

115 CHRISTOPHER COLUMBUS DR., JERSEY CITY, NJ 07302



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 VAULT CAR SERVICES
- 204 JOE LAMBERT MASTERING

THIRD FLOOR

- 300 LIBERTY PHYSICAL THERAPY, PC
- 301 DRS MEDICAL ASSOCIATES
- 302 VACANT

FOURTH FLOOR

- 401 VACANT
- 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

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Licensed Real Estate Advisor

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FULLY BUILT OUT MEDICAL OFFICE SPACE AVAILABLE IN MEDICAL ARTS BUILDING

SPACE AVAILABLE:

Suite 302: 2,595 RSF - Turn Key Medical Office

Suite 401: 2,211 RSF - Standard Office Space

PREVIOUS USE:

Suite 302: Orthopedics Office

Suite 401: Standard 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

PARKING:

Municipal lot located directly across the street

HIGHLIGHTS:

Second generation medical space and office 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.

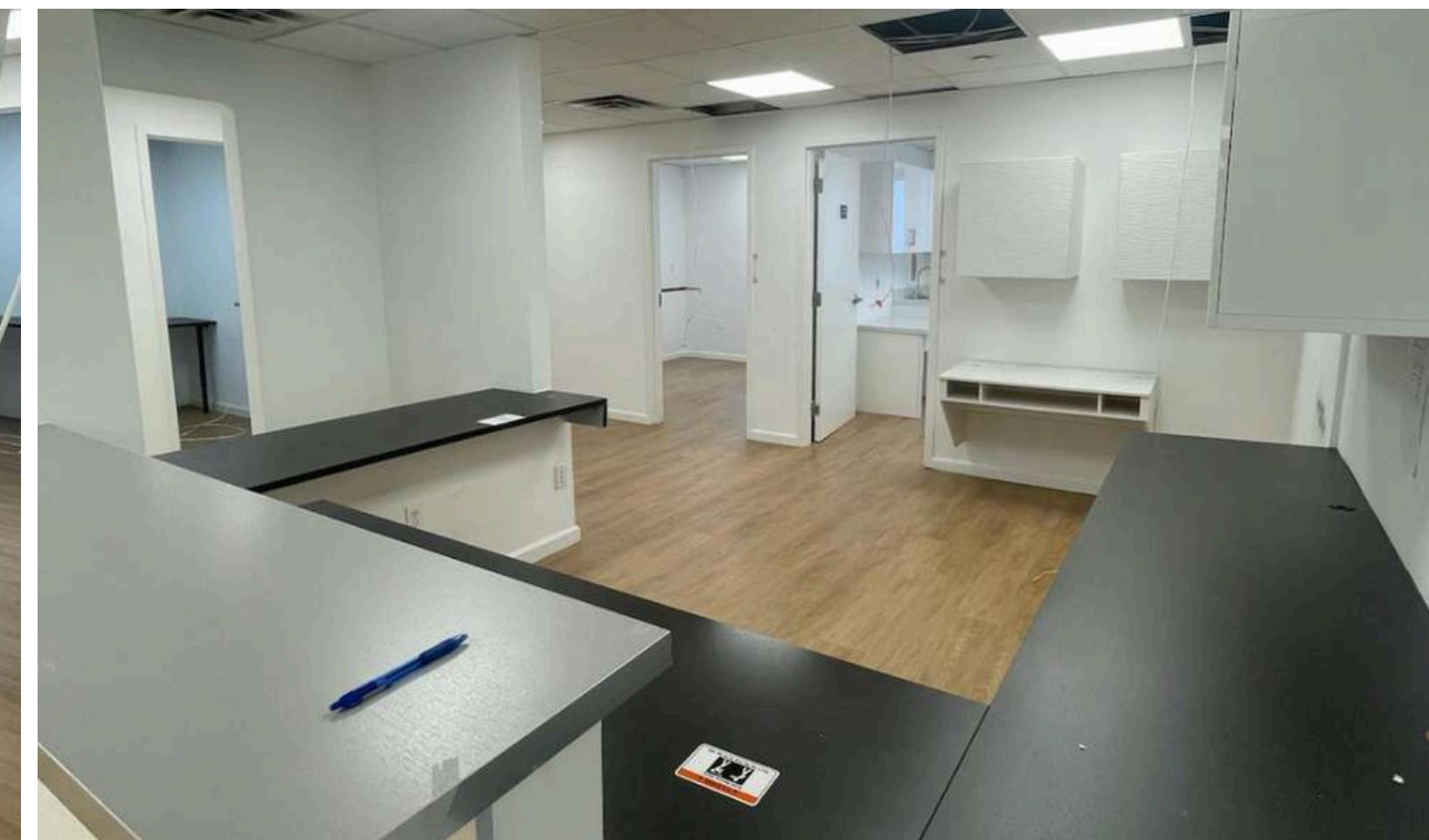
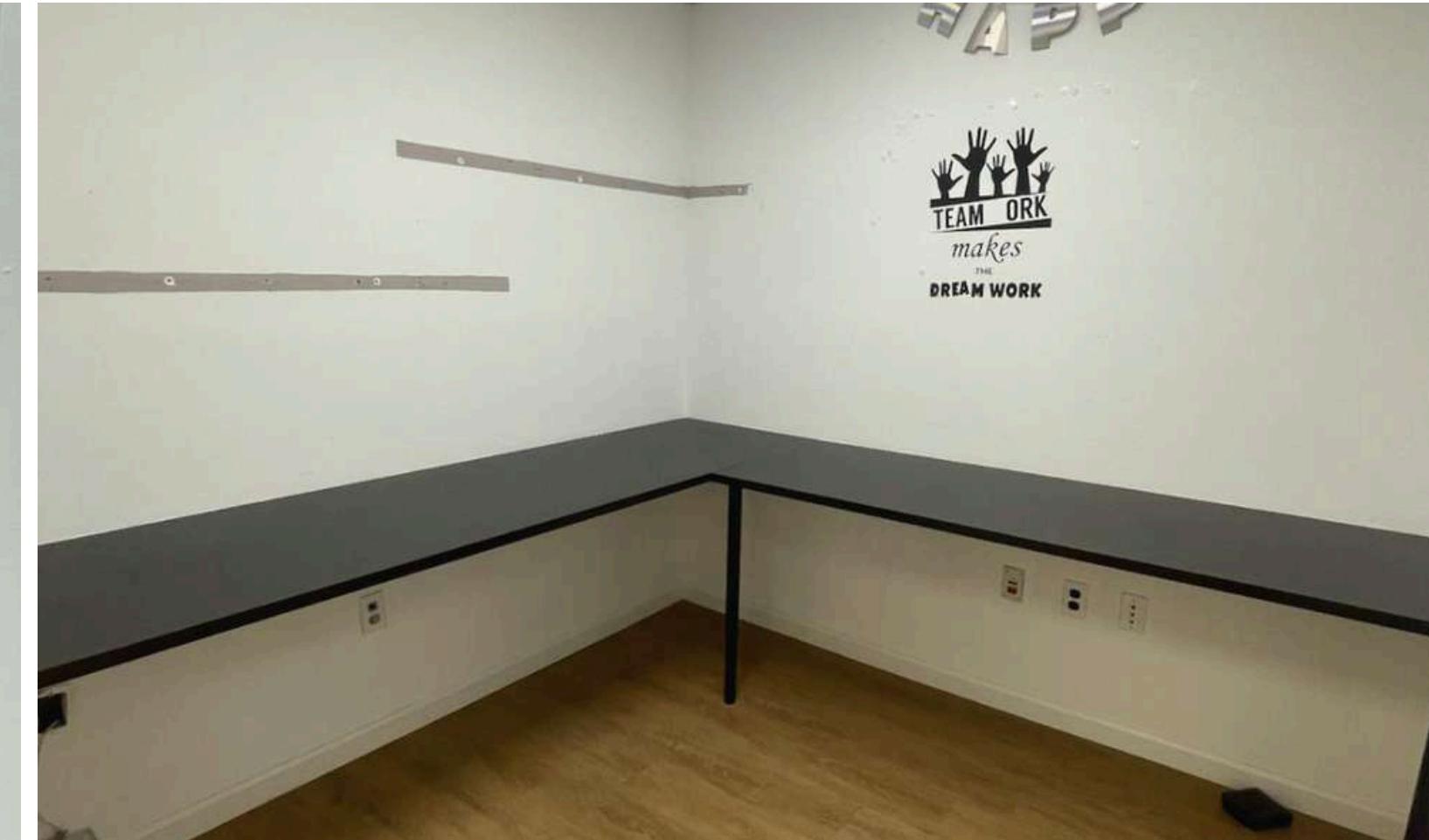
The commute to Manhattan is the best available which provides an 11 minute commute to World Trade Center and an 18 minute ride to Midtown Manhattan (33rd St. & 6th Ave).

Hourly parking located directly across the street.

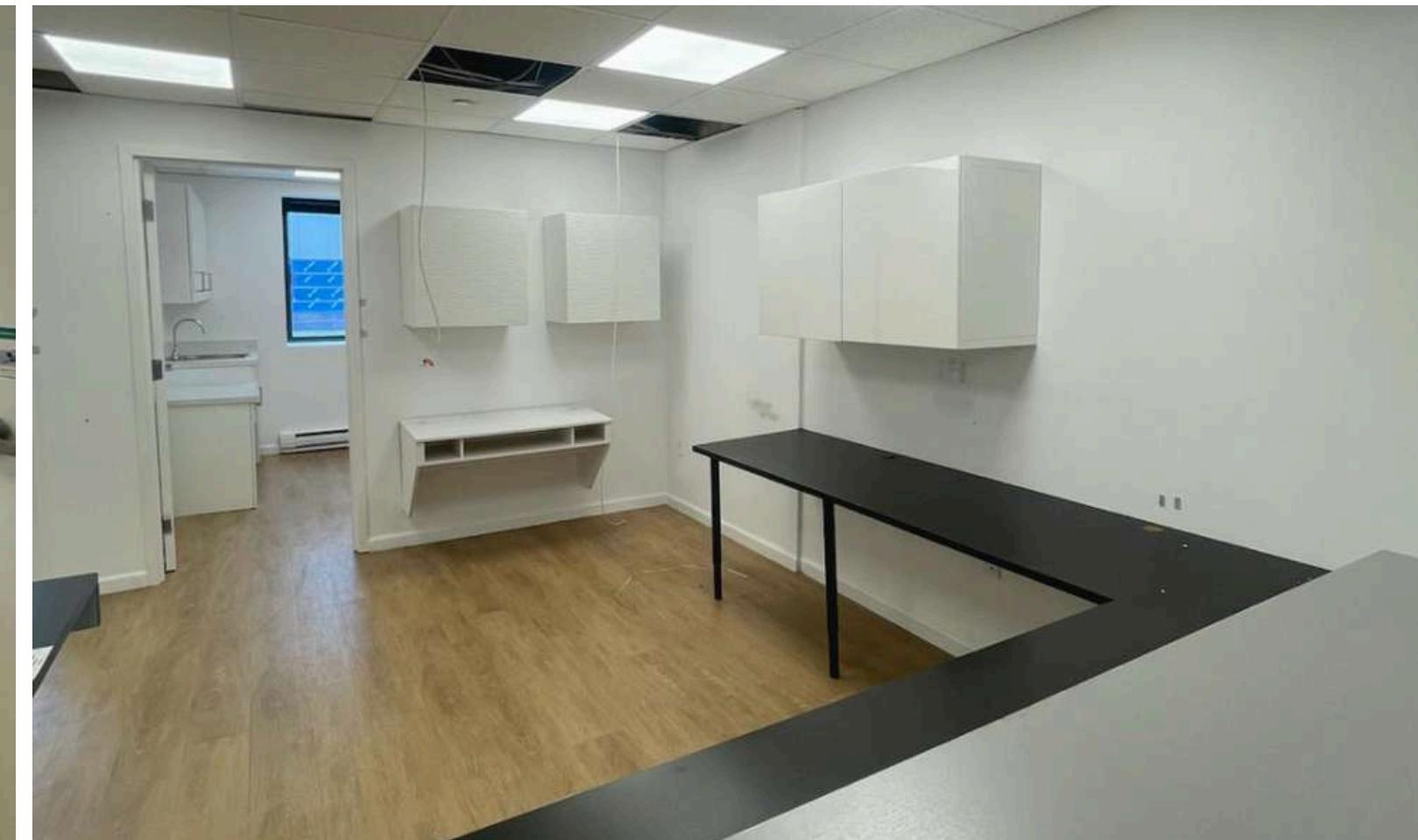
Pick up and drop off area located immediately out front of the building.



OFFICE SUITE 302



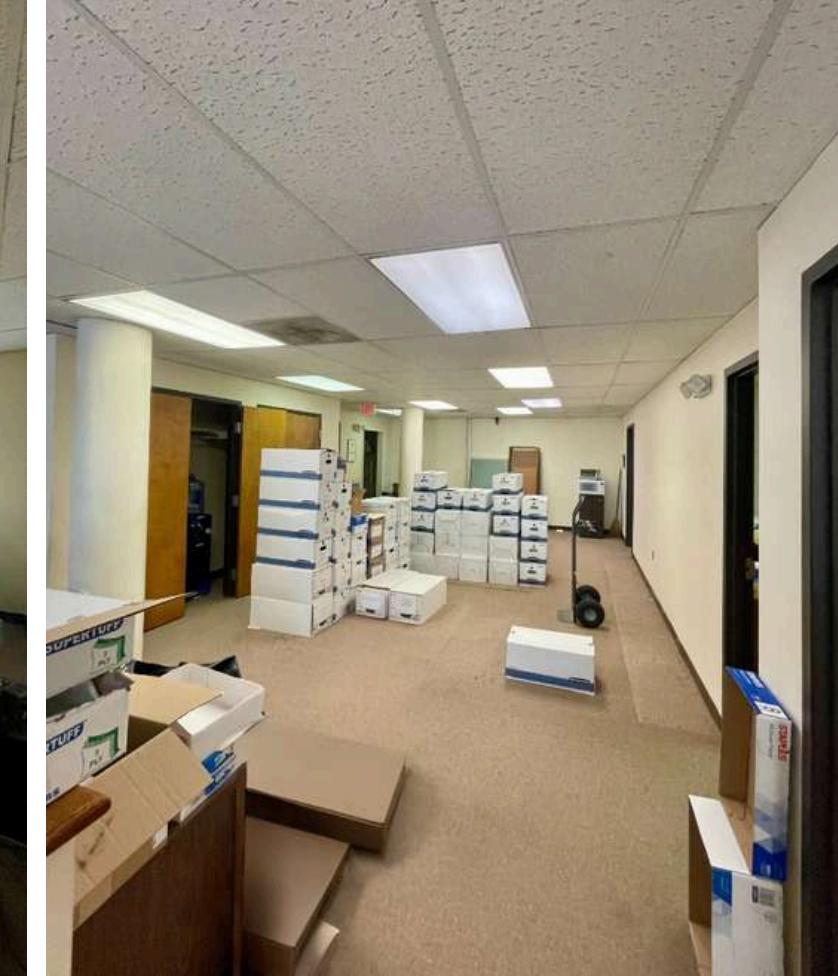
OFFICE SUITE 302



OFFICE SUITE 302



OFFICE SUITE 401 - Tenant in process of moving out



OFFICE FLOOR PLAN - SUITE 302



115 C.C.Dr_Amparo Enterprise-Columbus Drive LLC

R04



OFFICE FLOOR PLAN - SUITE 401

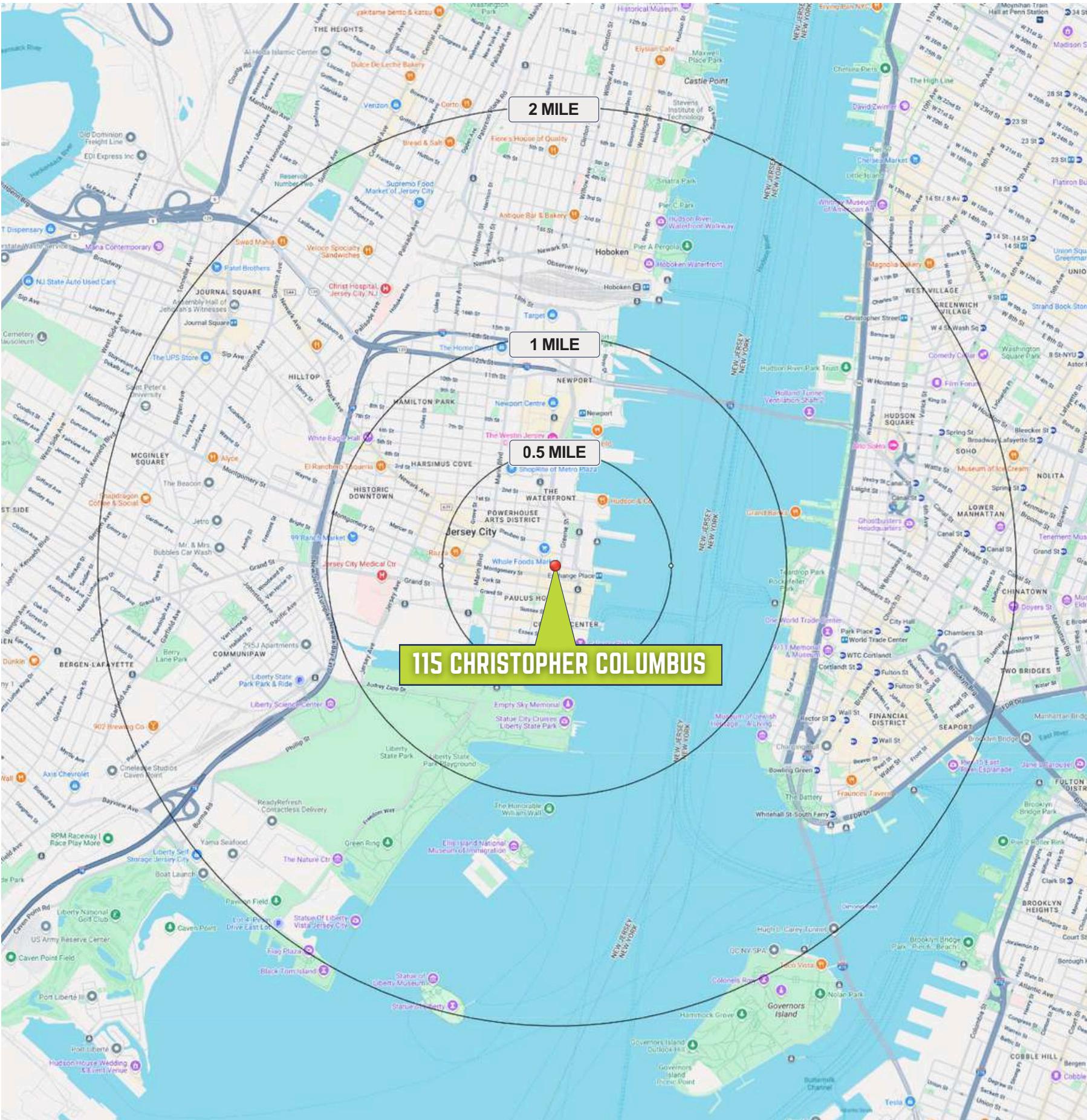


115 C.C.Dr_Amparo Enterprise-Columbus Drive LLC

R05



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

AVERAGE HOUSEHOLD INCOME

\$136,380

DAYTIME POPULATION (w/ 16 yr +)

105,010

*2024 estimates



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