115 CHRISTOPHER COLUMBUS DR., JERSEY CITY, NJ 07302

BUILDING TENANTS:

FIRST FLOOR

- 101 ALLIANCE COMMUNITY HEALTHCARE, FAMILY MEDICINE & DENTAL
- 101A ALLIANCE COMMUNITY HEALTHCARE, OBSTETRICS & GYNECOLOGY
- 101B HORIZON PHARMACY

SECOND FLOOR

- 200 CHARMING SMILE DENTAL
- 201 VA OUTPATIENT CLINIC
- 202 BAKER EMPIRE
- 202 SKY REALTY INTERNATIONAL
- 203 NEWPORT CAR SERVICES
- 204 JOE LAMBERT MASTERING

THIRD FLOOR

- 300 LIBERTY PHYSICAL THERAPY, PC
- 301 DRS MEDICAL ASSOCIATES
- 302 AURORA WELLNESS

FOURTH FLOOR

- 401 VACANT
- 402 HYDROTECHNOLOGY CONSULTANT INC.
- 403 CIRCUIT CLINICAL
- 404 DR. REYNOLDS, FOOT & ANKLE CENTER, LLC
- 404 DOWNTOWN MEDSPA, LLC

FULLY BUILT OUT MEDICAL OFFICE SPACE AVAILABLE IN MEDICAL ARTS BUILDING

SPACE AVAILABLE:
Suite 401: 2,211 RSF - Standard Office Space

PREVIOUS USE:
Suite 401: Standard Office

T.E:
$4.00 PSF

LOCATION:
Located directly across the street from the Grove Street PATH Station.

1 mile from the Holland Tunnel.

Less than 1/2 mile from RT 78/95

Less than 2 miles from RT 1 & 9

PARKING:
Municipal lot located directly across the street

HIGHLIGHTS:
Second generation medical space and office space for lease at 115 Christopher Columbus Jersey City's only boutique medical arts building.

The location sits directly on top of Grove Street Path Station and Restaurant Row.

Strong medical co-tenancy.

Onsite Super and Lobby Reception.

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).

Hourly parking located directly across the street.

Pick up and drop off area located immediately out front of the building.

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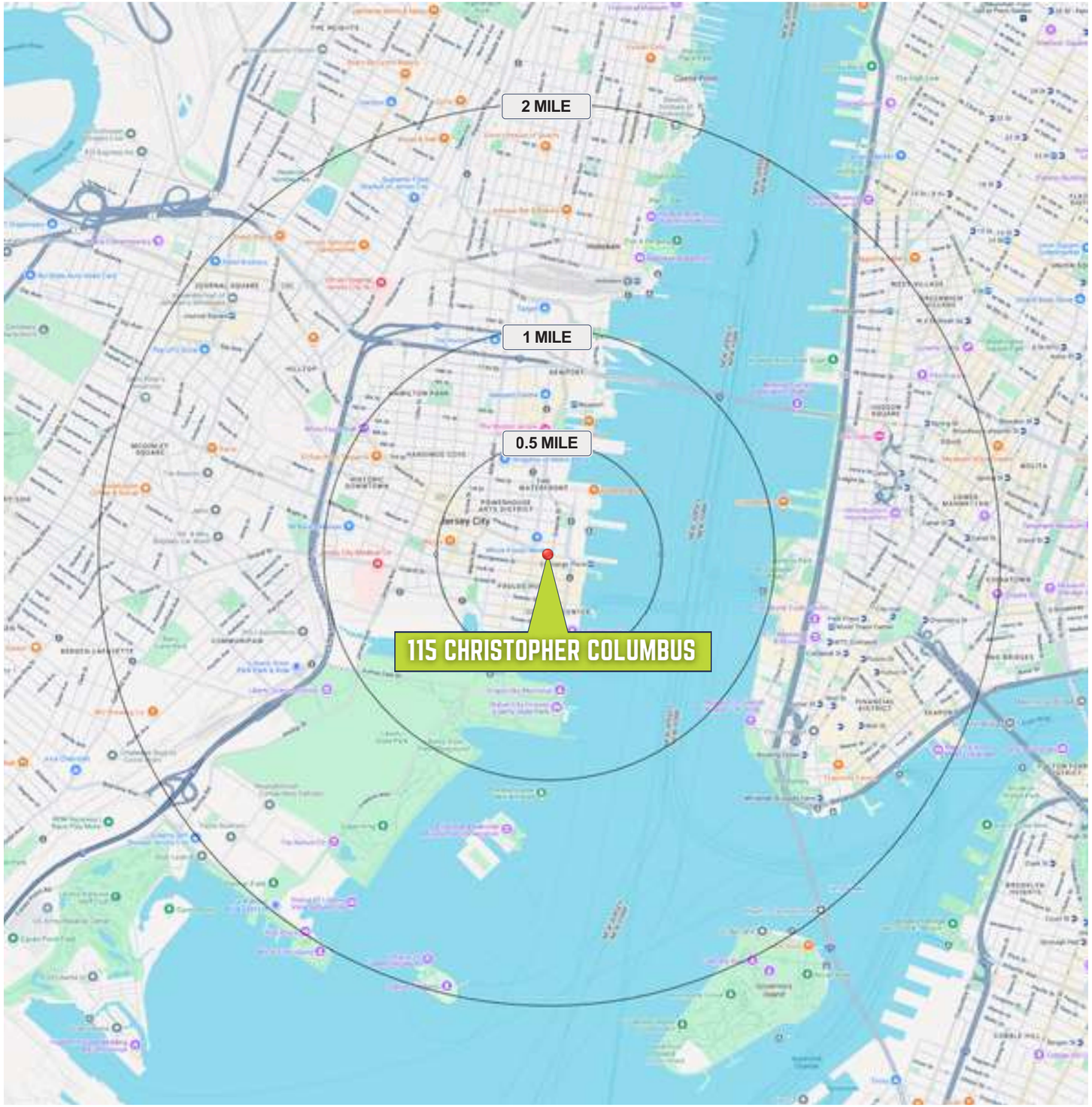
GRID COMMERCIAL REAL ESTATE
201 Marin Blvd, Unit 106, Jersey City, NJ 07302

LIBERTY STATE PARK
CITY HALL
115 CHRISTOPHER COLUMBUS DR.
PATH
NEWARK AVENUE PEDESTRIAN PLAZA
GROVE STREET
BAY STREET

OFFICE SUITE 401

OFFICE FLOOR PLAN - SUITE 401

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

2 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

*2024 estimates

GRID | COMMERCIAL REAL ESTATE

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