

115 CHRISTOPHER COLUMBUS DR., JERSEY CITY, NJ 07302



FULLY BUILT OUT MEDICAL OFFICE SPACE AVAILABLE IN MEDICAL ARTS BUILDING

SPACE AVAILABLE 1,710 SF

SPACE AVAILABLE:
1,710 SF - Turn Key Medical Office

PREVIOUS USE:
Orthopedics Office

T.E:
\$4.00 PSF

CURRENT FIT OUT:
1 Reception Area
2 ADA Restrooms
1 Tech Closet
1 Large Office
1 Break Room
5 Exam Rooms

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

HIGHLIGHTS:
1,710 SF of second generation medical 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.

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
301 METRO PAIN CENTERS& ONE OAK MEDICAL, VEIN INSTITUTE OF AMERICA

FOURTH FLOOR

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

BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com

ANDREW CRISARA

Licensed Real Estate Advisor

(646) 522 - 9125 | andrew@gridcre.com



201 Marin Blvd, Unit 106, Jersey City, NJ 07302



CITY HALL

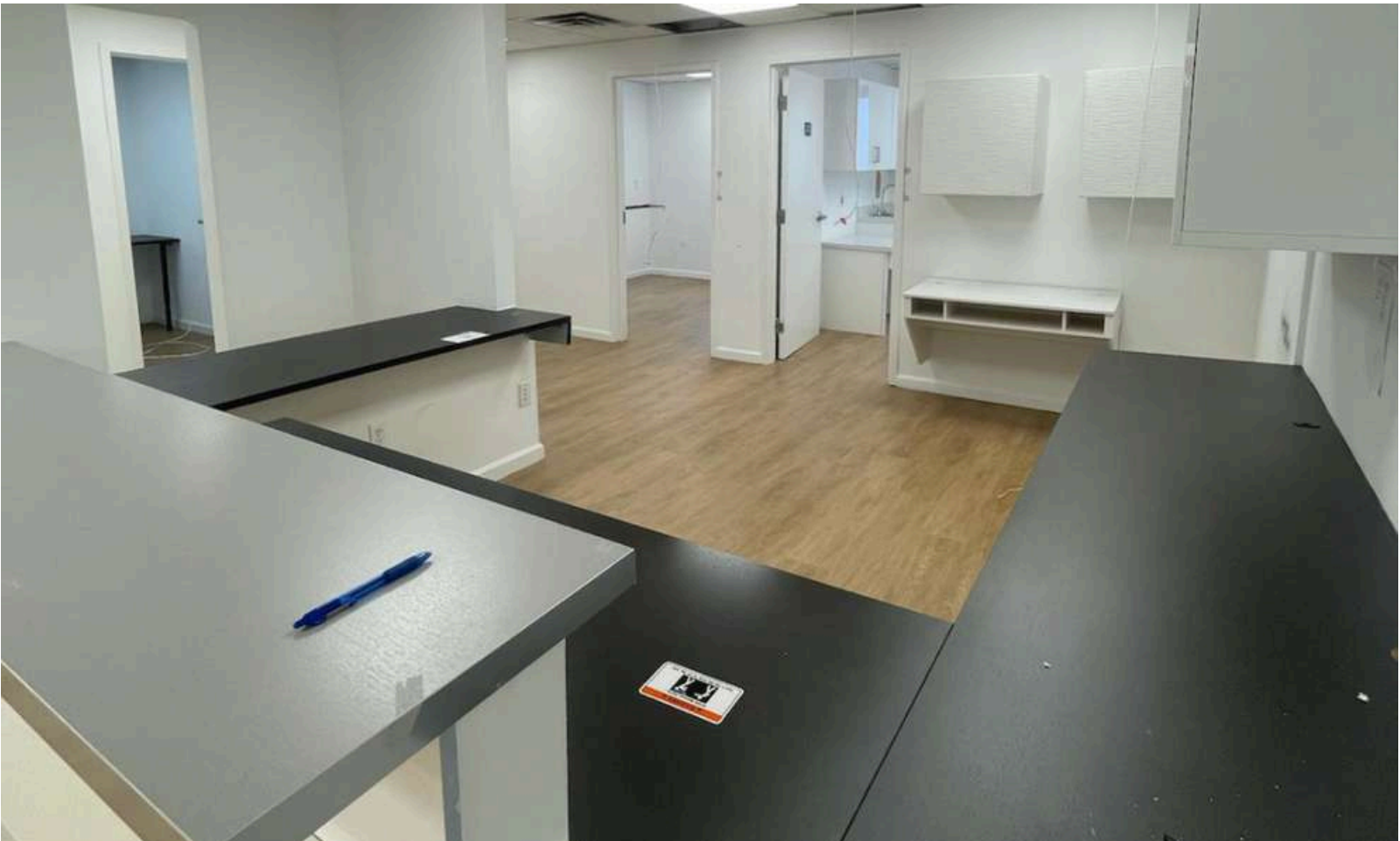
115 CHRISTOPHER
COLUMBUS DR.

NEWARK AVENUE
PEDESTIRAN PLAZA

GROVE STREET

PATH

OFFICE SUITE 302



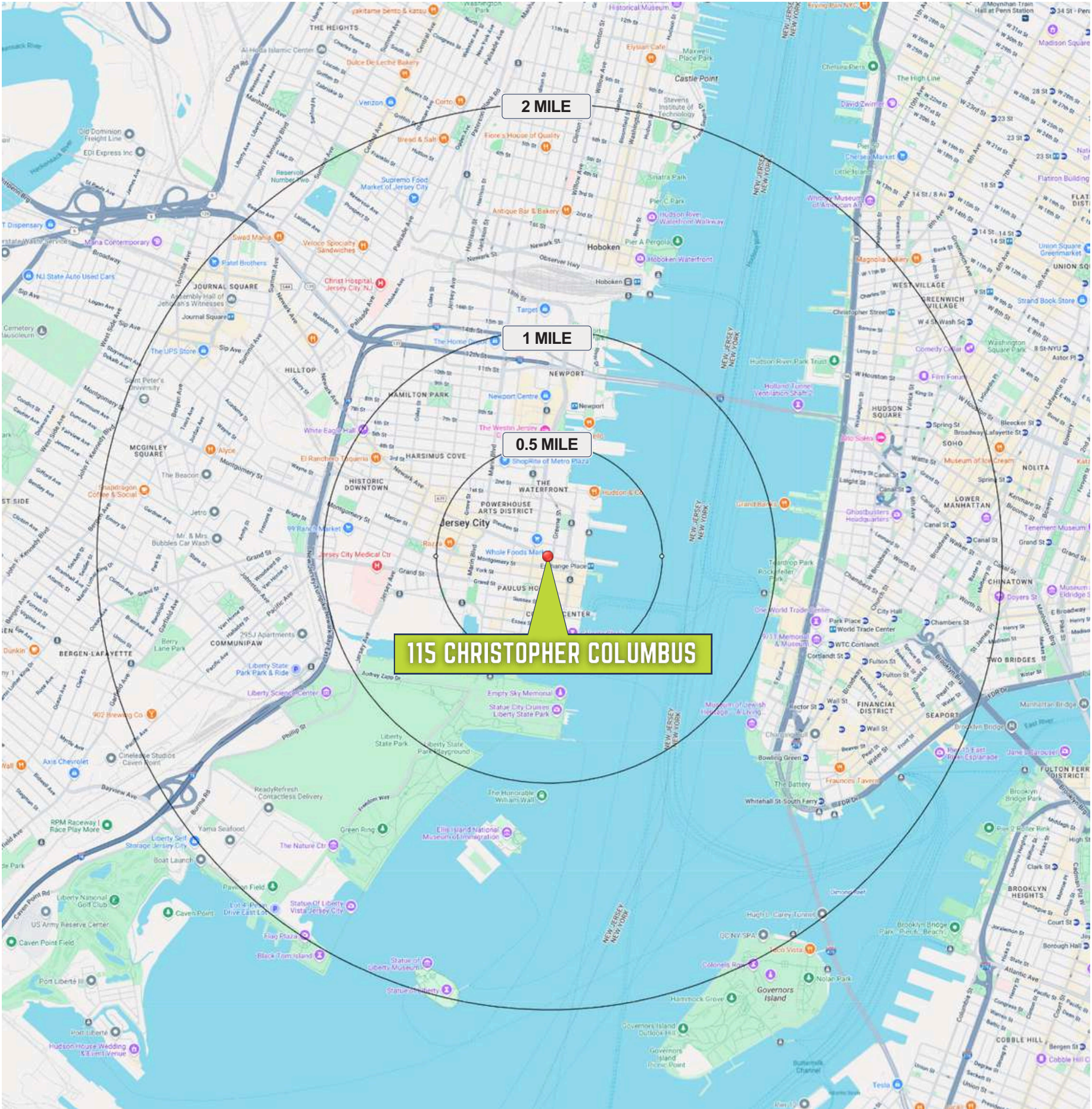
OFFICE SUITE 302



OFFICE SUITE 302



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