

155 2ND STREET, JERSEY CITY, NJ 07302

FULLY BUILT OUT OFFICE FOR LEASE DOWNTOWN JERSEY CITY

OFFICE:

2,500 SF FULLY BUILD-OUT

5 FULLY BUILT OUT OFFICES
IT ROOM
MECHANICAL ROOM
OPEN WORK AREA
HIGH END KITCHENETTE

LOCATION:

Located in the heart of the Powerhouse Arts District on the boarder of Newport and Grove Street Neighborhoods.

Less than 1 mile from the Holland Tunnel.

Steps from all metro area mass transit system services including PATH, Light Rail, Bus Stop, Ferry.

HIGHLIGHTS:

Modern Office Space, Everything You Need to Get Started, 24/7 Access, Private Phone Booths, Conference Rooms, Premium Coffee & Tea-Filtered Drinking Water, Printing, Copying and Scanning Services-Mail & Package Handling-High Speed Internet-Personal, Lockable Cabinets, Routine Suite Refresh, trash removal & sweeping.

BUILDING OVERVIEW:

The office suite that is available is fully built out and ready to go. The remainder of the building are CoLab workspaces that are conveniently located on the ground floor and a portion of the second floor. The building sits in one of the New Jersey's most vibrant and fastest-growing communities. The location is surrounded by major office tenants and high end retail and cafe's. You are steps from all major transit options.



MAJOR NEIGHBORING OFFICE TENANTS:



BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

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

ANDREW CRISARA

Licensed Real Estate Broker

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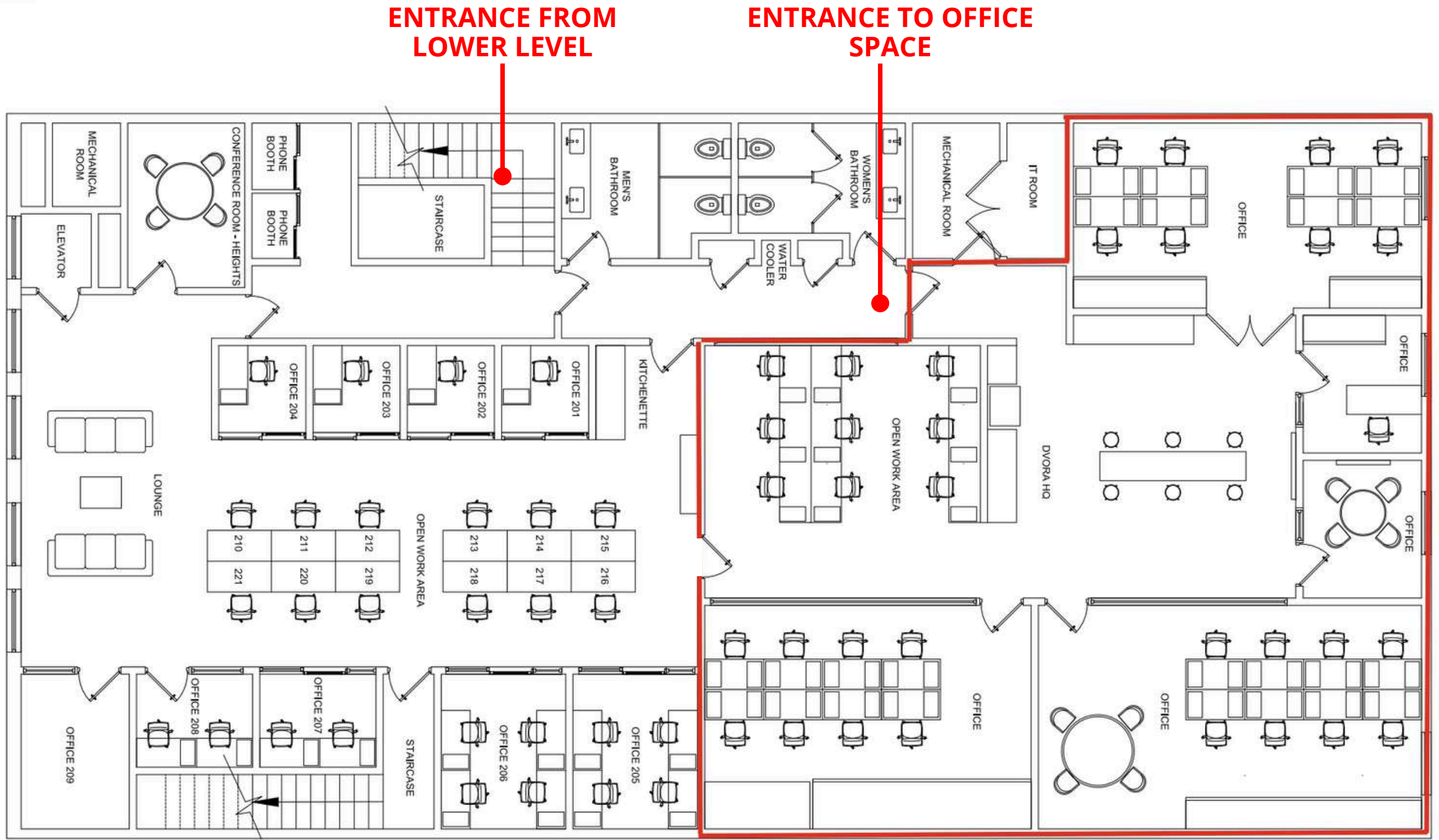


201 Marin Blvd, Unit 106, Jersey City, NJ 07302

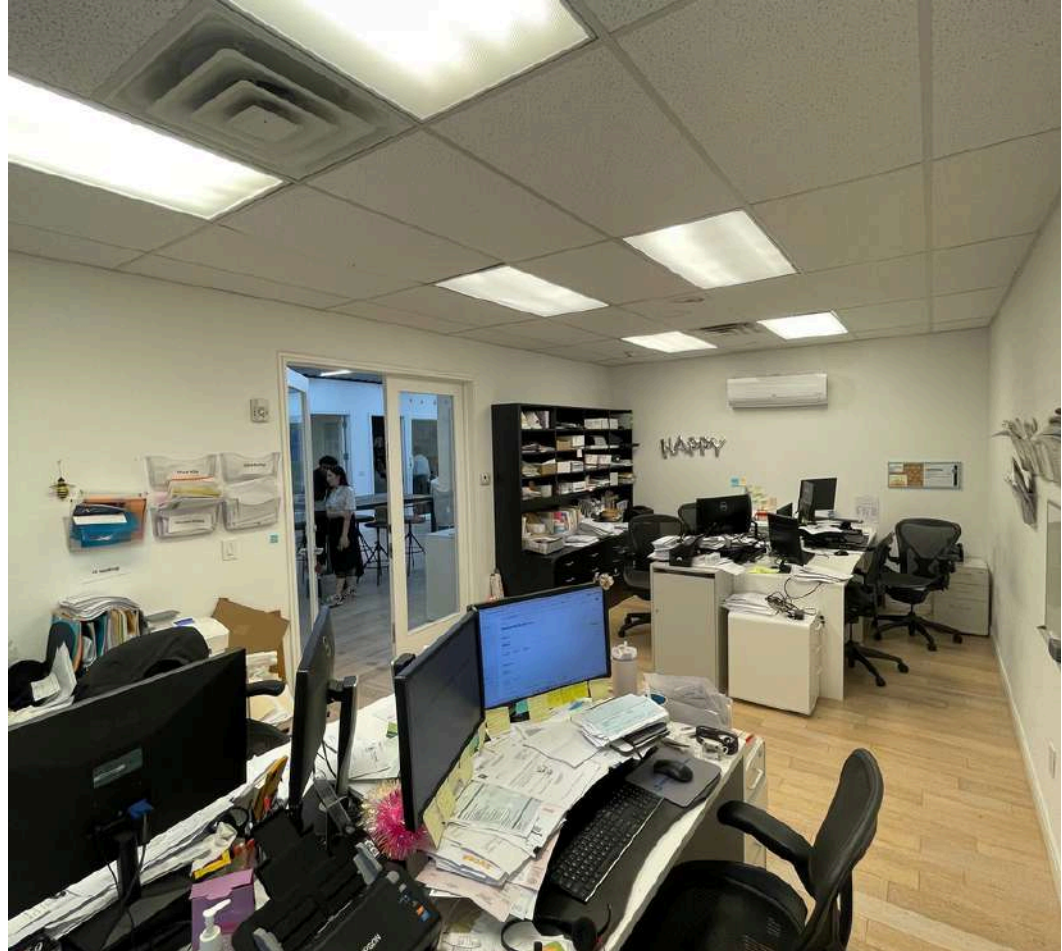
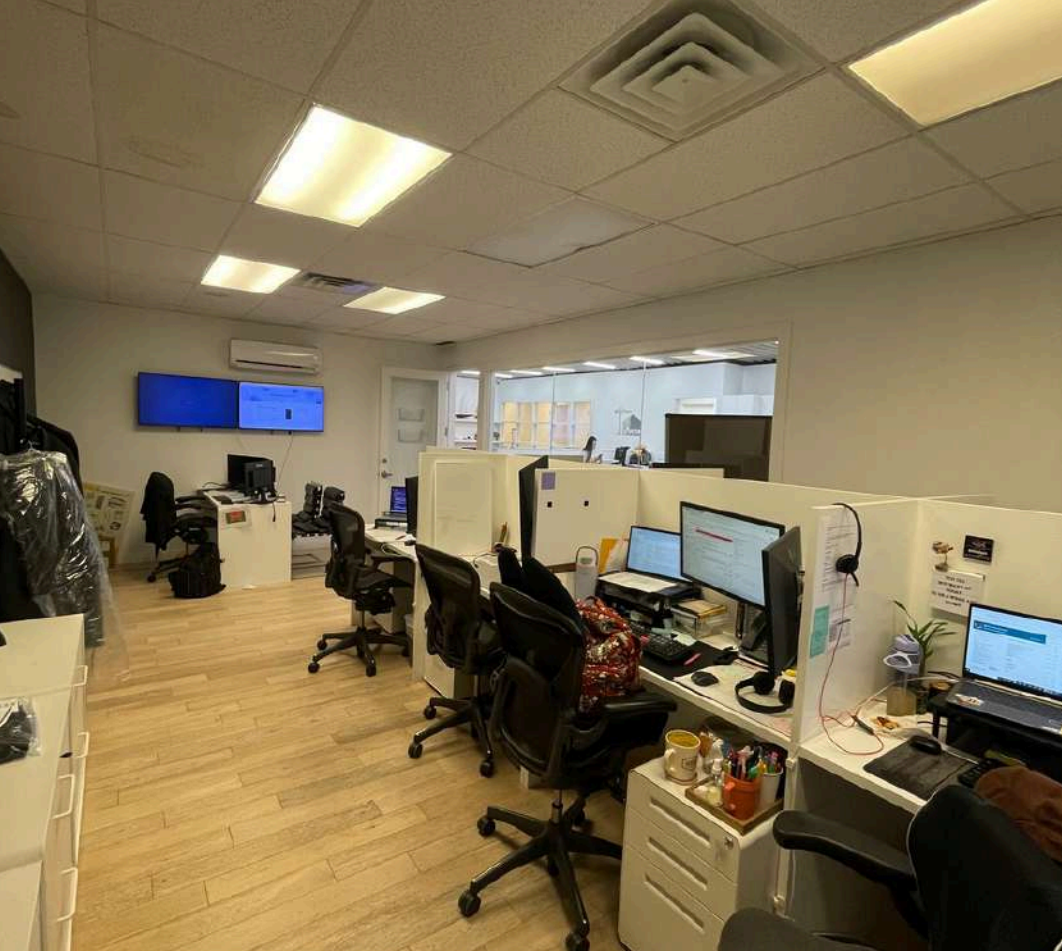
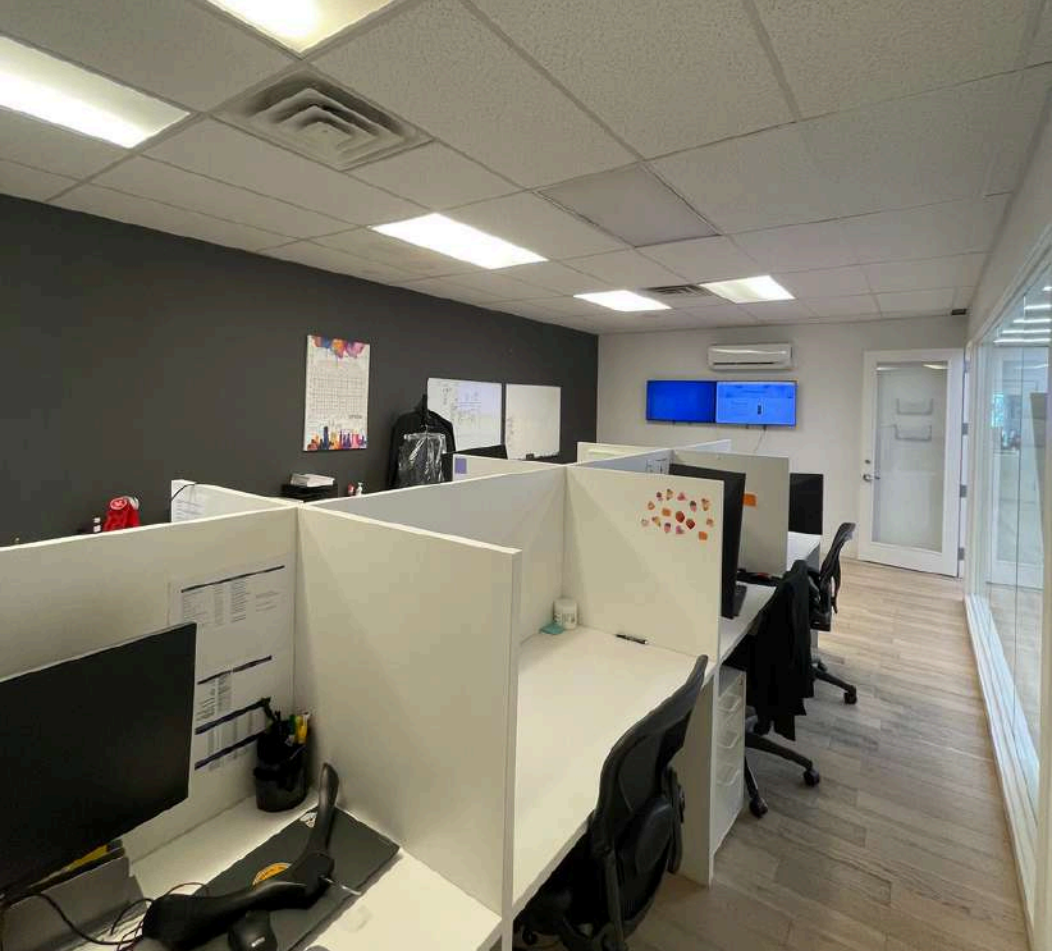
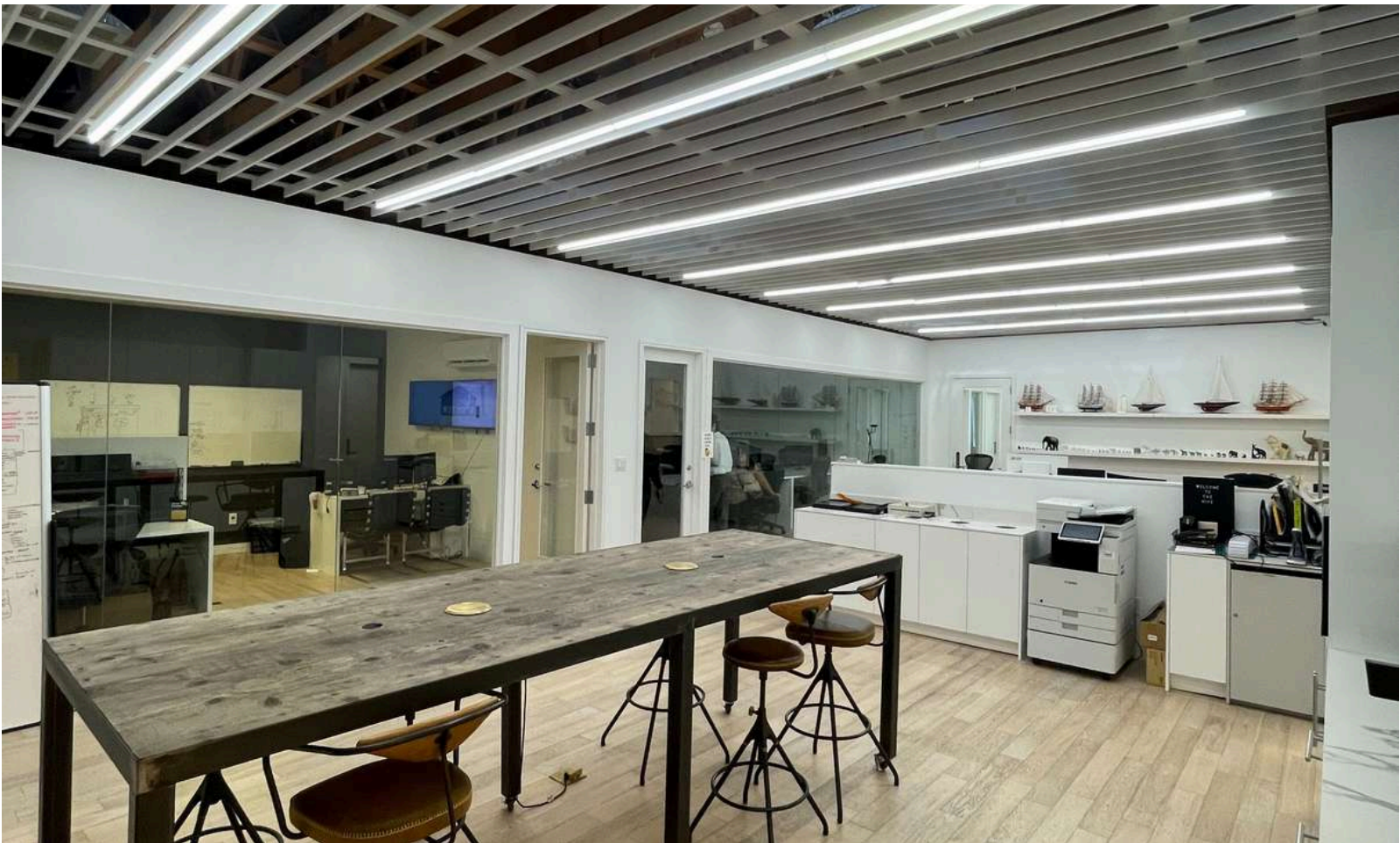
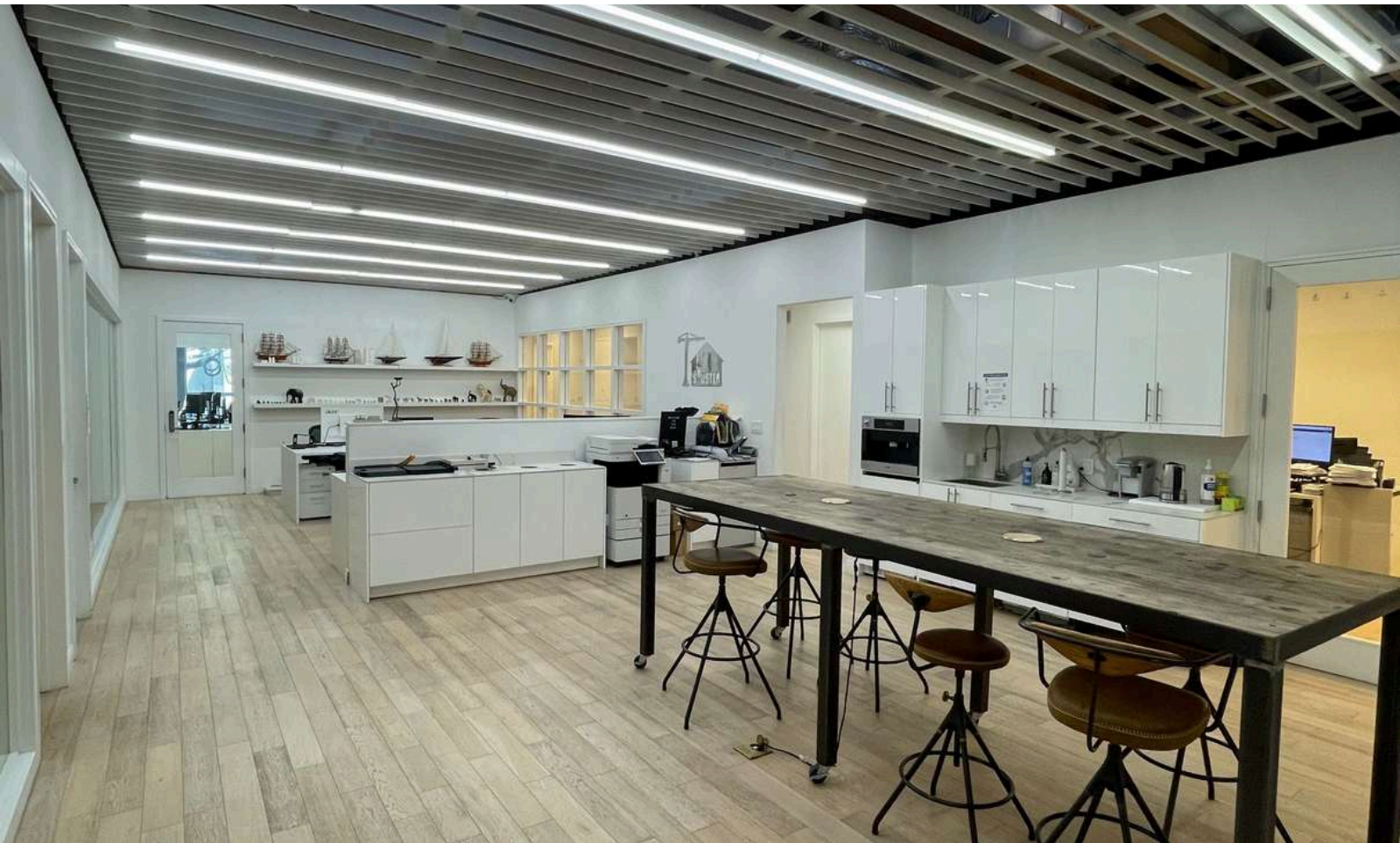
OFFICE FLOOR PLAN



155 2nd Street
2nd Floor



OFFICE INTERIOR IMAGES

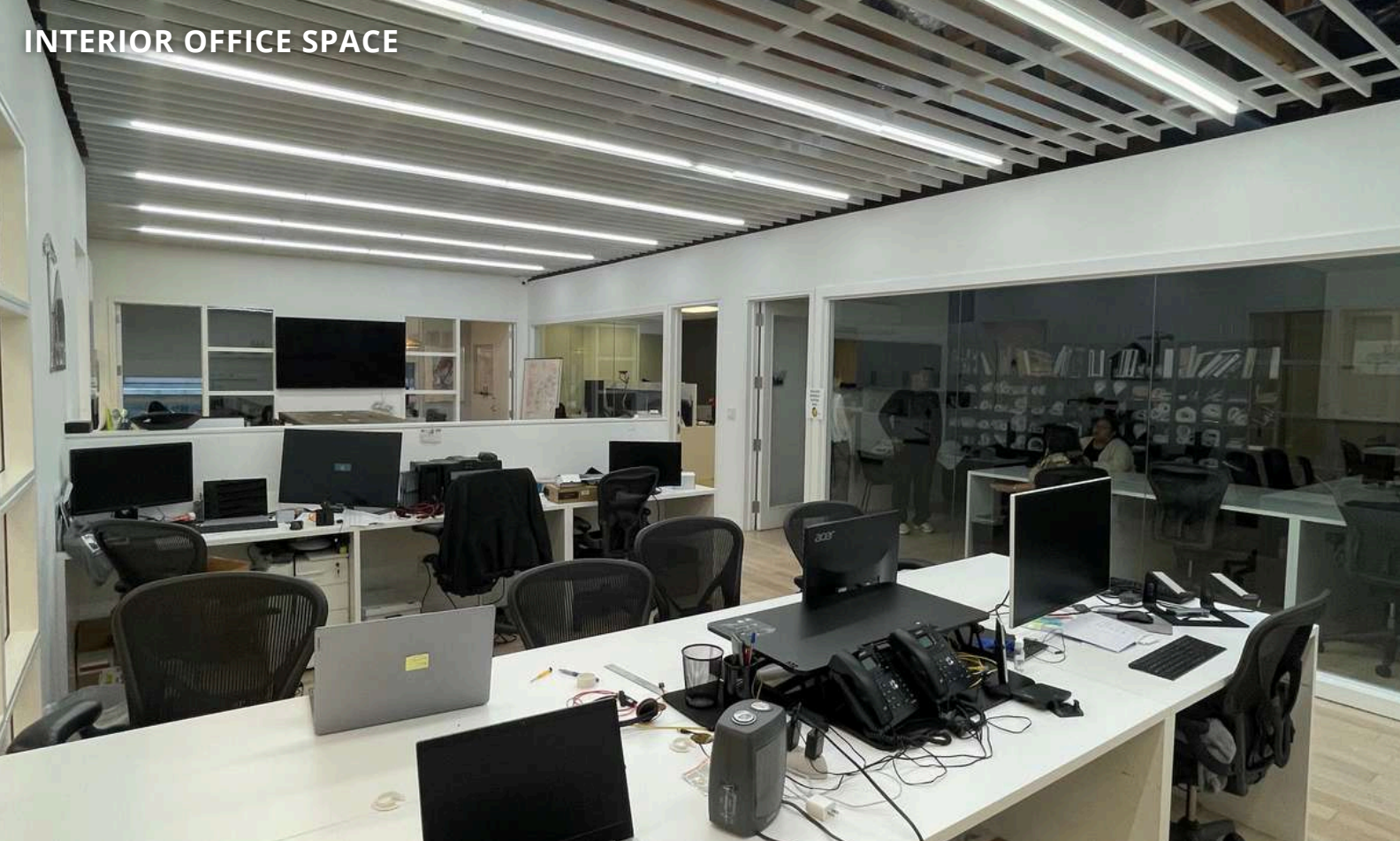


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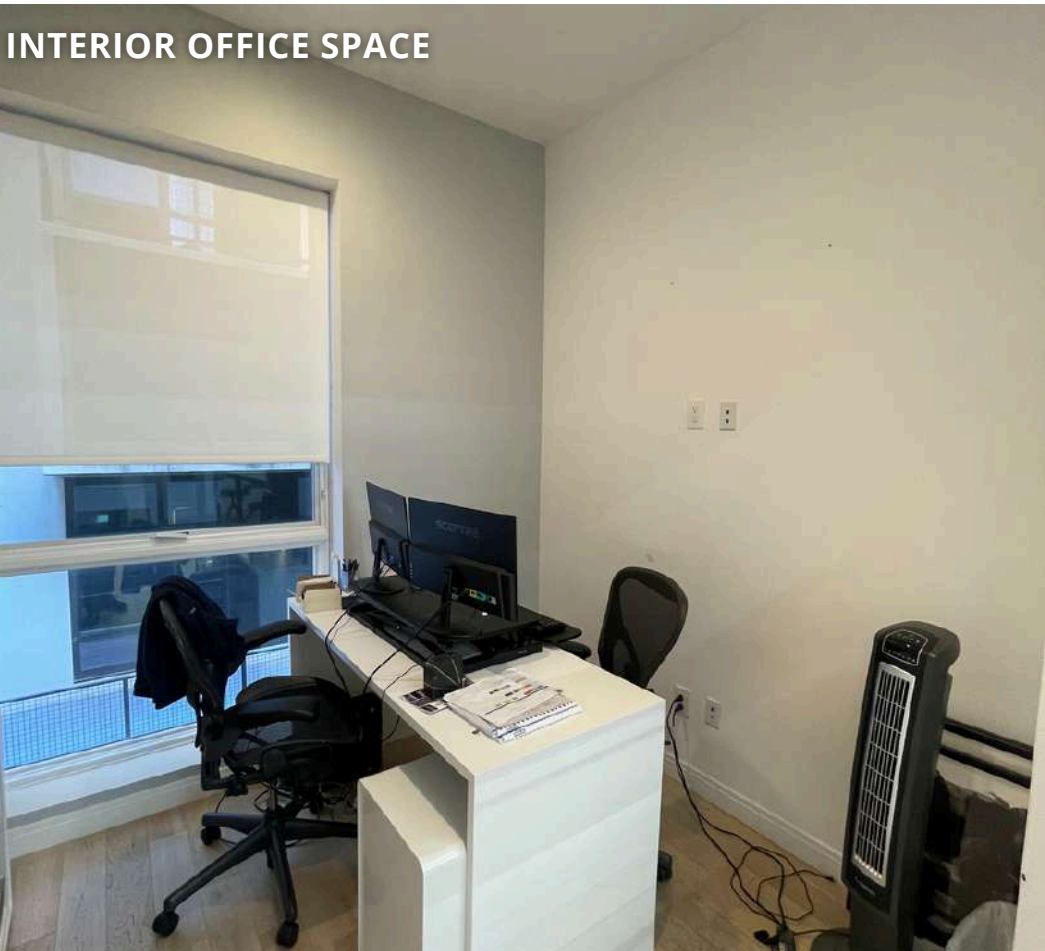
INTERIOR OFFICE SPACE



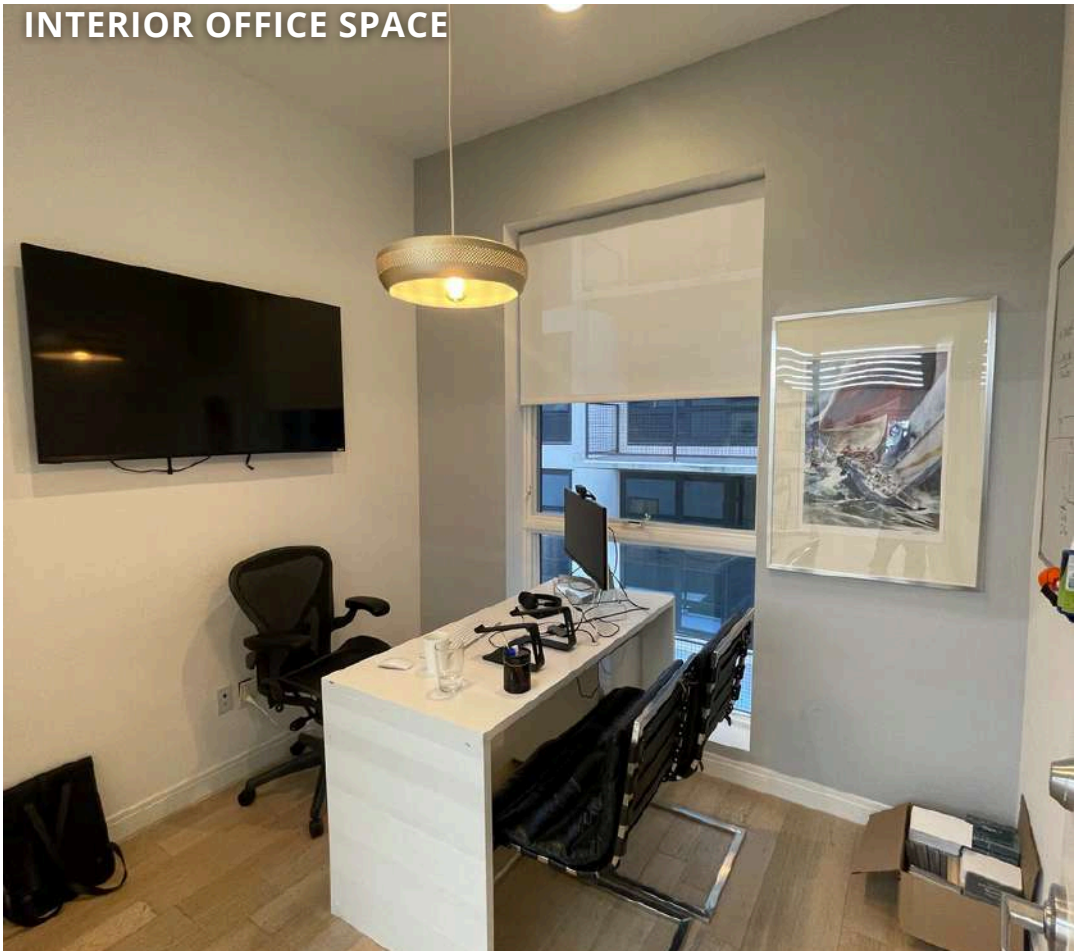
INTERIOR OFFICE SPACE



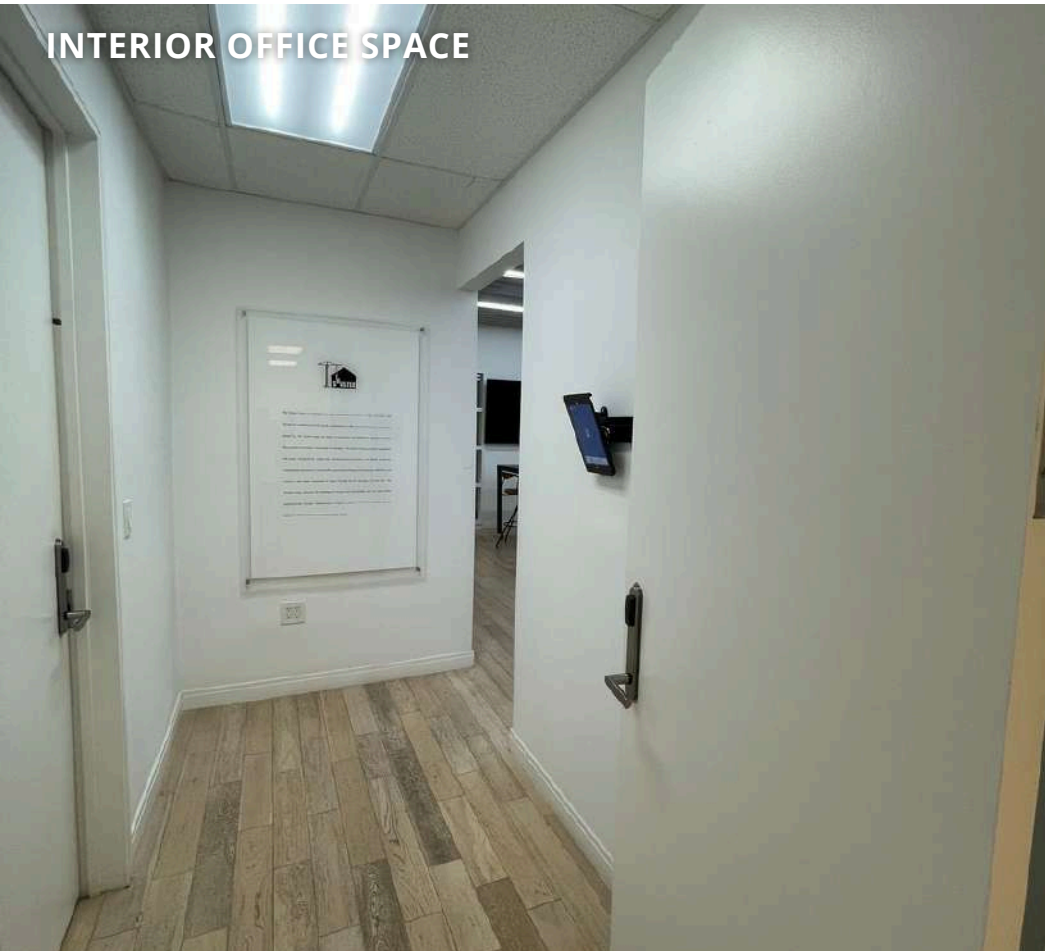
INTERIOR OFFICE SPACE



INTERIOR OFFICE SPACE



INTERIOR OFFICE SPACE



OFFICE INTERIOR IMAGES

INTERIOR OFFICE SPACE



FIRST FLOOR OFFICE LOBBY

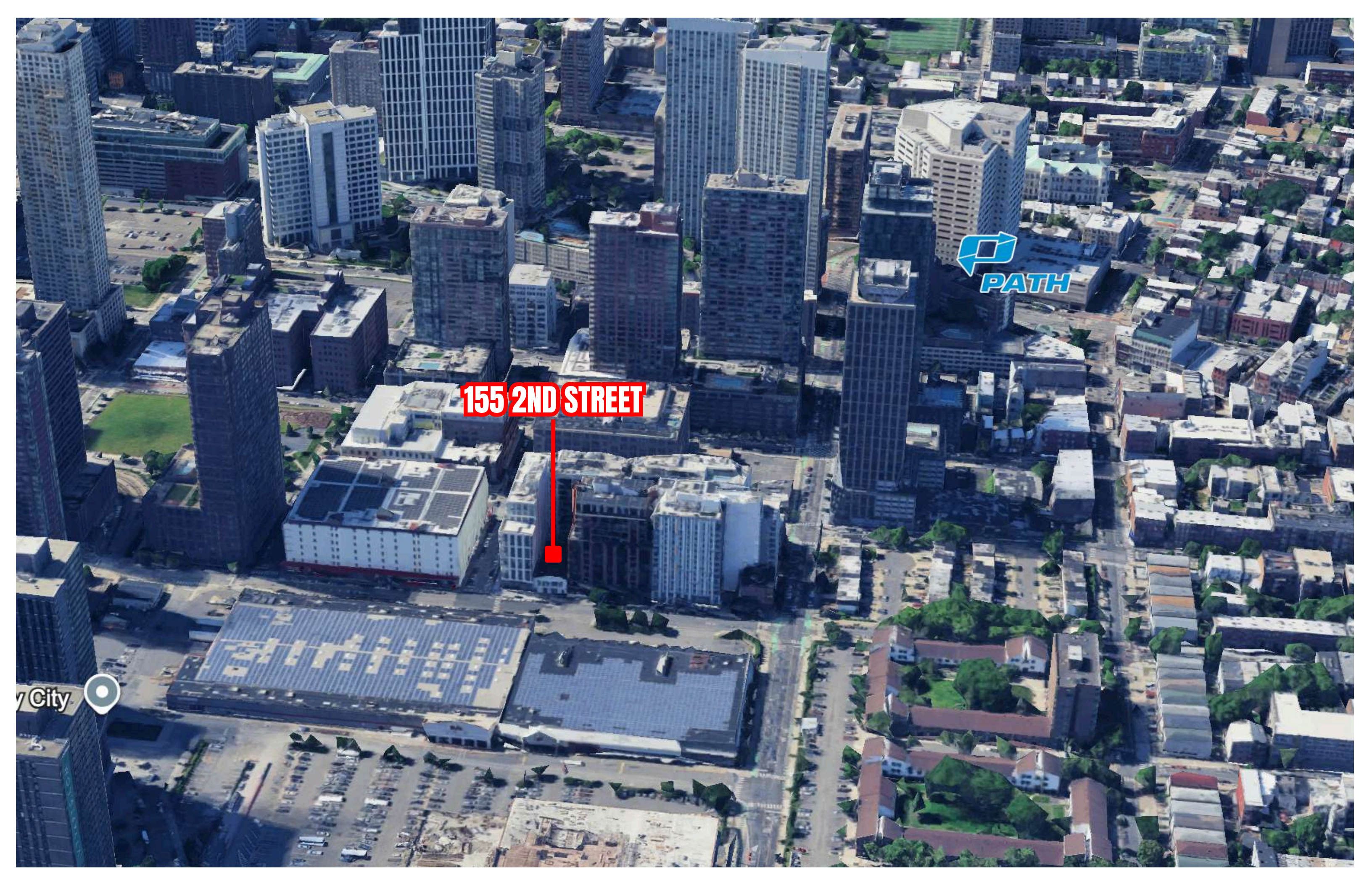


FIRST FLOOR OFFICE LOBBY



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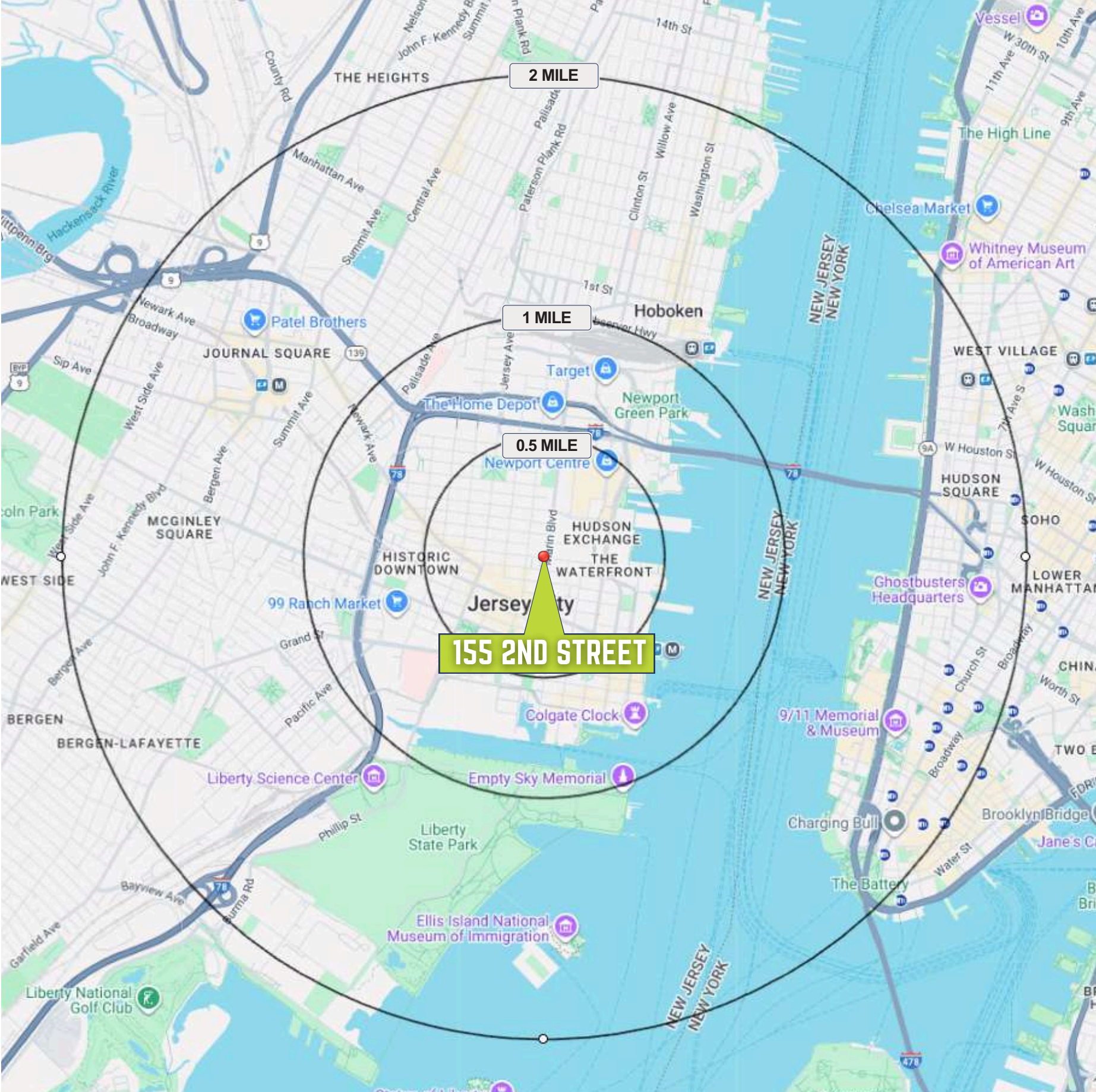


155 2ND STREET



City 

DEMOGRAPHICS



.5 MILE RADIUS

POPULATION	22,109	TOTAL BUSINESSES	562
HOUSEHOLDS	11,259	TOTAL EMPLOYEES	14,043
MEDIAN AGE	36.8	DAYTIME POPULATION (w/ 16 yr +)	21,857
COLLEGE GRADUATES (Bachelor's +)	15,775 - 87%	AVERAGE HOUSEHOLD INCOME	\$235,200

1 MILE RADIUS (excludes NYC)

POPULATION	58,396	TOTAL BUSINESSES	1,789
HOUSEHOLDS	29,484	TOTAL EMPLOYEES	51,072
MEDIAN AGE	36.4	DAYTIME POPULATION (w/ 16 yr +)	71,664
COLLEGE GRADUATES (Bachelor's +)	39,798 - 84%	AVERAGE HOUSEHOLD INCOME	\$231,314

2 MILE RADIUS (excludes NYC)

POPULATION	162,624	TOTAL BUSINESSES	4,952
HOUSEHOLDS	75,235	TOTAL EMPLOYEES	113,034
MEDIAN AGE	35.7	DAYTIME POPULATION (w/ 16 yr +)	182,011
COLLEGE GRADUATES (Bachelor's +)	87,276 - 70%	AVERAGE HOUSEHOLD INCOME	\$177,855

*2024 estimates