

Retail Condo For Sale

77 Hudson Street  
Jersey City

# 77 Hudson Street



**NEWMARK**



RETAIL CONDO FOR SALE

# 77 Hudson

**77 Hudson Street**  
**Jersey City, NJ**

## Area Available

Street Level:  $\pm 6,000$  SF

Mezzanine:  $\pm 2,000$  SF

\*northeast corner of building at Hudson Street & Grand Street

## Frontage

Hudson Street:  $\pm 75'$

Grand Street:  $\pm 115'$

## Ceiling Heights

Street Level:  $\pm 17'1"$  ( $\pm 9'$  under Mezz)

Mezzanine:  $\pm 8'$

## Site Status

Available

*For information, please contact:*

**Dean Tselepis**

Senior Managing Director

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## Zoning

Colgate Redevelopment Plan – Mixed Use District

## Property Highlights

- Located at base of 481-unit luxury condo building
- Mezzanine has full kitchen, hood, refrigeration, freezers, elevator, dumbwaiter, bathroom, employee lounge
- 2 blocks from Exchange Place PATH Station
- 1 block from Exchange Place Hudson Bergen Light Rail Station
- 1 block from Paulus Hook Ferry Terminal

## Neighbors

CVS, Whole Foods, Sweetgreen, CAVA, Chipotle, Starbucks, Blue Stone Lane, Five Guys, Gregory's, Naya, Dunkin Donuts, Sotheby's, FedEx

## Neighboring Residential

77 Hudson (481 units), 70 Greene (420 units), 99 Hudson (781 units), Liberty Towers (649 units), 55 Hudson (924 units – under construction)

201 Route 17 N  
Rutherford, NJ 07070



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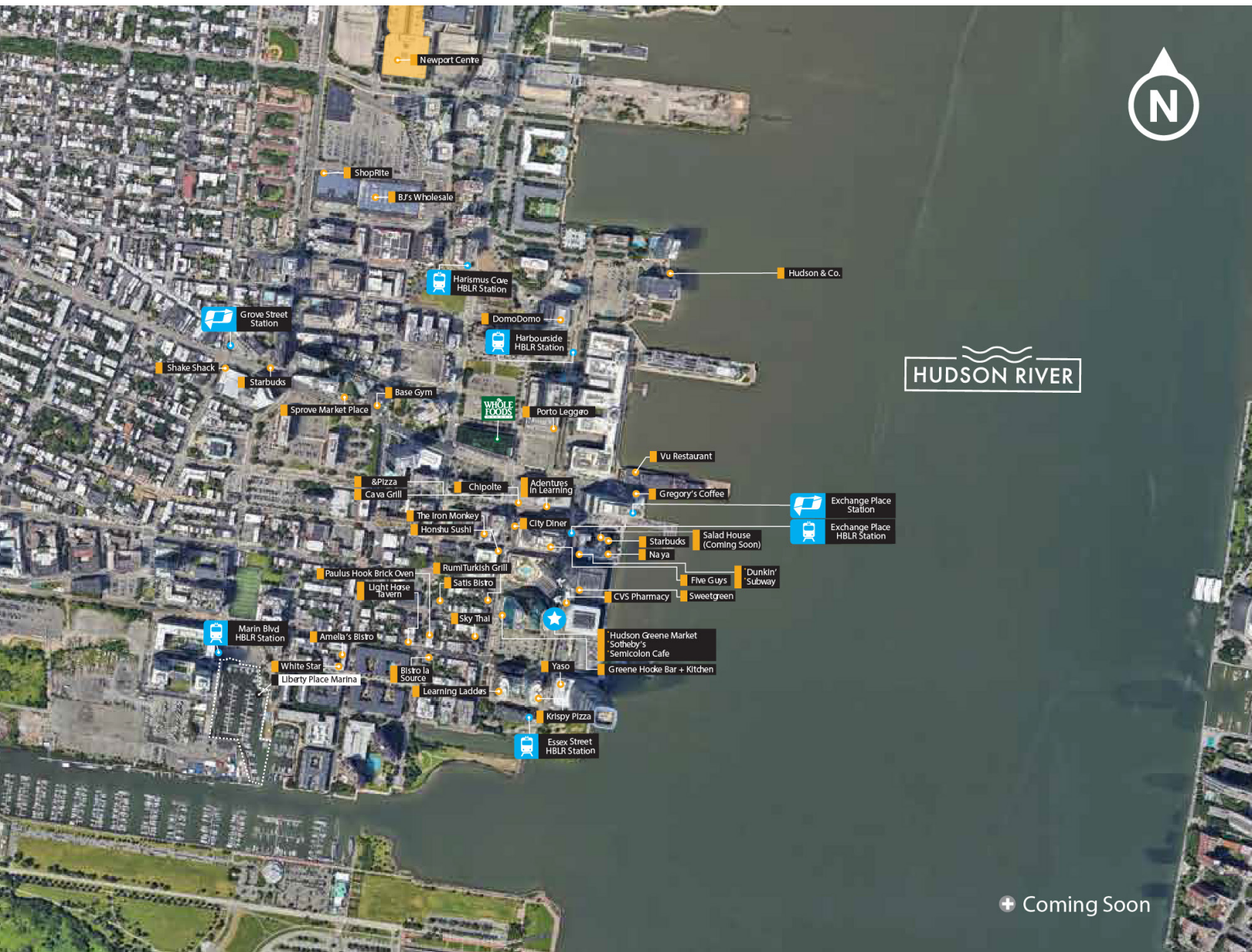
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# Aerial Map

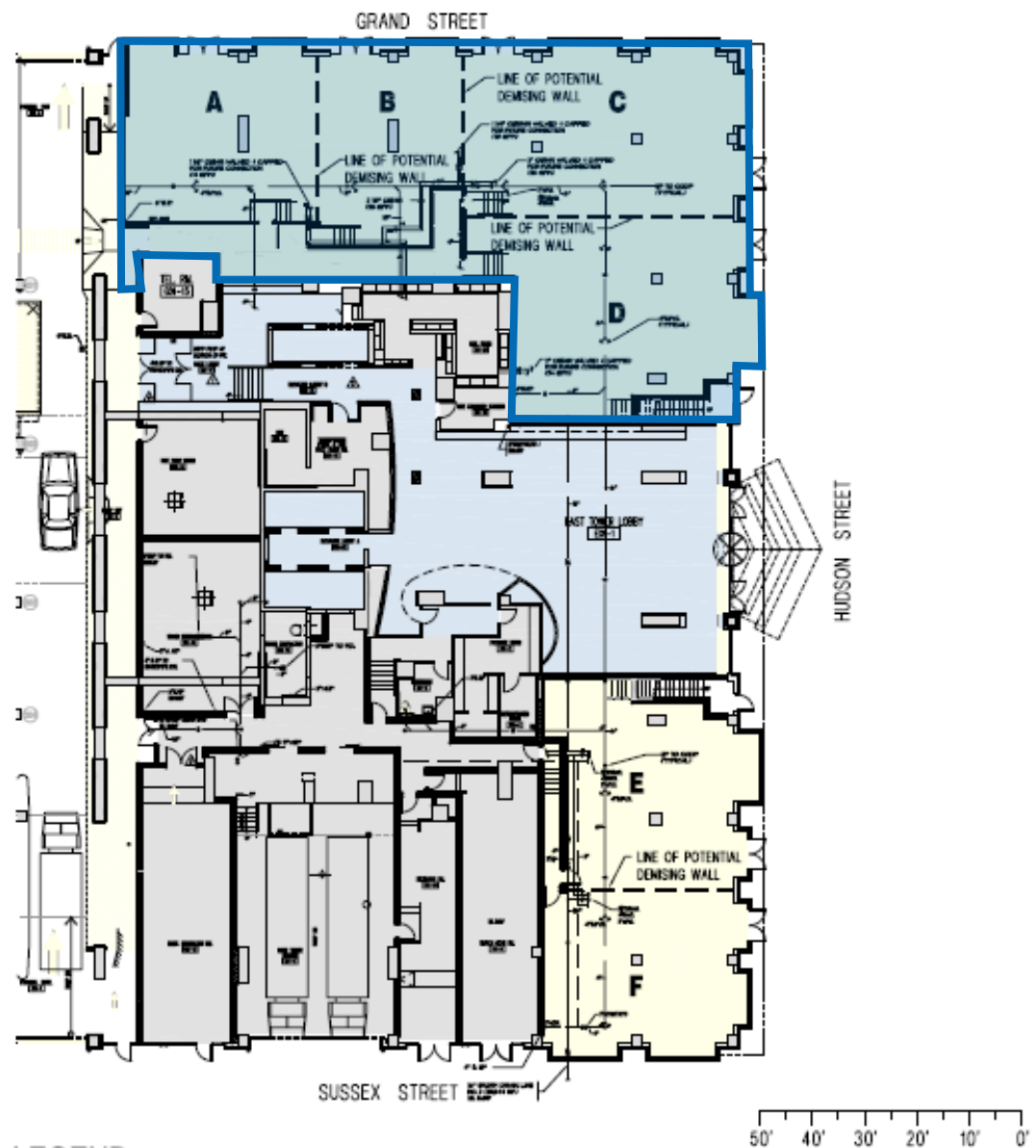


# Bird's Eye Aerial





# Leasing Plan



## LEGEND:

<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> RETAIL	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> LOBBY	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightgray; border: 1px solid black;"></span> SERVICE
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RETAIL SPACE	AREA	CLEAR CEILING HT.
A	1,317 SF	17'-3"
B	1,056 SF	17'-10"
C	1,823 SF	18'-6"
D	1,802 SF	18'-6"
E	1,402 SF	18'-6"
F	1,263 SF	18'-6"

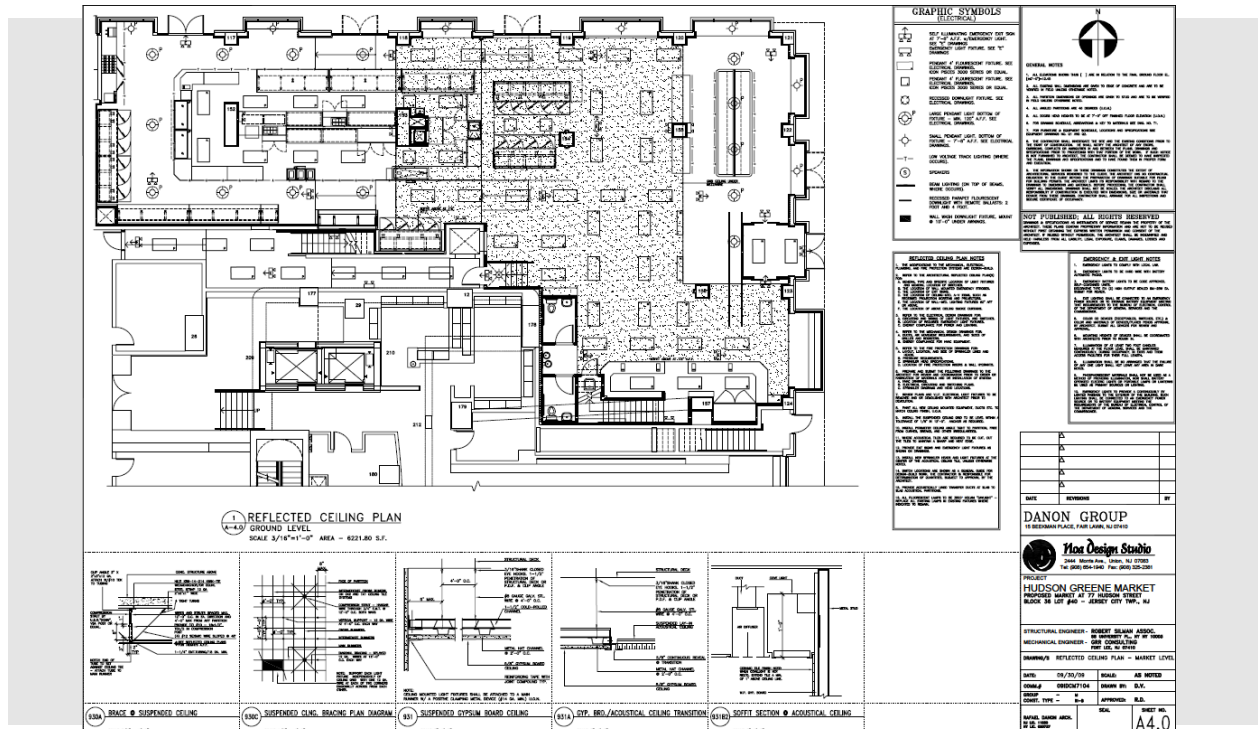
## KEY PLAN



# 77 HUDSON STREET

EAST TOWER - RETAIL SPACE  
03.21.2008

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## Interior Photos – Street Level



## Interior Photos – Mezzanine

