

# 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

**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 PEDESTRIAN PLAZA

GROVE STREET

P

P

PATH

**OFFICE SUITE 302**



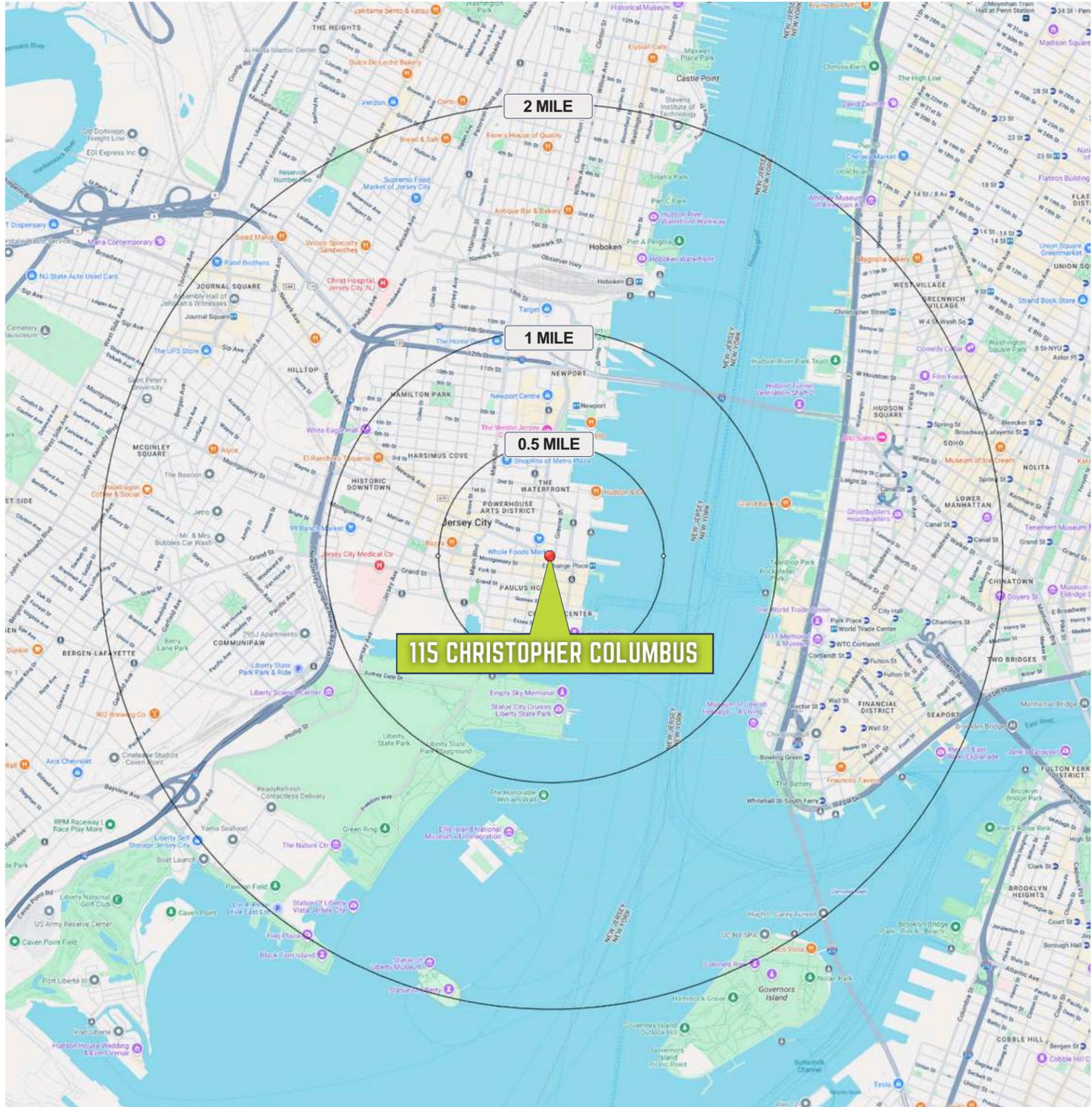
**OFFICE SUITE 302**



**OFFICE SUITE 302**



# DEMOGRAPHICS



**115 CHRISTOPHER COLUMBUS**

**2 MILE**

**1 MILE**

**0.5 MILE**

## .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