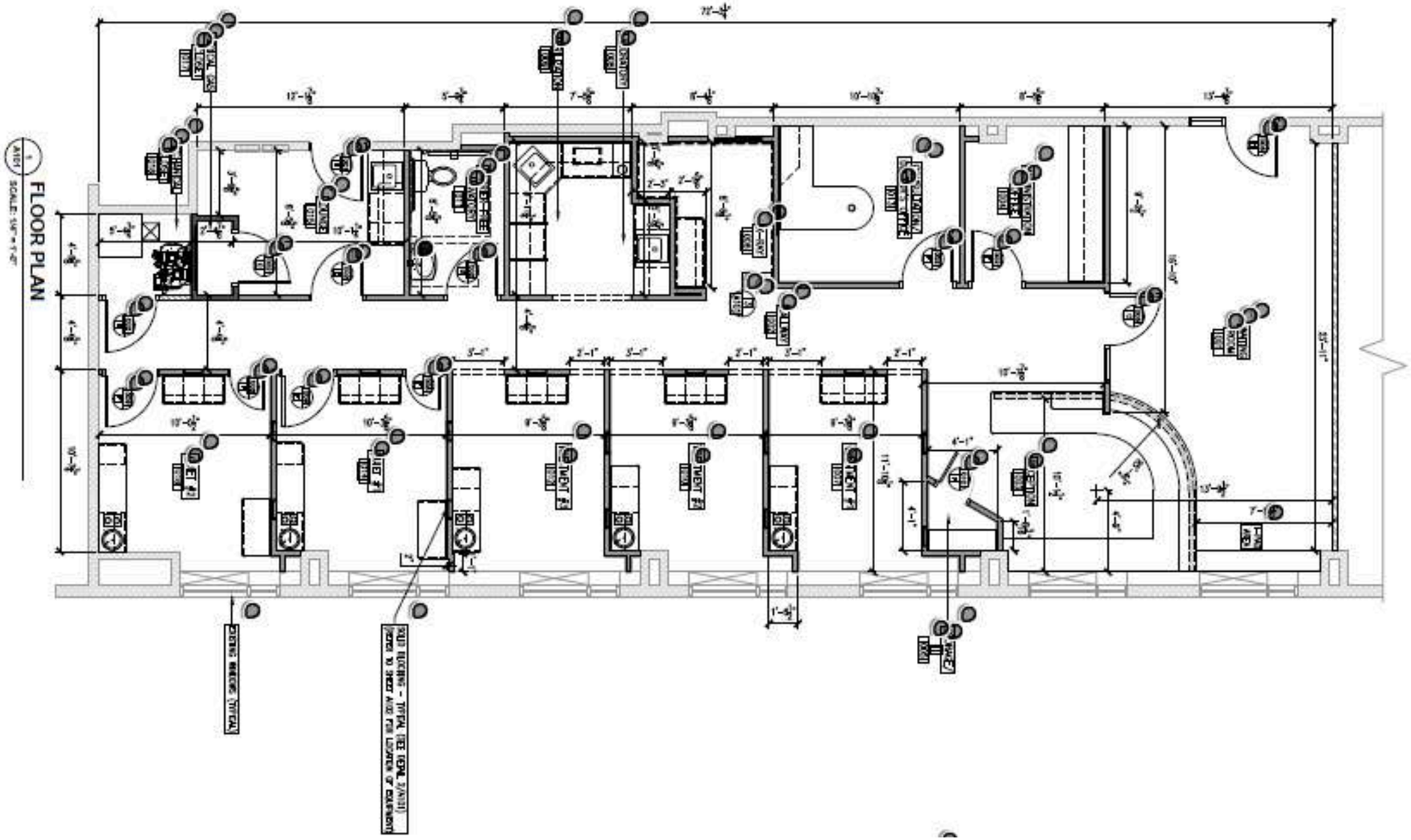


OFFFICE LAYOUT

- 5 TREATMENT AREAS
- RECEMPTION AREA
- GUEST LOUNGE
- EQUIPTMENT ROOM
- SANITATION ROOM
- PRIVATE OFFICE

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255 BRUNSWICK STREET FLOOR PLAN - UNIT 2 FLOOR PLAN - 1,971 SF

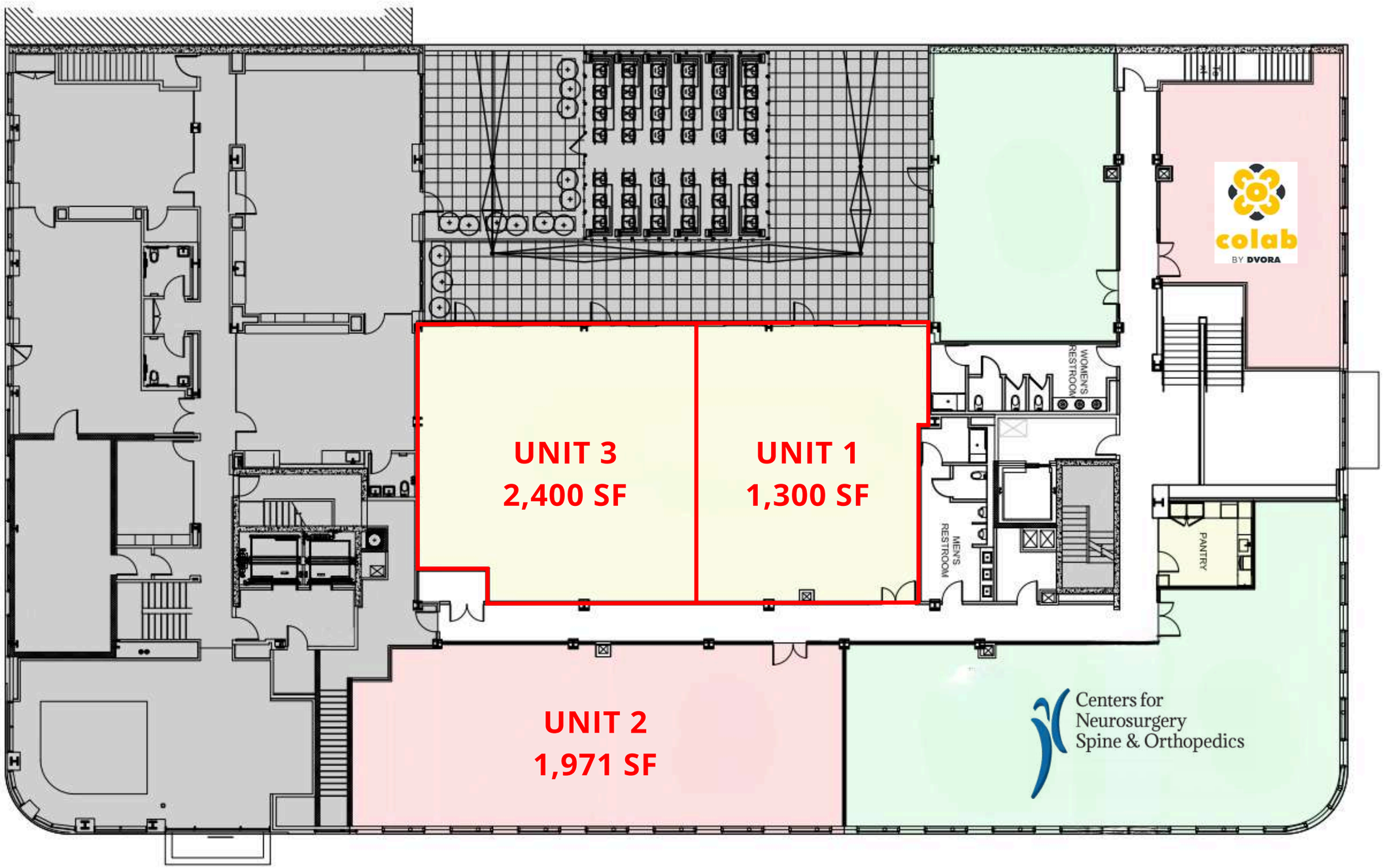


OFFFICE LAYOUT

- WAITING ROOM
- I-PAD AREA
- RECEPTION AREA
- STORAGE
- 5 TREATMENT AREAS
- MECHANICAL CLOSET
- MEDICAL GAS CLOSET
- LOUNGE
- BARRIER FREE-LAVATORY
- STERILIZATION
- X-RAY ROOM
- CONSULTATION ROOM / DOCTOR'S OFFICE
- ADMINISTRATION OFFICE

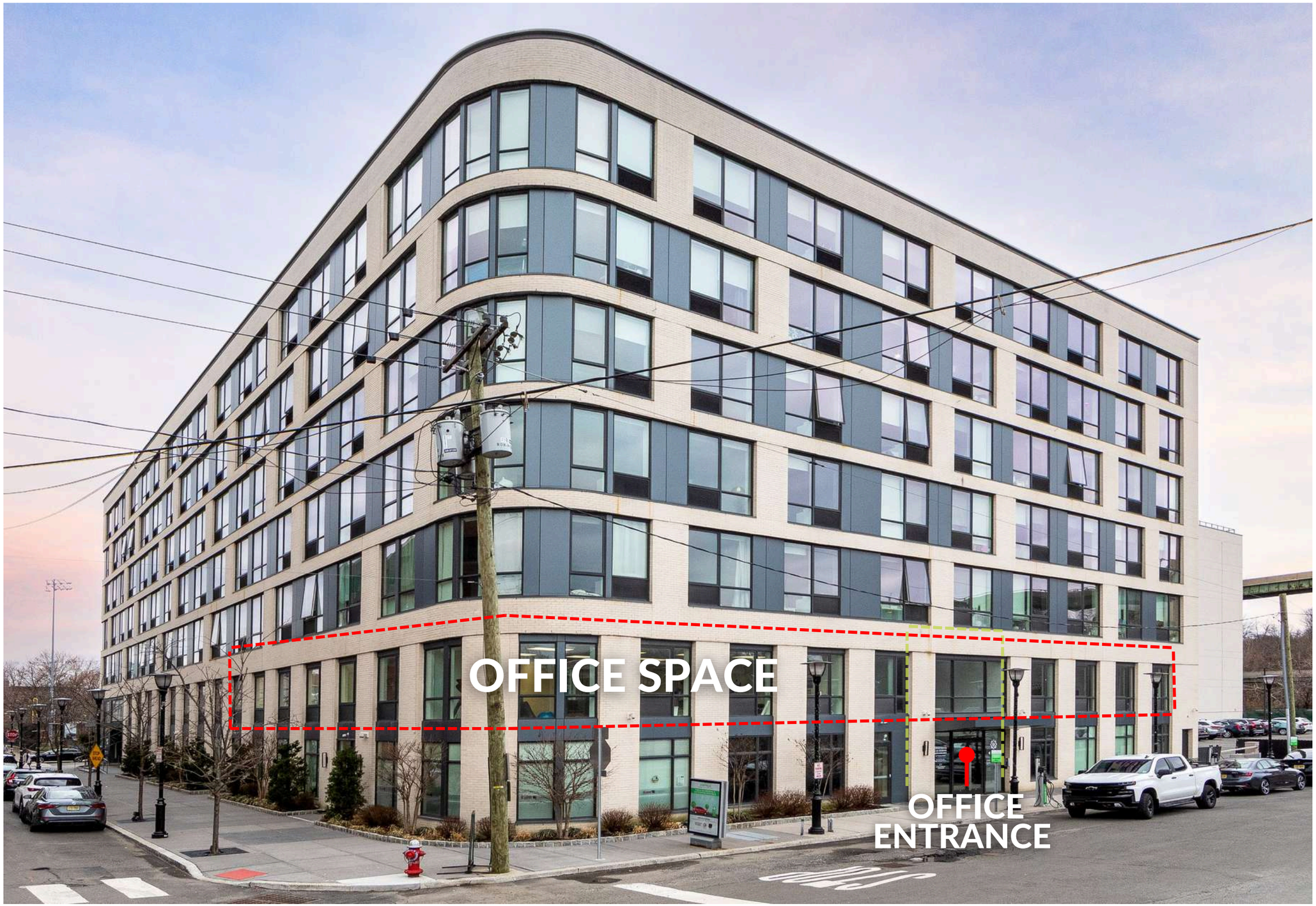
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255 BRUNSWICK STREET - SECOND FLOOR PLAN



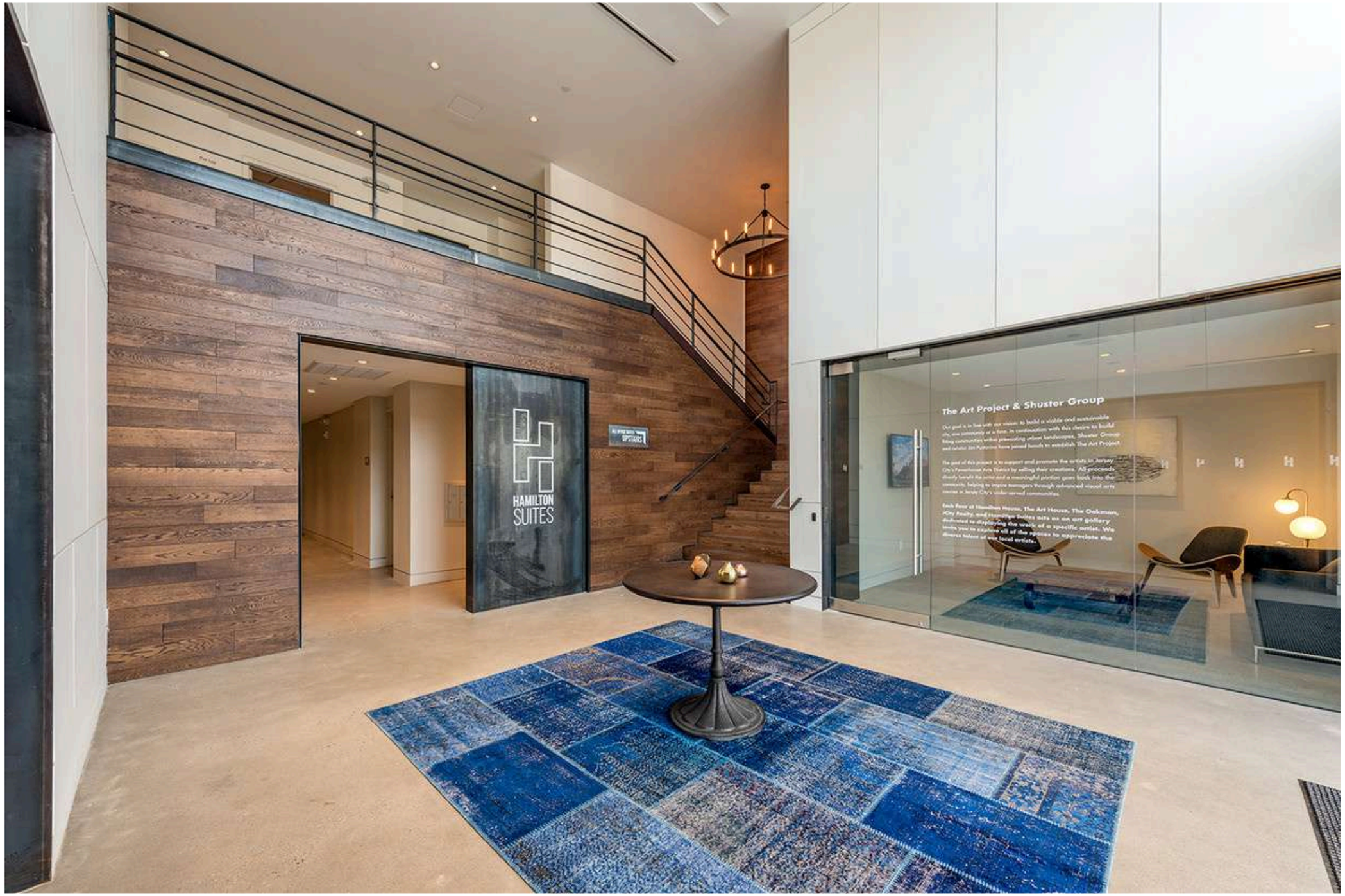
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255 BRUNSWICK STREET - EXTERIOR IMAGE



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255 BRUNSWICK STREET - OFFICE LOBBY IMAGE

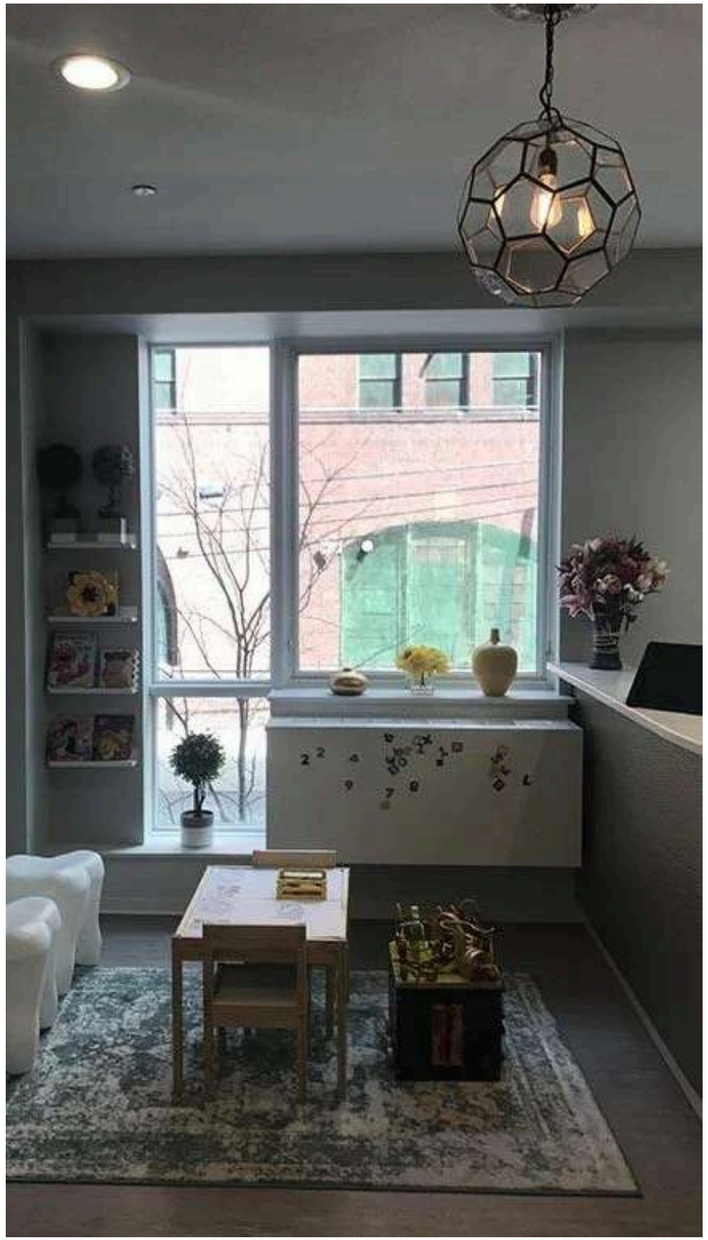


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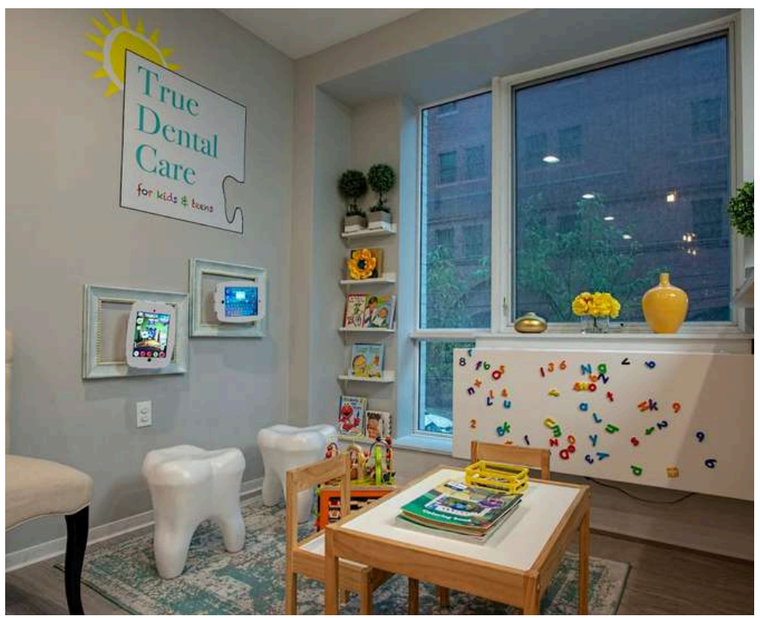
255 BRUNSWICK STREET - INTERIOR IMAGES UNIT 1

UNIT 1: 1,300 SF







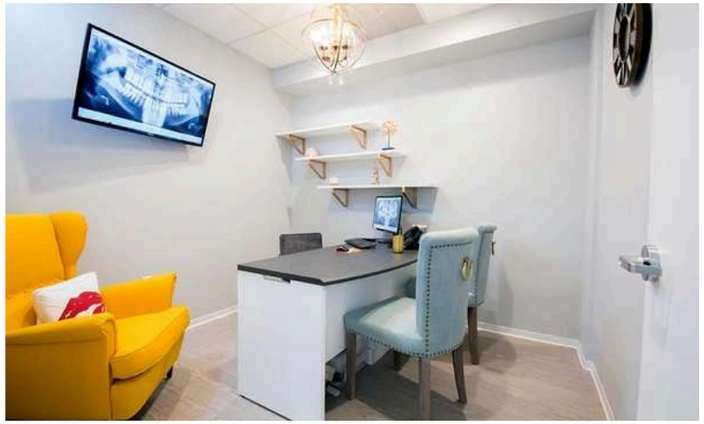




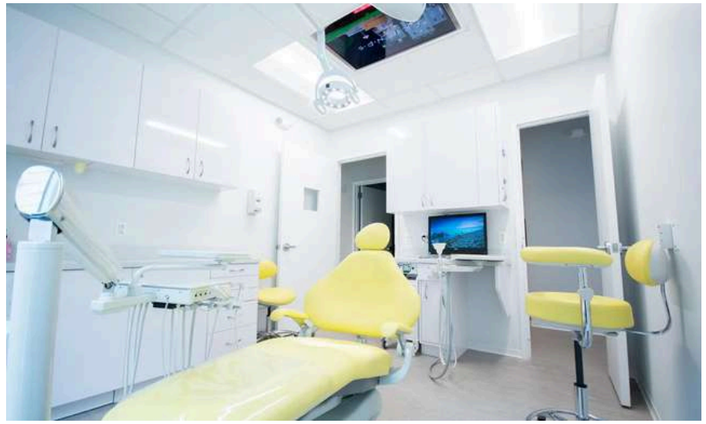
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255 BRUNSWICK STREET - INTERIOR IMAGES UNIT 2

UNIT 2: 1,971 SF

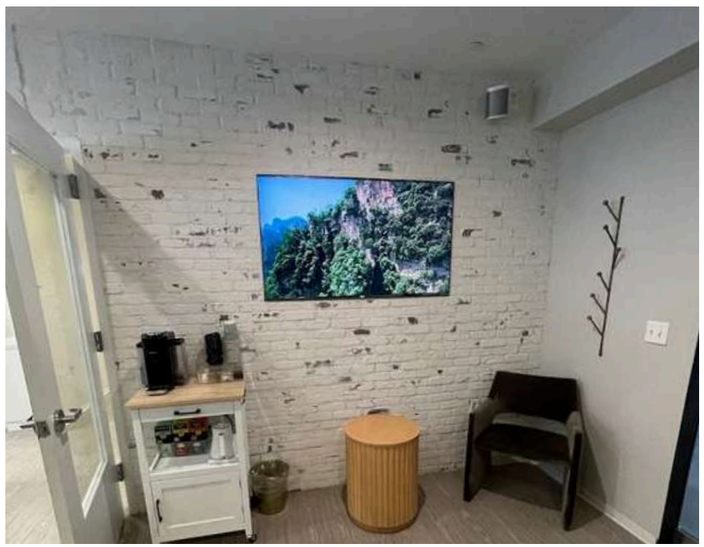


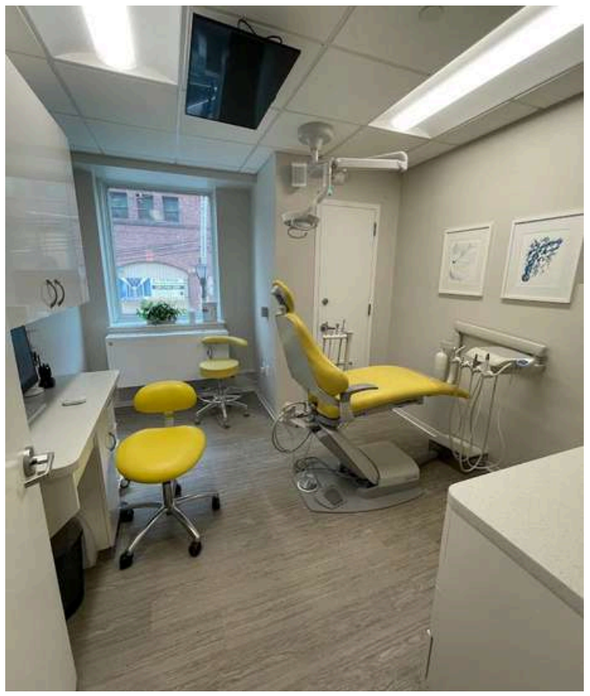


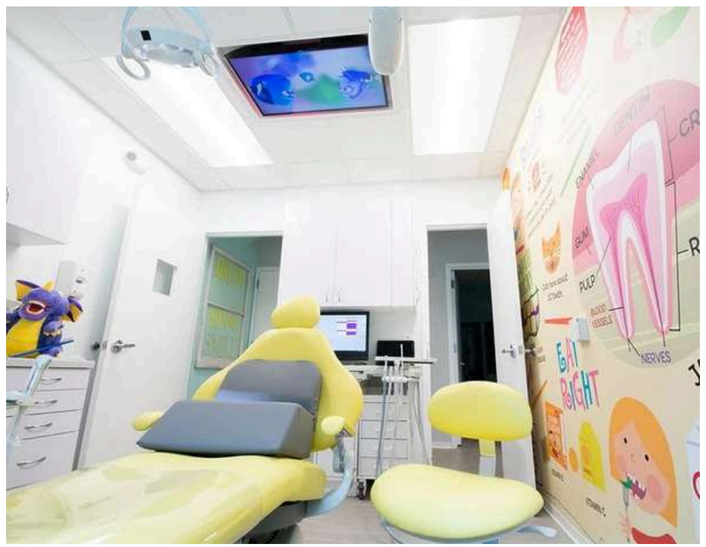












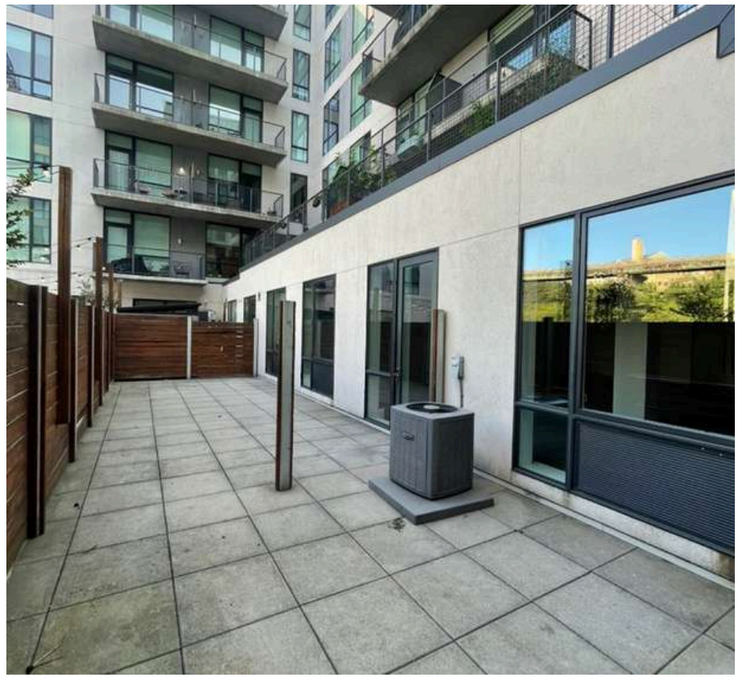
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255 BRUNSWICK STREET - INTERIOR IMAGES UNIT 3

UNIT 3: 2,400 SF
READY TO GO









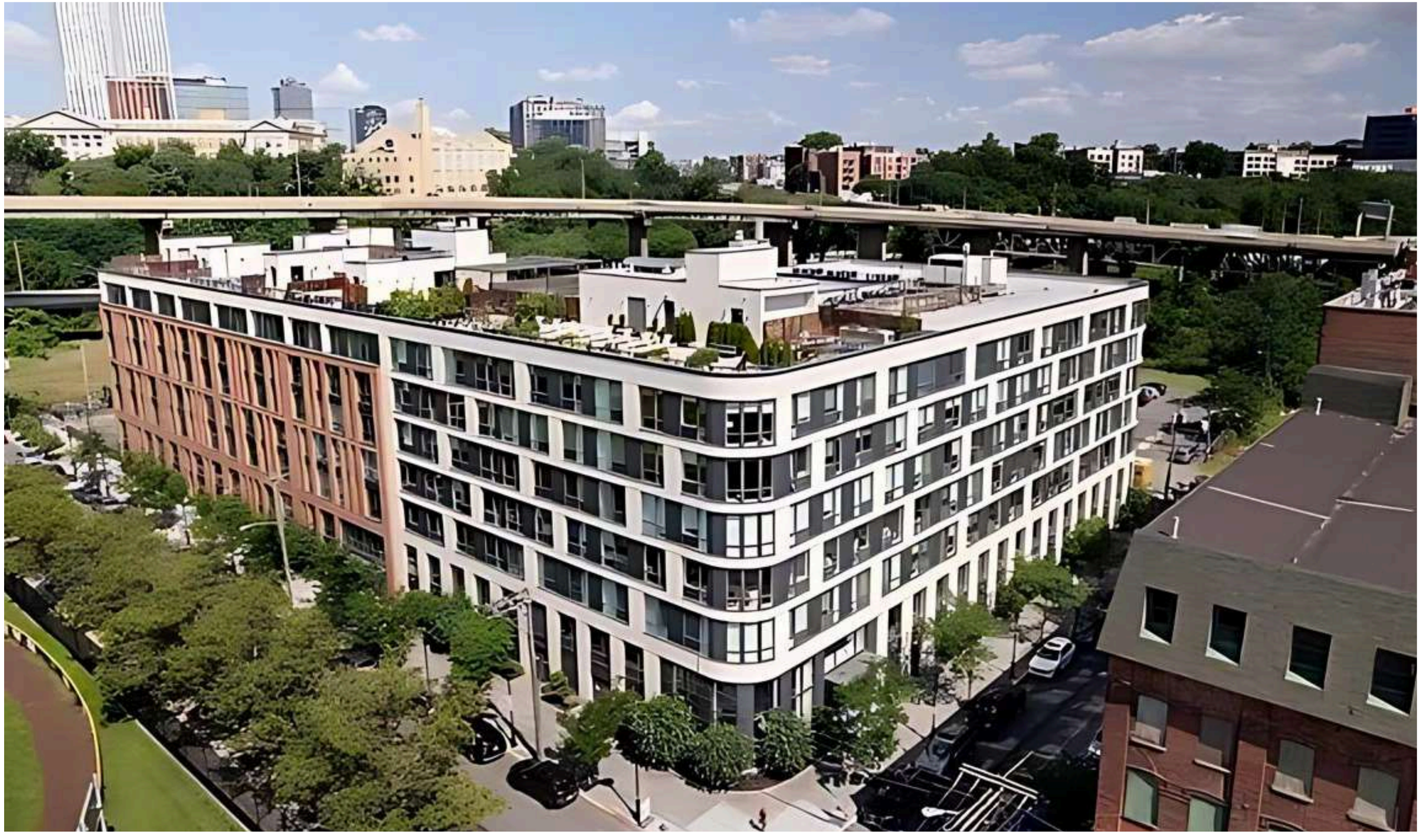




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AERIAL



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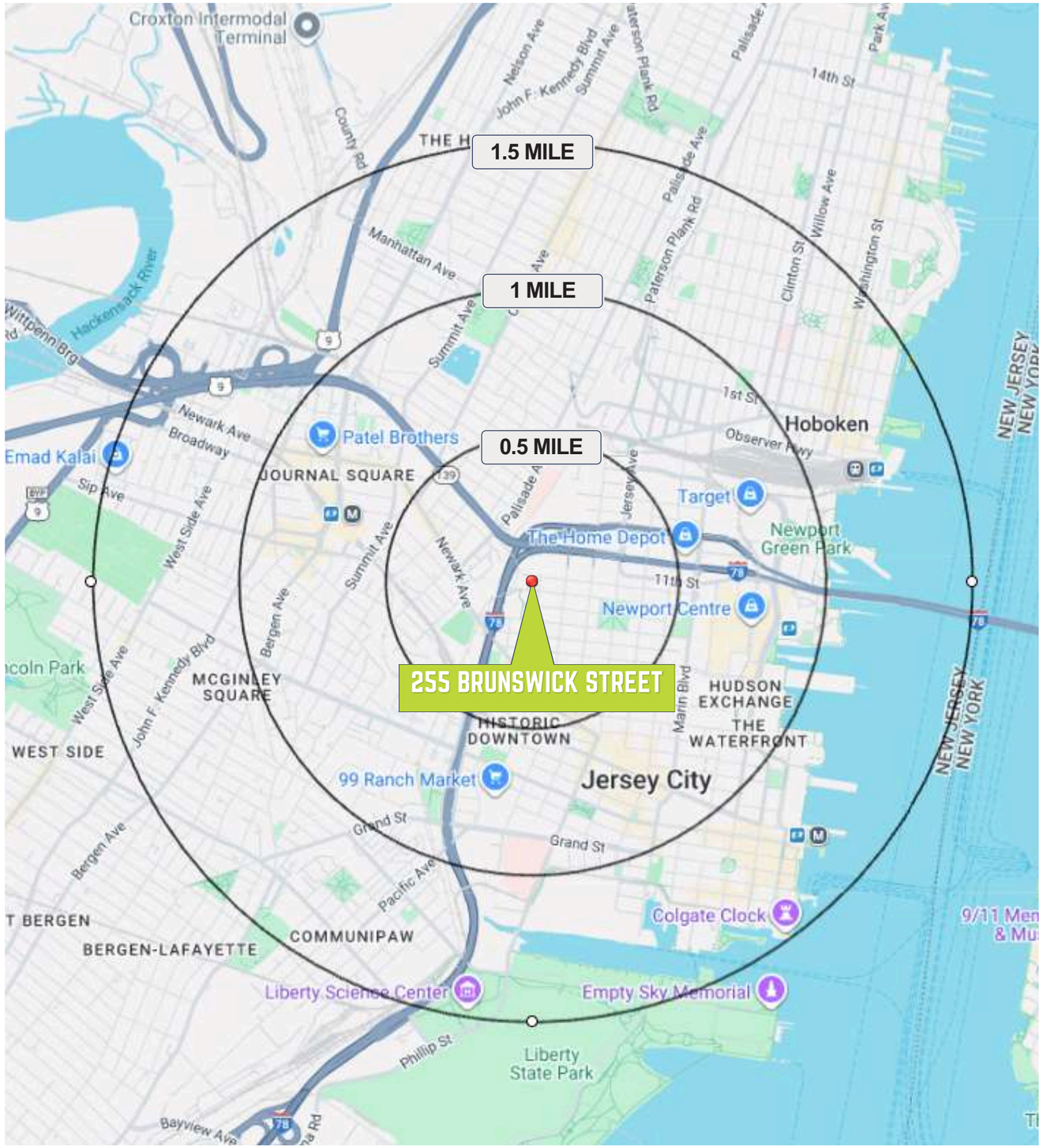






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DEMOGRAPHICS



.5 MILE RADIUS

POPULATION
34,734

HOUSEHOLDS
18,004

MEDIAN AGE
33.7

COLLEGE GRADUATES (Bachelor's +)
20,648 - 74.7%

TOTAL BUSINESSES
1,362

TOTAL EMPLOYEES
19,145

AVERAGE HOUSEHOLD INCOME
$154,002

DAYTIME POPULATION (w/ 16 yr +)
24,970

1 MILE RADIUS

POPULATION
71,740

HOUSEHOLDS
35,439

MEDIAN AGE
33.4

COLLEGE GRADUATES (Bachelor's +)
41,459 - 73.9%

TOTAL BUSINESSES
3,033

TOTAL EMPLOYEES
51,097

AVERAGE HOUSEHOLD INCOME
$154,561

DAYTIME POPULATION (w/ 16 yr +)
64,808

1.5 MILE RADIUS

POPULATION
131,657

HOUSEHOLDS
61,546

MEDIAN AGE
33.8

COLLEGE GRADUATES (Bachelor's +)
65,858 - 66.1%

TOTAL BUSINESSES
5,672

TOTAL EMPLOYEES
75,575

AVERAGE HOUSEHOLD INCOME
$136,380

DAYTIME POPULATION (w/ 16 yr +)
105,010

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