

115 CHRISTOPHER COLUMBUS DR., JERSEY CITY, NJ 07302



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.

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
- 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

(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



LIBERTY STATE PARK

P CITY HALL

115 CHRISTOPHER COLUMBUS DR.

P

P

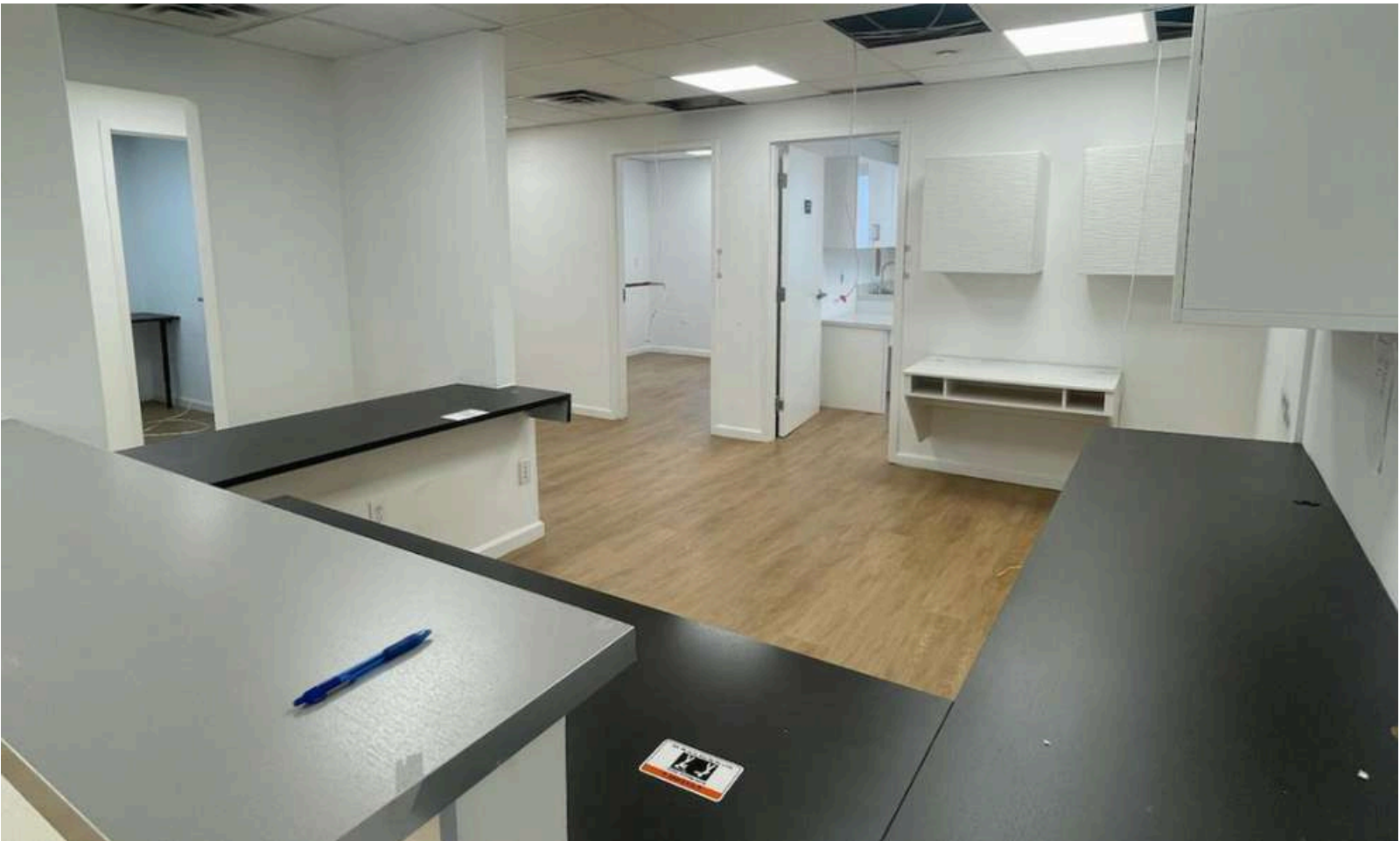
PATH

NEWARK AVENUE PEDESTIRAN PLAZA

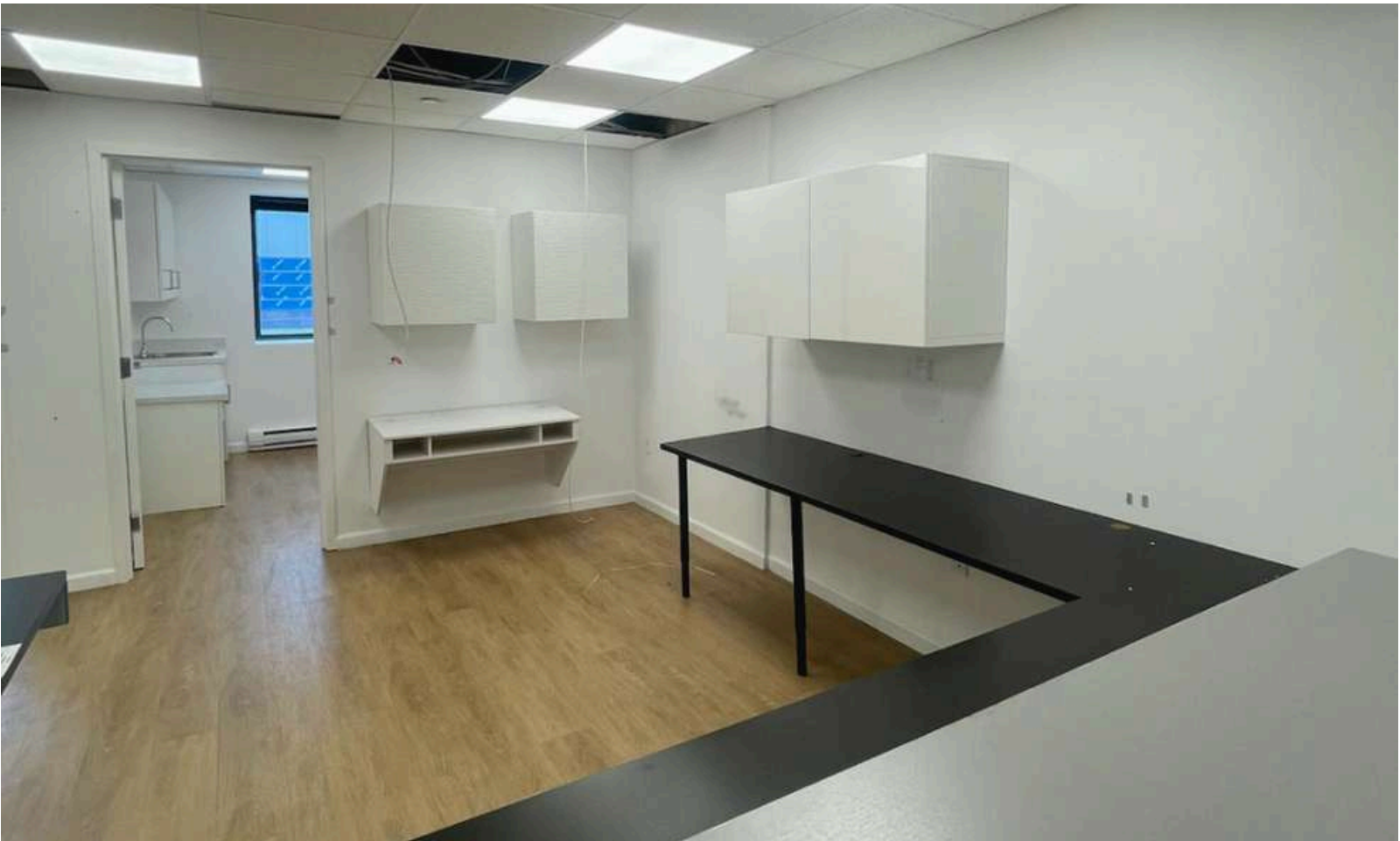
GROVE STREET

BAY STREET

OFFICE SUITE 302



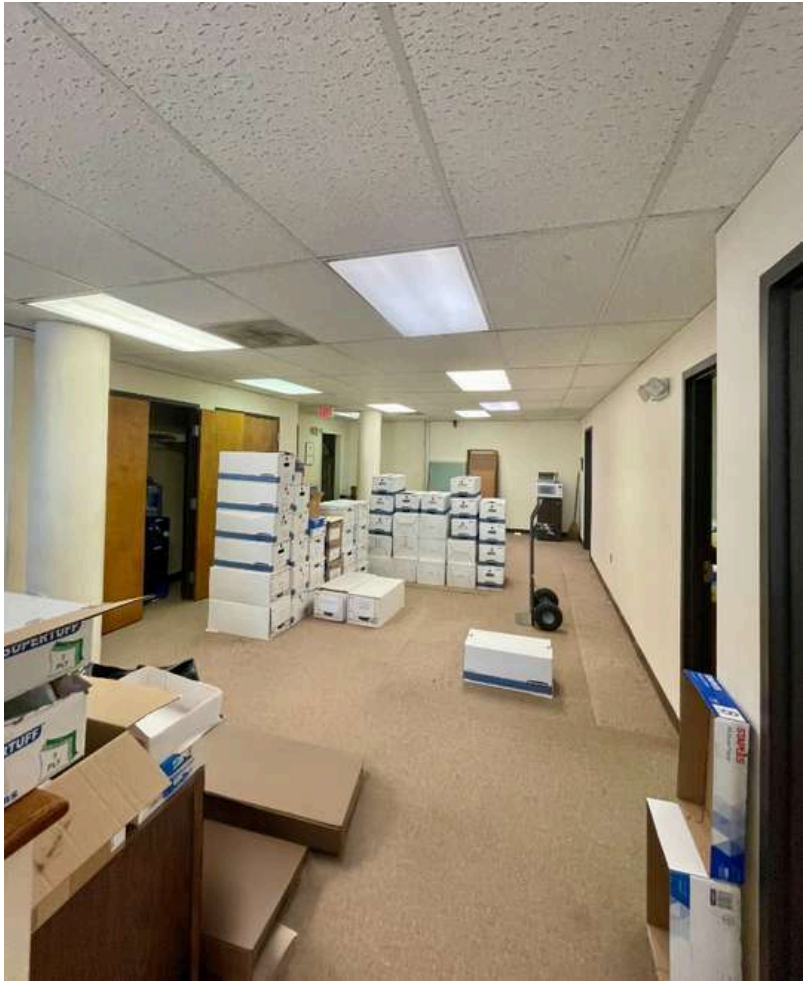
OFFICE SUITE 302



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

LIBERTY PHYSICAL THERAPY



N 67° 54' 12" W 25.00

2 STY BR

N-65° 08'02" W 24.35'

**SUITE 302
AVAILABLE
2,595 RSF**

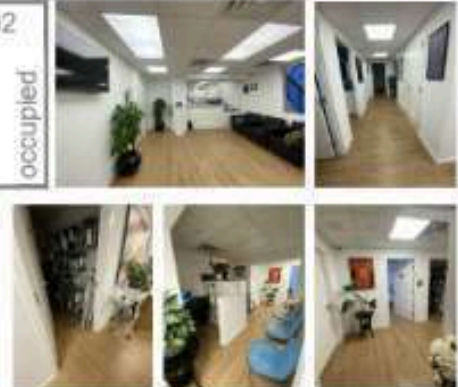
[UNIT 301]
DRS INTERNAL
MEDICINE
& PEDIATRIC
(OCCUPIED)
Rentable Area
2,841.0 SQFT

UNIT 300
LIBERTY PHYSIOTHERAPY
OCCUPATIONAL
Rental Available
0.204 0.500

CHRISTOPHER COLUMBUS DRIVE
(90' R.O.W.)

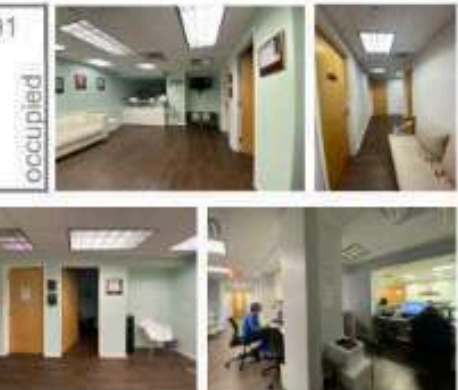
NEW EDGE ORTHOPEDICS

302



DRS INTERNAL MEDICINE PEDIATRIC

301



ADJACENT
1 BRICK GARAGE

100.00%

UNIT_AVAILABLE

UNIT_OCCUPIED

UNDER CONSTRUCTION

COMMON AREA

Age Group	No (%)	Yes (%)	Don't know (%)	No answer (%)
0	~45	~15	~10	~30
2	~35	~25	~15	~25
5	~25	~35	~20	~20
10	~15	~45	~25	~15
20	~10	~55	~20	~15

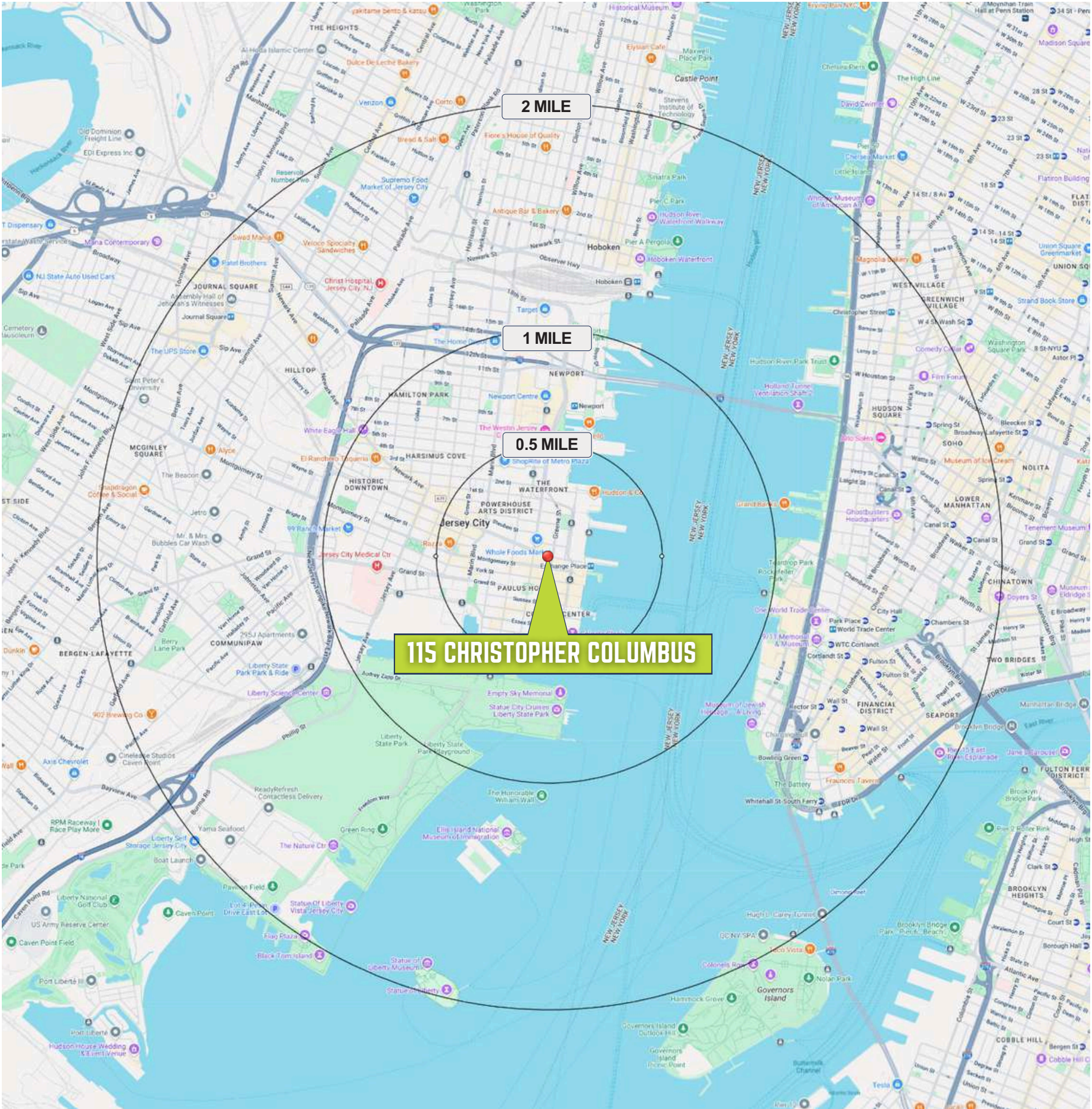
ARCHITECTURAL RENTAL SHEET 3RD FLOOR

SCALE: 3/32" = 1'-0"

OFFICE FLOOR PLAN - SUITE 401



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

75,575

AVERAGE HOUSEHOLD INCOME

\$136,380

DAYTIME POPULATION (w/ 16 yr +)

105,010

*2024 estimates



CONTACT AGENT:

BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
Bobby@gridcre.com
(551) 795-2836

ANDREW R. CRISARA
LICENSED REAL ESTATE BROKER
Andrew@gridcre.com
C: 646.522.9125

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

GRID REAL ESTATE LLC DISCLAIMER. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT INDEPENDENTLY VERIFIED IT AND MAKE NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS. ANY PROJECTIONS, RENDERINGS, OPINIONS, ASSUMPTIONS, OR ESTIMATES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT OR GUARANTEE THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. PROSPECTIVE PURCHASERS, LESSEES, AND THEIR ADVISORS ARE URGED TO CONDUCT THEIR OWN THOROUGH, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS.