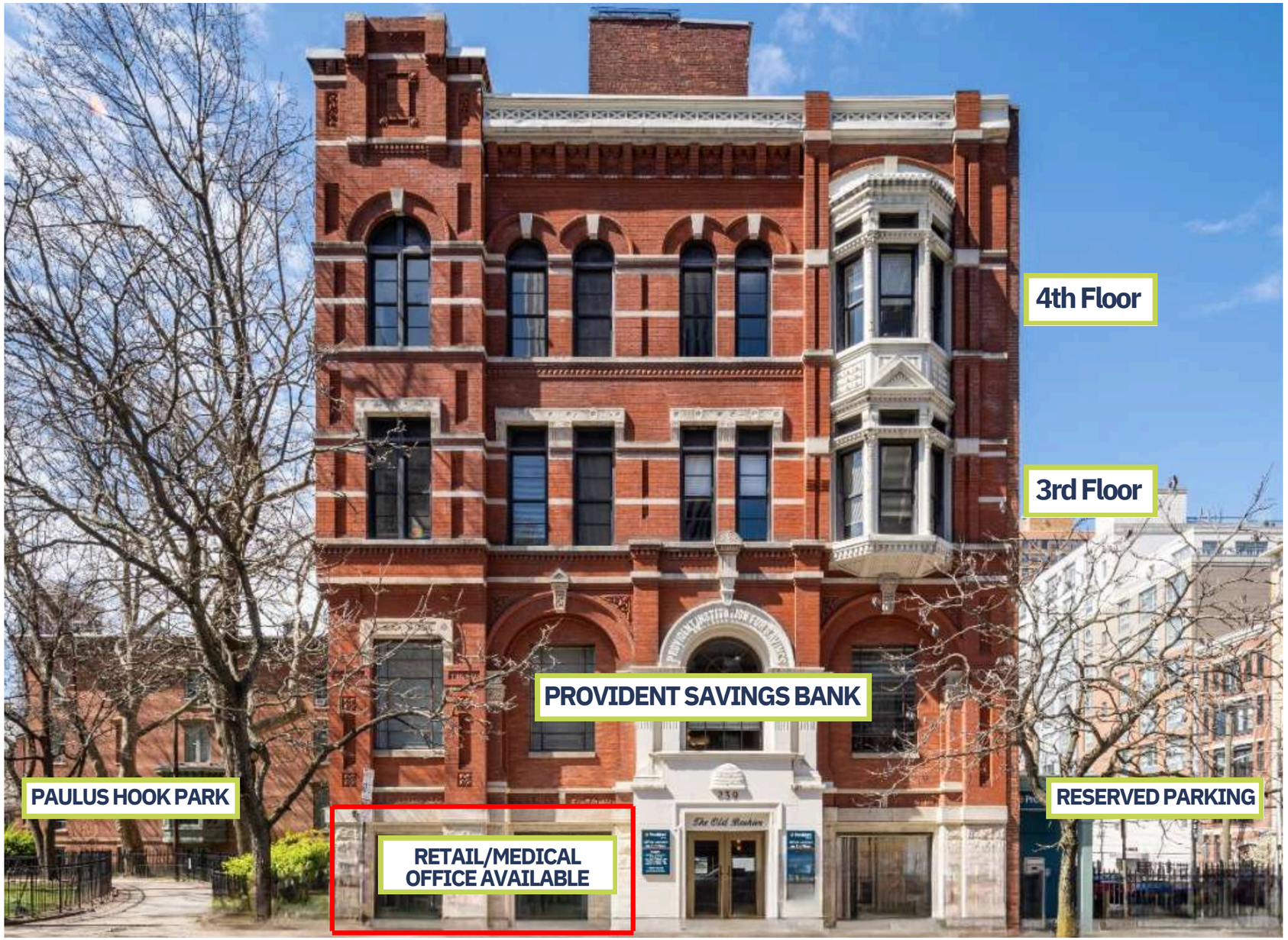
239 WASHINGTON ST. JERSEY CITY, NJ 07302



MAJOR NEIGHBORING OFFICE TENANTS:

Goldman Sachs · Lord Abbett · Evergreen · Santander · Merrill Edge · Morgan Stanley · RBC Royal Bank · Merck · Jersey City Medical Center RWJBarnabas Health · The Port Authority of NY & NJ

GROUND FLOOR RETAIL & STUDIO OFFICE SPACE FOR LEASE WITH PARKING

RETAIL: FLOOR 1

3,205 SF W/ 6 PARKING SPACES

OFFICE: FLOOR 3 & 4

SUITE 302: 738 RSF

SUITE 401: 565 RSF
SUITE 402: 377 RSF
(4th floor spaces can be combined through interior door)

LOCATION:

Located in the heart of Paulus Hook on the border of Exchange Place.

Less than 1 mile from the Holland Tunnel.

Steps from all metro area mass transit system services.

PATH, Light Rail, Bus Stop, Ferry.

HIGHLIGHTS:

Located in the heart of Paulus Hook on the border of Exchange Place and Liberty Harbor North.

Executive office suites available with rare dedicated parking space adjacent to the building.

10,000+ residential units within the Exchange Place neighborhood with 4,000+ under construction and another 10,000+ approved.

The property is located steps from all metro area mass transit system services (Exchange Place PATH, NJ Transit- Hudson Bergen Light Rail, NY Waterway Ferry, and NJ Transit Bus & Rail Services).

The property is less than 1 mile from the Holland Tunnel, connecting Jersey City to the lower East Side Manhattan.

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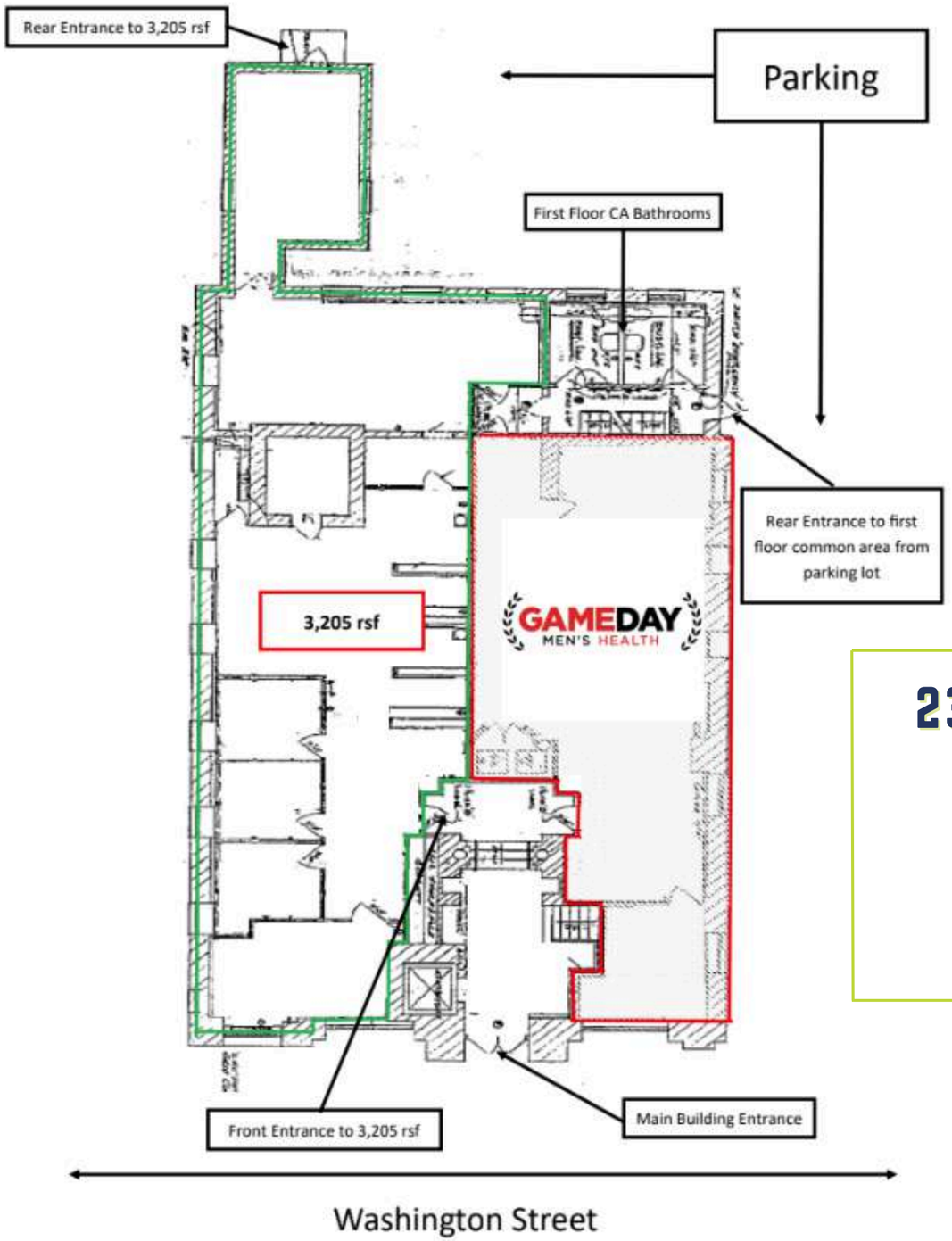
GRID COMMERCIAL REAL ESTATE
201 Marin Blvd, Unit 106, Jersey City, NJ 07302

MILLBURN DELI
CHIPOTLE MEXICAN GRILL
BLANK STREET
DIG
CAVA
FedEx
HYATT house
WHOLE FOODS MARKET
PATH
CITY DINER
EXCHANGE PLACE PATH
DUNKIN'
NY WATERWAY
UNITED STATES POSTAL SERVICE
239 WASHINGTON STREET
Provident BANK
小龙坎
SHOO LOONG KAN
Buddy's JC
BRUNCH BURGER BAR
SAINT PETER'S PREPARATORY SCHOOL
JERSEY CITY · N.J. · 1872
FOUR CORNER PARK

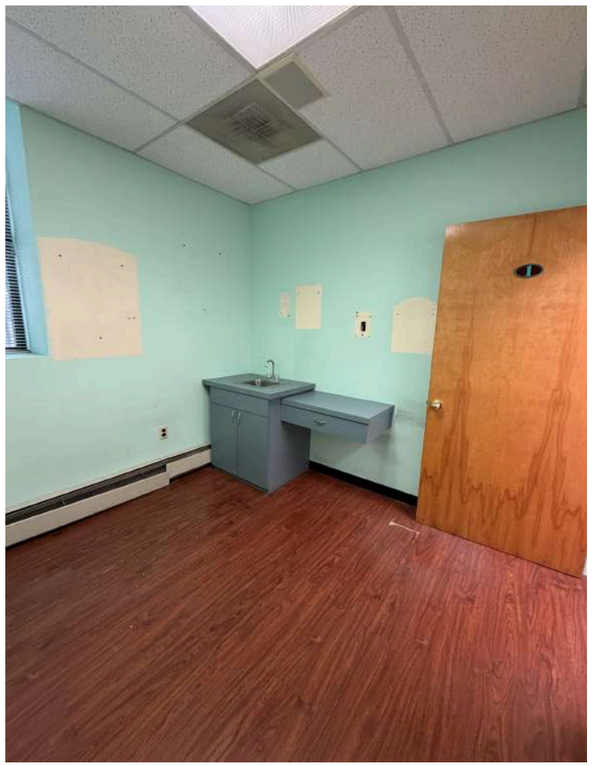
RETAIL FLOOR PLAN

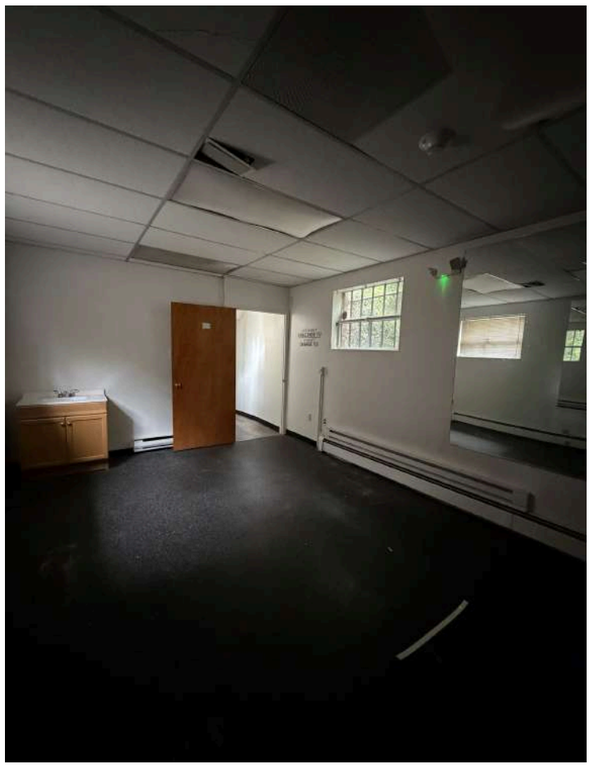
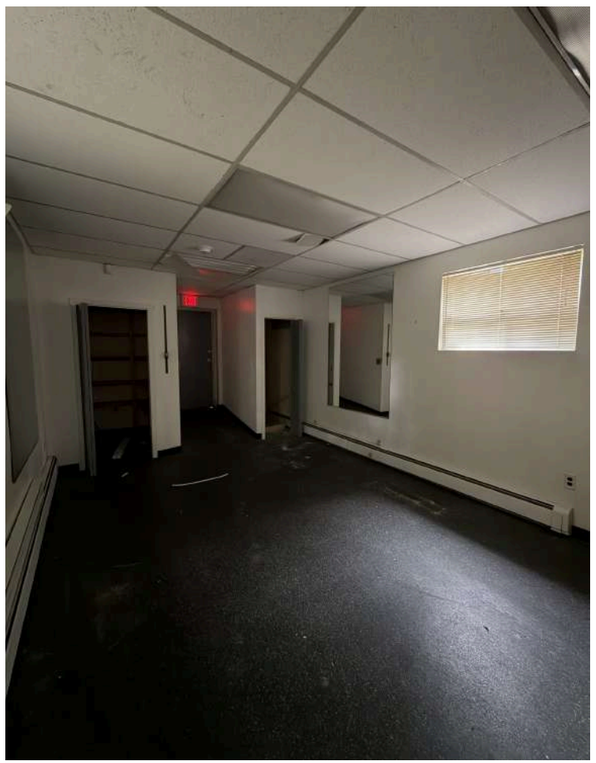


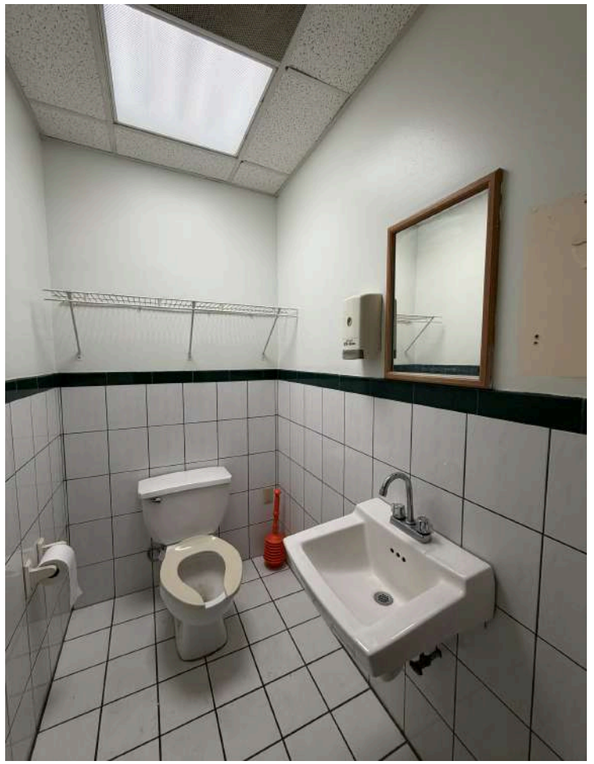
239 WASHINGTON STREET, JERSEY CITY

3,205 RSF GROUND FLOOR RETAIL
6 PARKING SPACES
CURRENT BUILD OUT: MEDICAL OFFICE
REAR EGRESS
CHAIR LIFT AT ENTRANCE

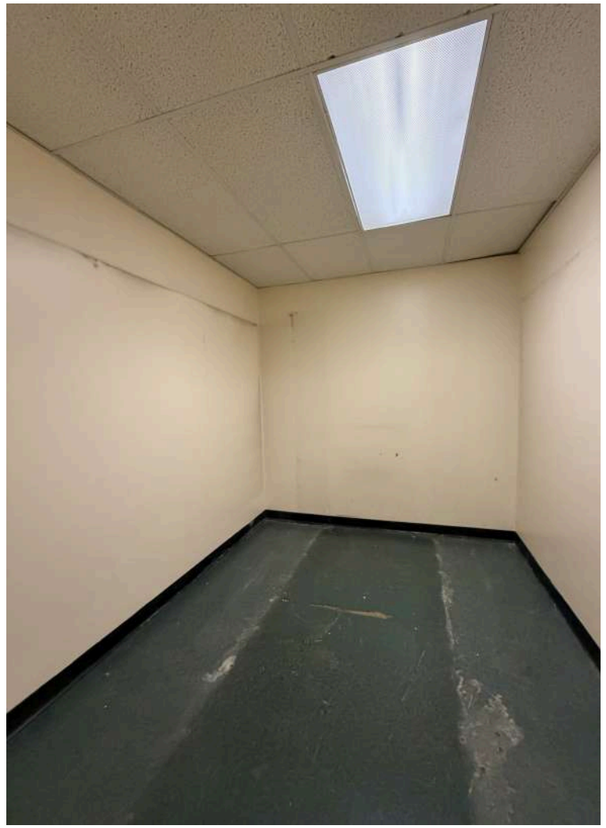
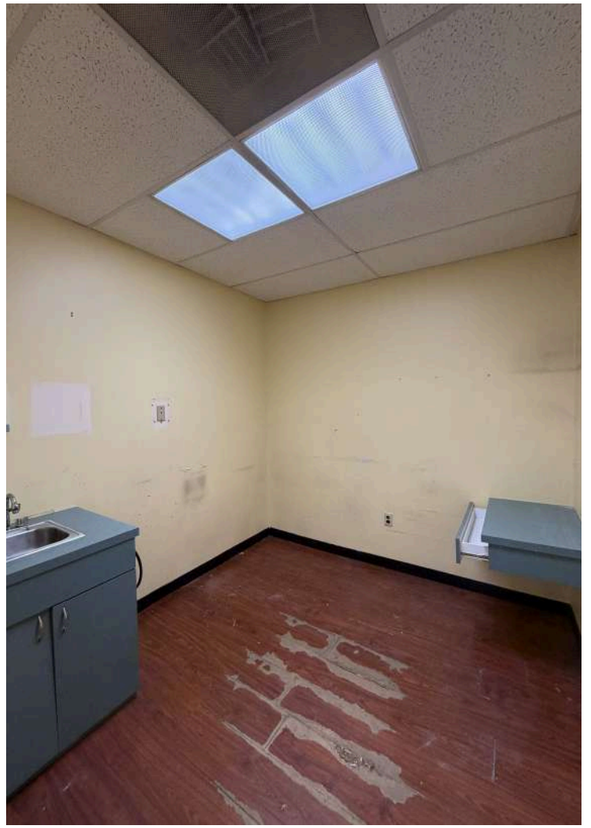
RETAIL SPACE - TURN KEY MEDICAL



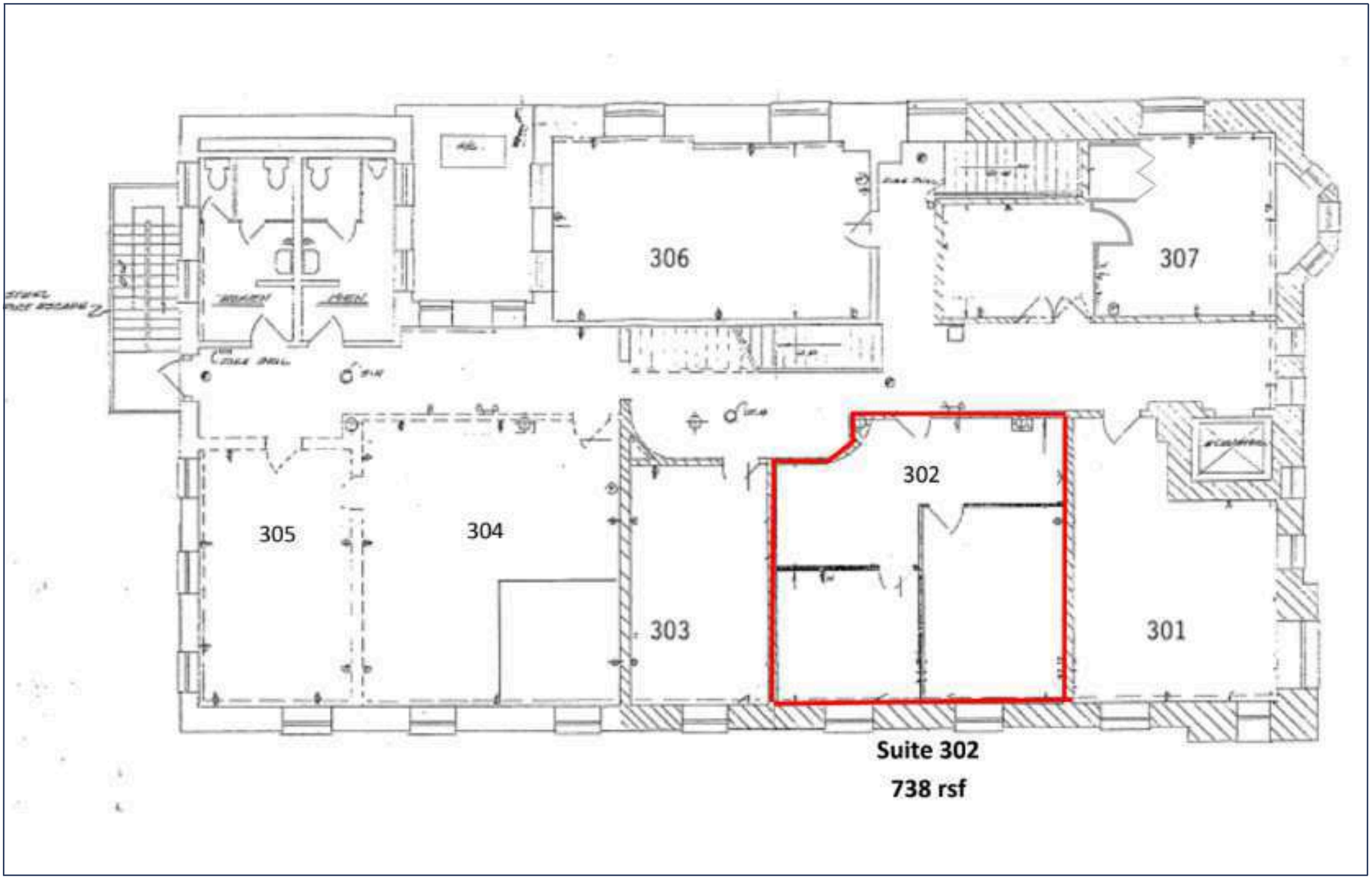





RETAIL SPACE - TURN KEY MEDICAL

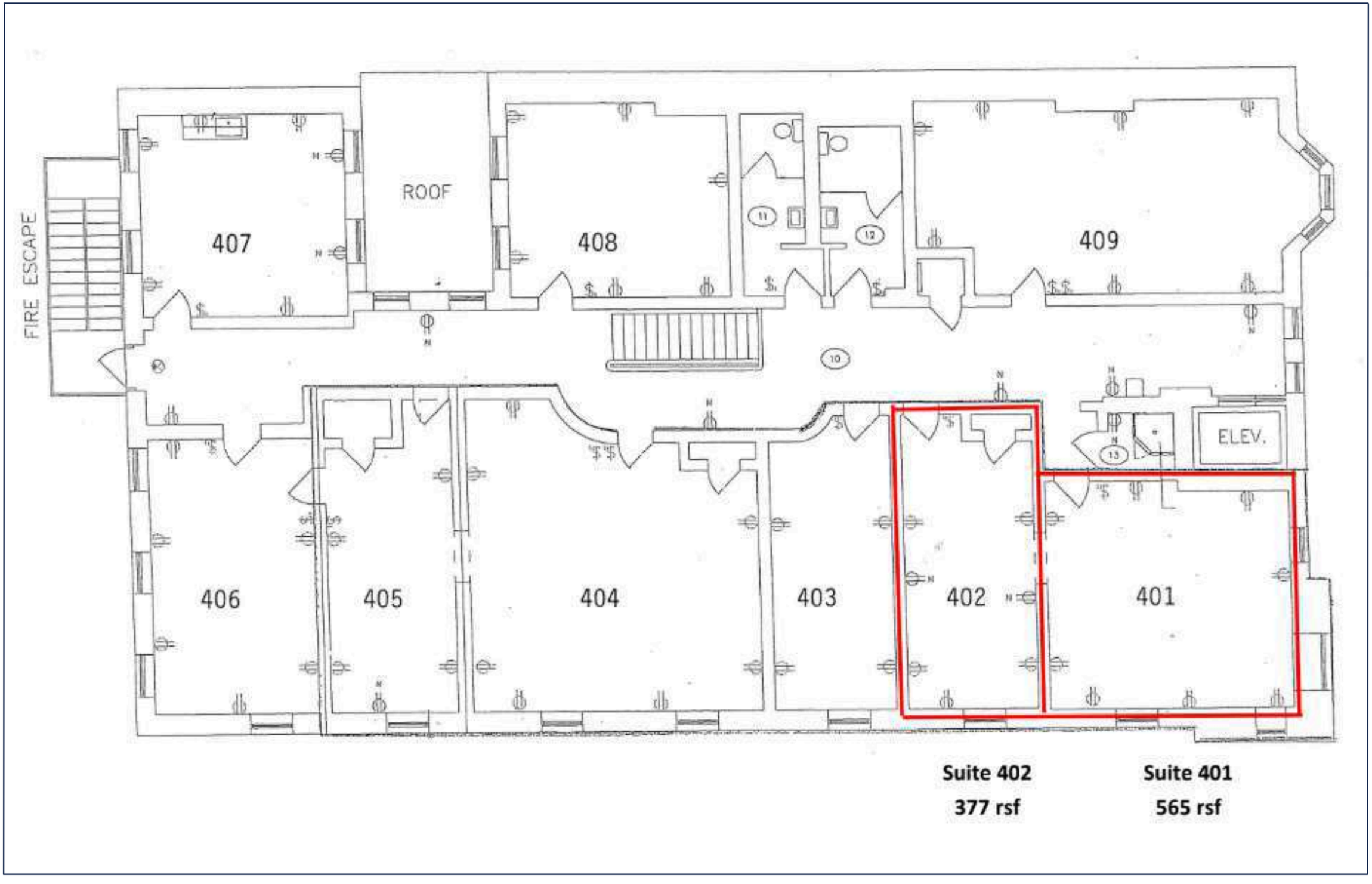
3RD FLOOR OFFICE PLAN



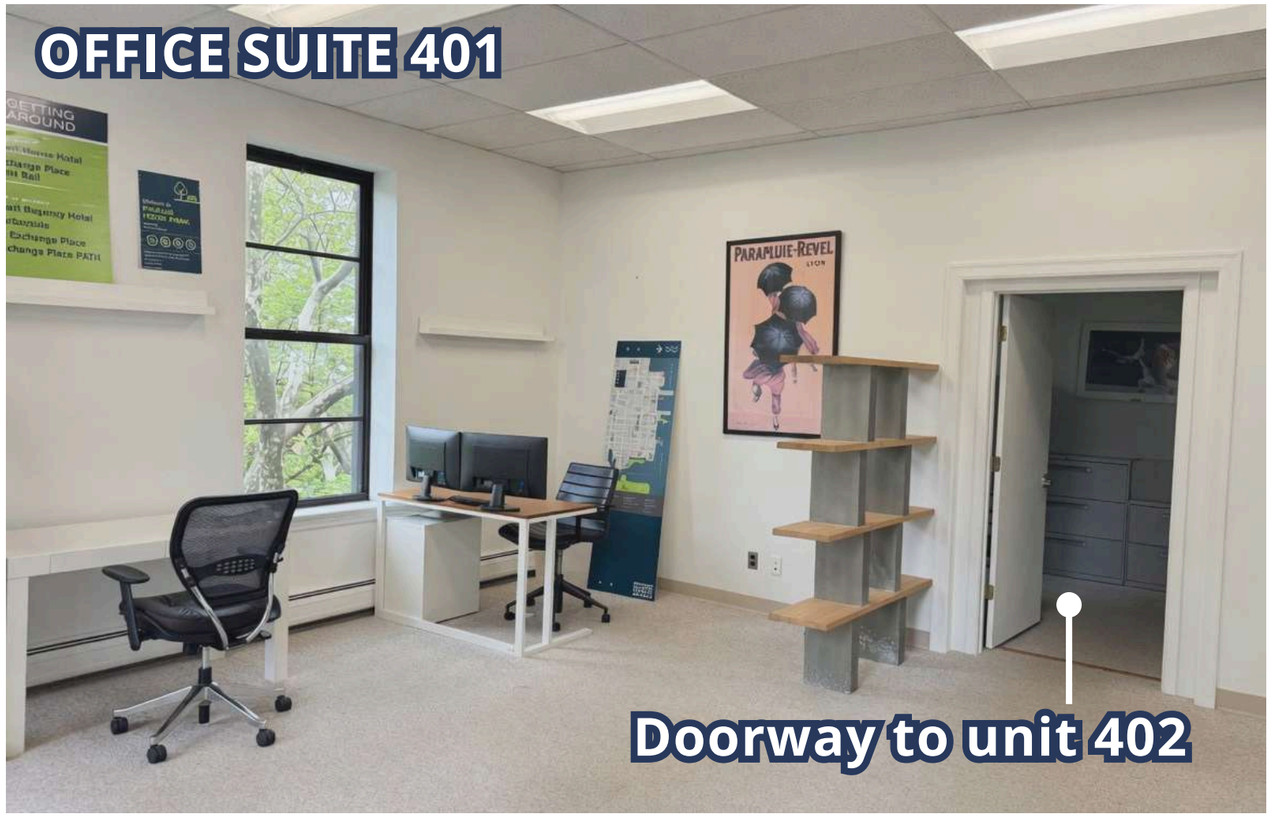
OFFICE SUITE 302

OFFICE SUITE 302

4TH FLOOR OFFICE PLAN



OFFICE SUITE 401
BALLY
GETTING AROUND


OFFICE SUITE 401
PARAPLUIE-REVEL
LYON
Doorway to unit 402

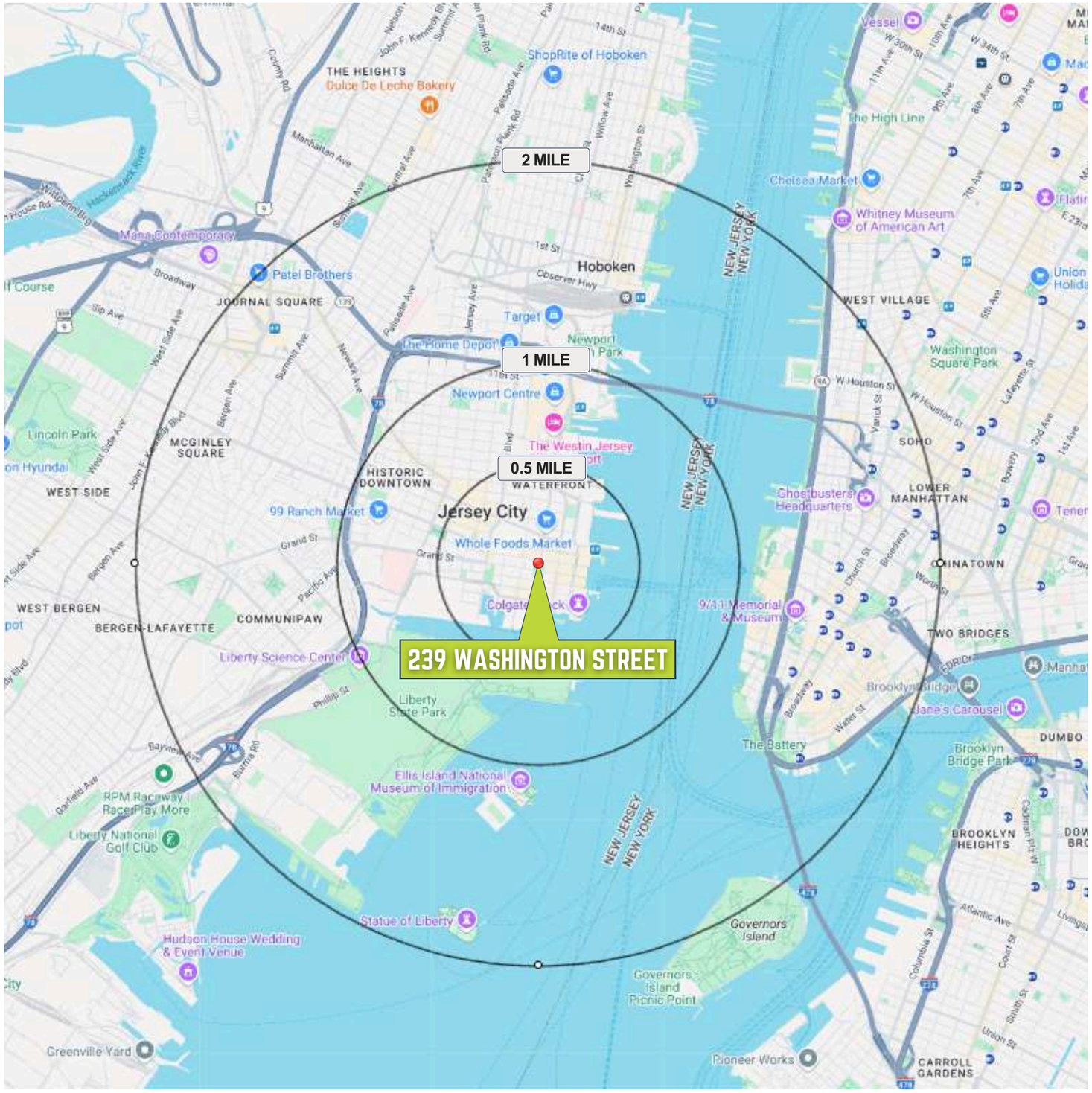
OFFICE SUITE 401
GETTING AROUND

OFFICE SUITE 401
PARAPLUIE-REVEL
LYON
Doorway to unit 402

OFFICE SUITE 402
Doorway to unit 401

OFFICE SUITE 402

DEMOGRAPHICS



.5 MILE RADIUS

POPULATION
22,109

HOUSEHOLDS
11,259

MEDIAN AGE
36.8

COLLEGE GRADUATES (Bachelor's +)
15,775 - 87%

TOTAL BUSINESSES
562

TOTAL EMPLOYEES
14,043

DAYTIME POPULATION (w/ 16 yr +)
21,857

AVERAGE HOUSEHOLD INCOME
$235,200

1 MILE RADIUS (excludes NYC)

POPULATION
58,396

HOUSEHOLDS
29,484

MEDIAN AGE
36.4

COLLEGE GRADUATES (Bachelor's +)
39,798 - 84%

TOTAL BUSINESSES
1,789

TOTAL EMPLOYEES
51,072

DAYTIME POPULATION (w/ 16 yr +)
71,664

AVERAGE HOUSEHOLD INCOME
$231,314

2 MILE RADIUS (excludes NYC)

POPULATION
162,624

HOUSEHOLDS
75,235

MEDIAN AGE
35.7

COLLEGE GRADUATES (Bachelor's +)
87,276 - 70%

TOTAL BUSINESSES
4,952

TOTAL EMPLOYEES
113,034

DAYTIME POPULATION (w/ 16 yr +)
182,011

AVERAGE HOUSEHOLD INCOME
$177,855

*2024 estimates

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