



591 SUMMIT AVE  
JERSEY CITY, NJ 07306

## – The Spingarn Arcade–Journal Square’s affordable office option

Journal Square’s most affordable office option sits blocks from PATH station, Hudson County Court House and is surrounded by thousands of residential units coming in near future. Positioned four blocks from Journal Square Path Station, this is the only building to provide small footprint options with flexible lease terms and full build out.

The Spingarn-Arcade building was the first mixed-use “Office/ Retail” property to be built in Jersey City back in the 1920s. Its revolutionary “Arcade” concept allowed an open air market which activated the 5-Corners district. Truly the best option for small businesses who are looking for real office space at affordable pricing. Inquire today!



**70,000SF**  
7 STORY CLASS B OFFICE BUILDING

**AVAILABILITY**  
464SF – 13,863SF

**RATE** \$2 PSF

**ELECTRIC** \$26 PSF

**10'** CEILING HEIGHTS

**ELEVATORS**  
(2) PASSENGER  
(1) FREIGHT

**4 BLOCKS**  
TO JSQ PATH STATION

**PARKING** NO PARKING







# TYPICAL FLOOR PLAN

> [CLICK HERE FOR FLOORPLANS](#)



■ AFFORDABLE TURN KEY SPACE  
 FLEXIBLE LEASE TERMS  
 NEW YORK CITY VIEWS

24/7 ACCESS & DIRECTORY  
 DOORMAN DURING WORK HOURS  
 TWO PASSENGER ELEVATORS

FREIGHT ELEVATOR AND LOADING  
 MODIFIED GROSS LEASE  
 10' CEILING HEIGHT

COMMON AREA BATHROOMS  
 PRIVATE BATHROOMS AVAILABLE  
 FULLY SPRINKLERED





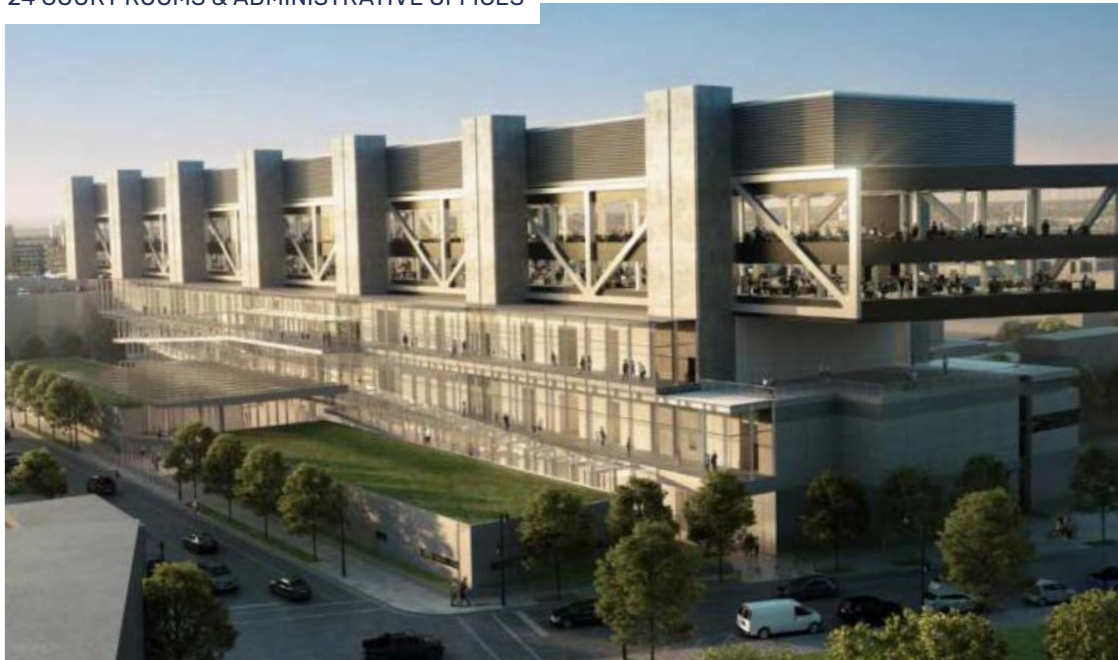
# CO-TENANCY MAP







24 COURT ROOMS & ADMINISTRATIVE OFFICES



TRAINING FACILITY, FOOD COURT & LIBRARY

