

OVERLOOK SUITES

JERSEY CITY

32 OAKLAND AVE | JERSEY CITY | JOURNAL SQUARE

**PERMITS AND OLD OFFICE BUILDINGS
GETTING YOU DOWN IN JERSEY CITY?**

COME TO OVERLOOK SUITES WHERE PERMITS ARE
MADE EFFICIENT IN A NEWLY CONSTRUCTED
BUILDING OFFERING FIT OUT SUPPORT TO LONG
TERM TENANTS!



RETAIL, OFFICE & MEDICAL FOR LEASE

CURRENT OFFICE TENANTS



FOURTH FLOOR OFFICES / RETAIL FLEX

THIRD FLOOR OFFICES / RETAIL FLEX



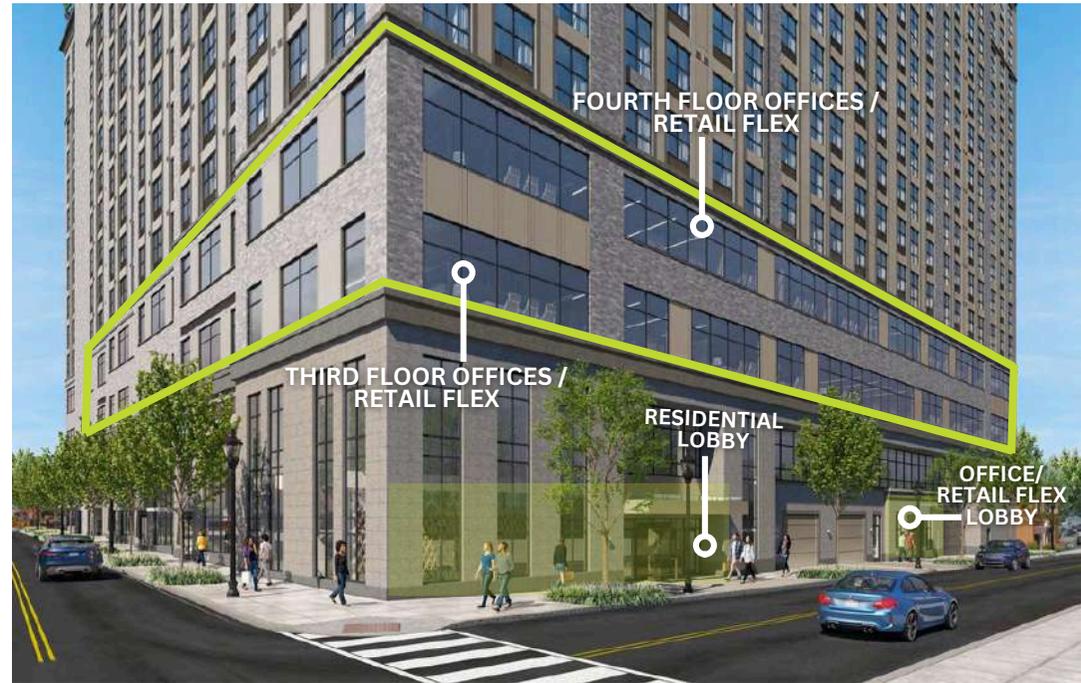
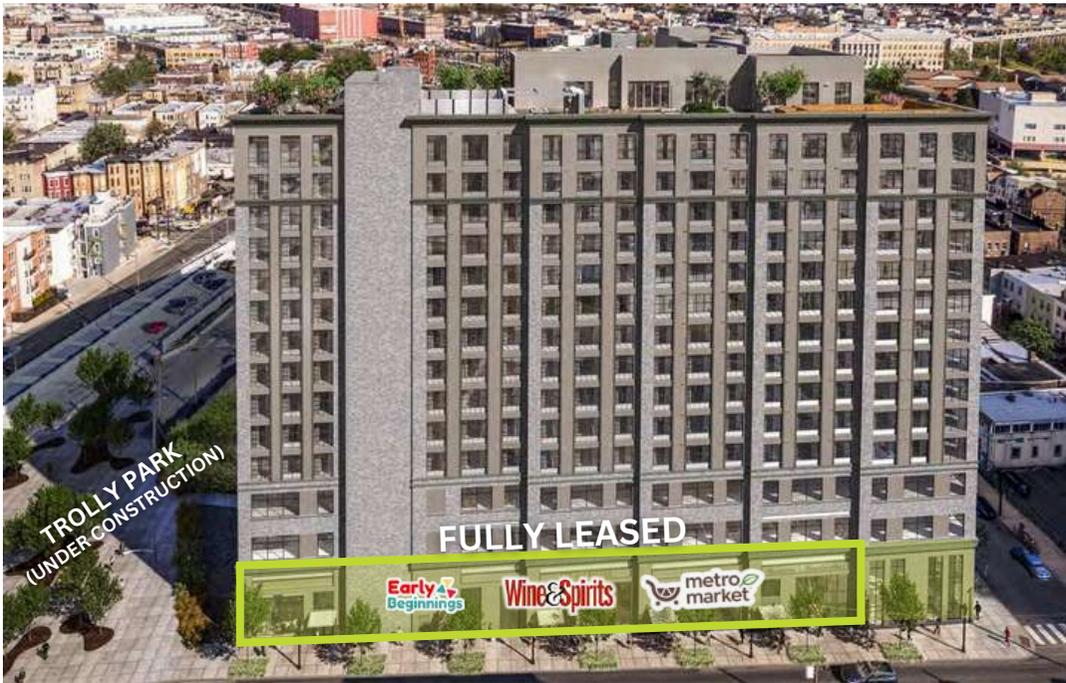
MAIN LOBBY

PARKING GARAGE

OFFICE / RETAIL FLEX ENTRANCE

LOADING DOCK

RETAIL FULLY LEASED

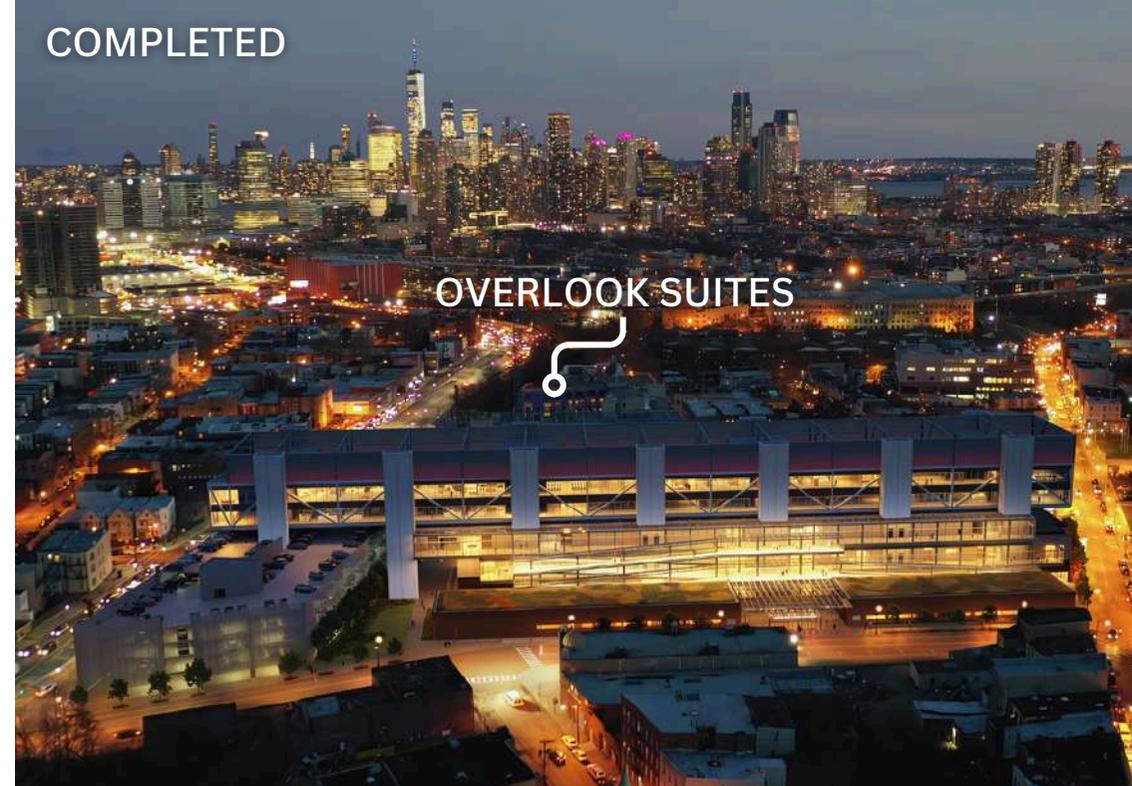


The new 406,000 square foot Frank J. Guarini Justice Complex, the future home of 24 criminal, family and other courtrooms for Hudson County is finishing up construction.

NEIGHBORHOOD

- Located in the heart of the Central Business District with a living population of 21,681 residents and a median age of 34 ranking it one of the most populous neighborhoods in the city.
- The building is located directly next door to the new \$400 million Hudson County Court House, 345 Baldwin Ave (116 residential units), 348 Baldwin Ave (45 residential units), Dickinson High School (2,000 students) and many new residential developments in the surrounding area.
- Less than 10 minute walk from JSQ PATH Station and 15 minute walk to Downtown Jersey City.
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.

COMPLETED



COMPLETED



AERIAL

p h o t o



JOURNAL SQUARED
1,800 RESIDENTIAL UNITS

THE JOURNAL
1,800 RESIDENTIAL UNITS

505 SUMMIT AVE.
952 RESIDENTIAL UNITS

25 COTTAGE ST.
622 RESIDENTIAL UNITS

9 HOMESTEAD PLACE
432 RESIDENTIAL UNITS

28 COTTAGE ST.
172 RESIDENTIAL UNITS

413 SUMMIT AVE.
148 RESIDENTIAL UNITS

425 SUMMIT AVE.
390 RESIDENTIAL UNITS

URBY
317 RESIDENTIAL UNITS

3 JOURNAL SQUARE
240 RESIDENTIAL UNITS

OVERLOOK FLATS
OVERLOOK SUITES
297 RESIDENTIAL UNITS

SUPERIOR COURT OF HOUSE
OF HUDSON COUNTY

SINGH TOWER
209 RESIDENTIAL UNITS

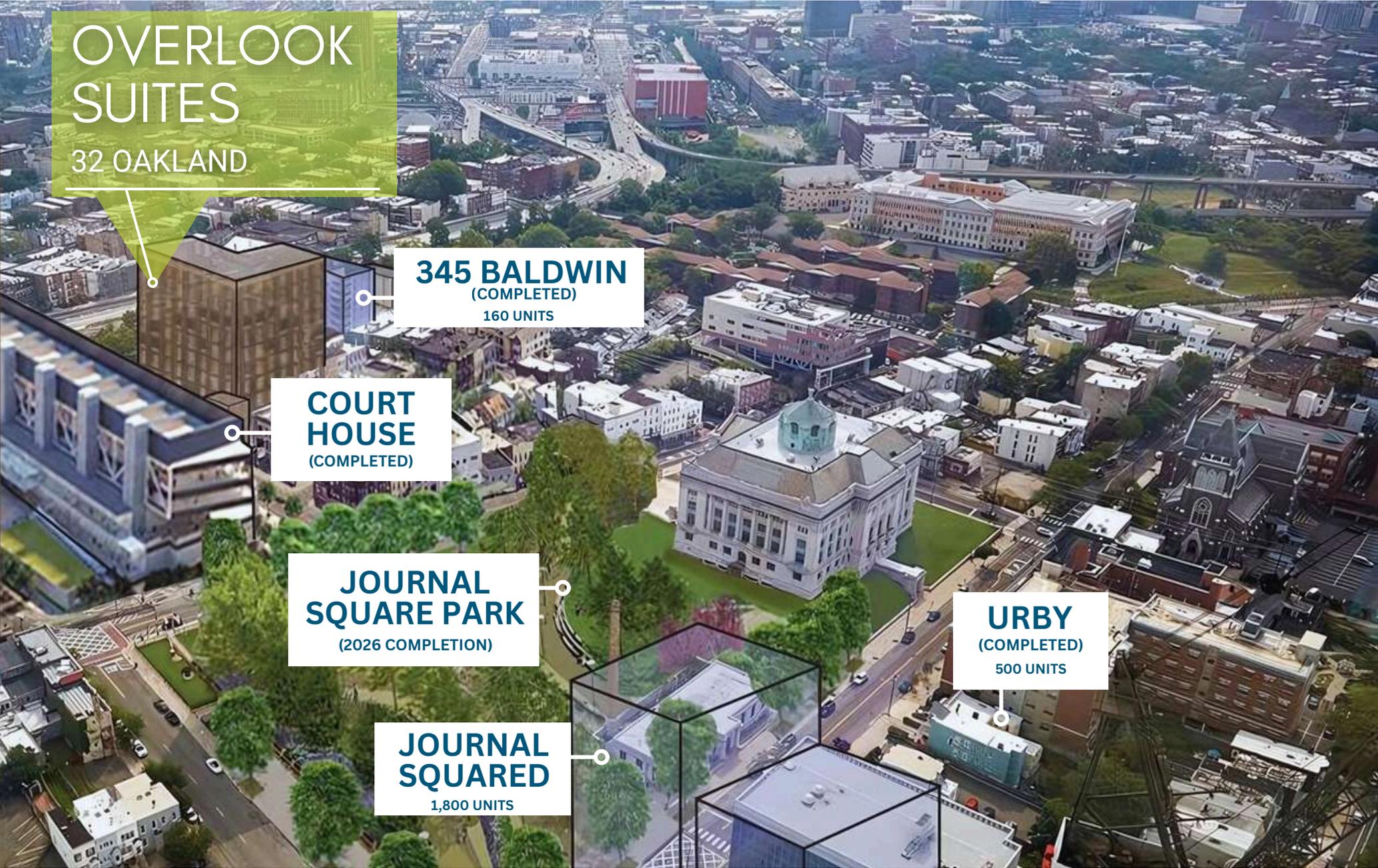
345 BALDWIN AVE.
116 RESIDENTIAL UNITS

SUPERIOR COURT OF HOUSE
OF HUDSON COUNTY

416 HOBOKEN AVE.
524 RESIDENTIAL UNITS

PARKING

TROLLEY PARK



**OVERLOOK
SUITES**
32 OAKLAND

345 BALDWIN
(COMPLETED)
160 UNITS

**COURT
HOUSE**
(COMPLETED)

**JOURNAL
SQUARE PARK**
(2026 COMPLETION)

**JOURNAL
SQUARED**
1,800 UNITS

URBY
(COMPLETED)
500 UNITS

EXTERIOR

photos

DECEMBER 2024



TROLLY PARK (UNDER CONSTRUCTION)

RT 139
26,073 VPD

2-WAY
ROAD



EXTERIOR

photos

DECEMBER 2024



2-WAY
ROAD

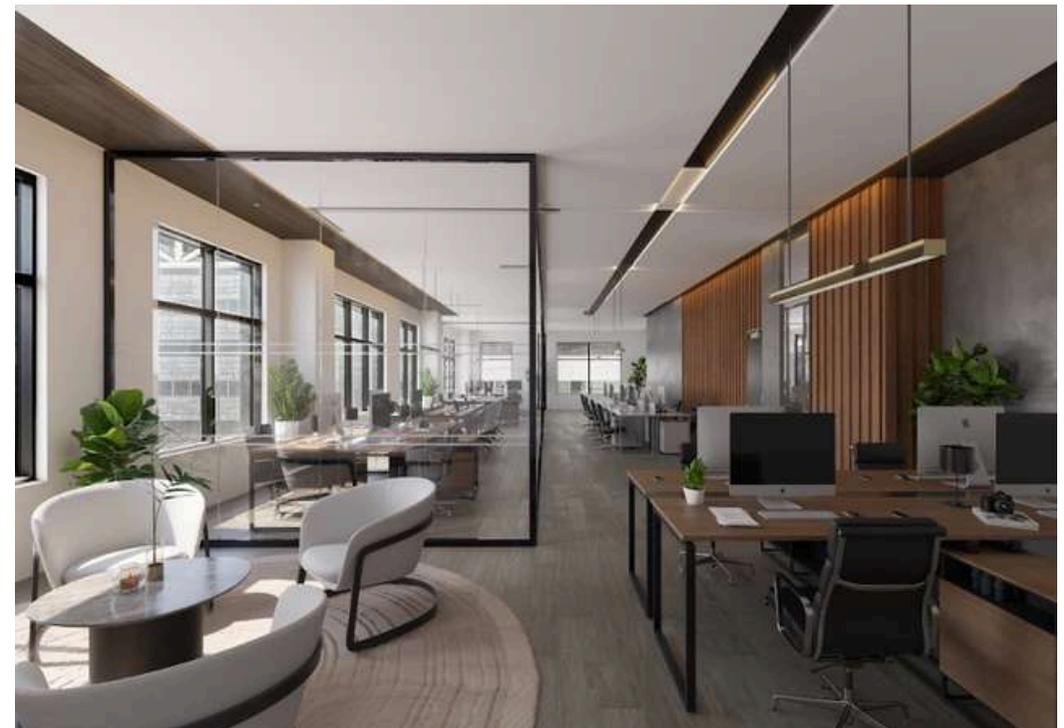


PATH RIDERSHIP REPORT 2 BLOCKS AWAY

Journal Square - 2024 Year to Date

YTD Avg. Daily Count	18,767
YTD Weekday Count	5,382,983
YTD Saturday Count	741,817
YTD Sunday Count	584,096
YTD Holiday Count	159,759
YTD Grand Total	5,382,983

Name	The Overlook
Legal Address	32 Oakland Ave, Jersey City, NJ
Owner	Overlook LLC
Renovations	Brand New Construction
Zoning	Journal Square 2060
Floors	16 Stories
Elevators	5 Elevators
Parking	Available
Security	On-site Property Management
Square Footage	16,000 SF Leased Up to 21,015 SF Available



OFFICE

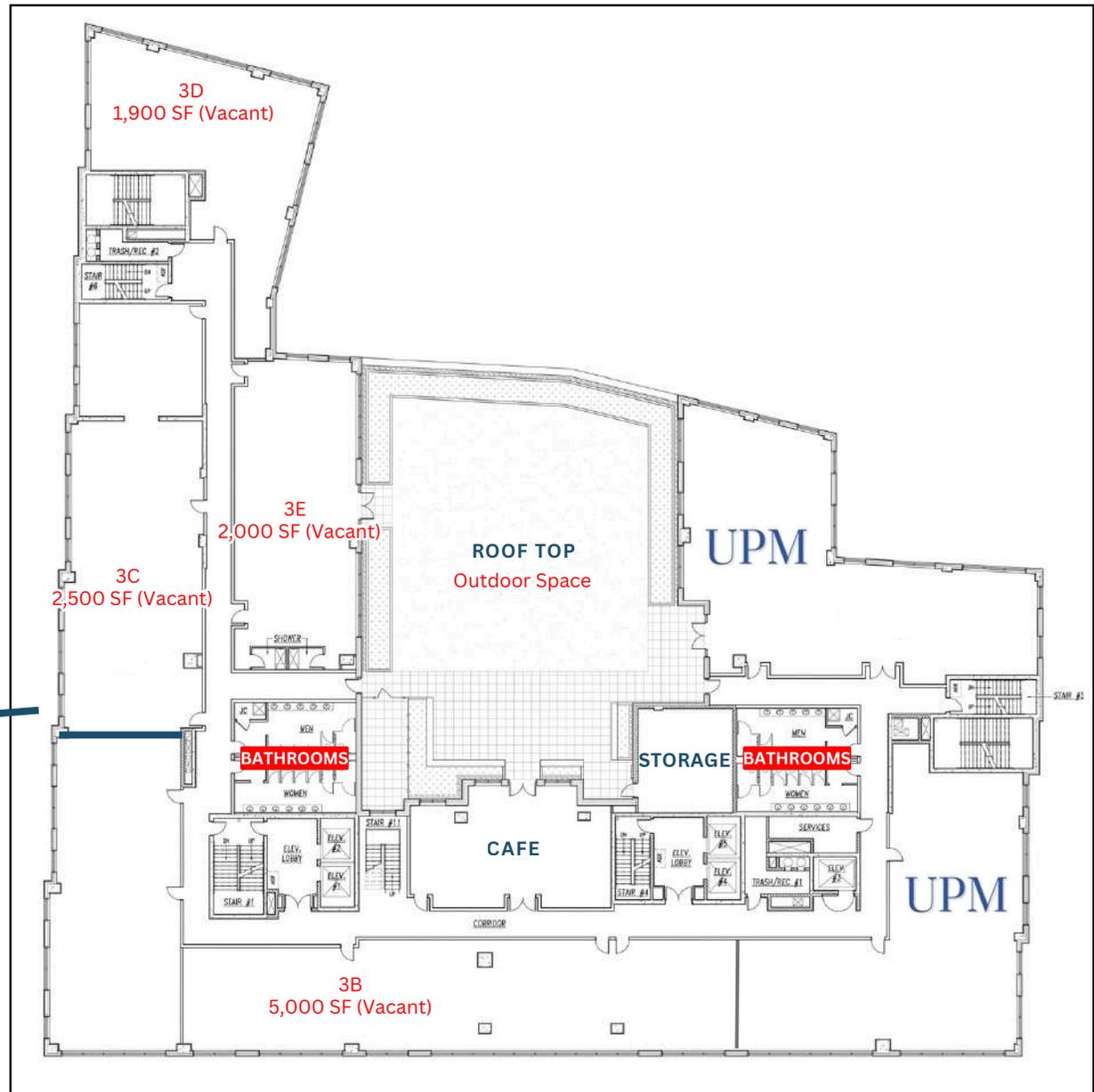
11,400 SF Available For Lease
Unit 3B, 3C, 3D, 3E - 11,400 SF Contiguous Space

- Spaces can be combined.
- Entire floors can be made available.
- Private rooftop for commercial tenants.
- Smaller spaces can be made available.
- HVAC and bathrooms in place.

THIRD FLOOR



SOUTHWEST FACING VIEW



OFFICE

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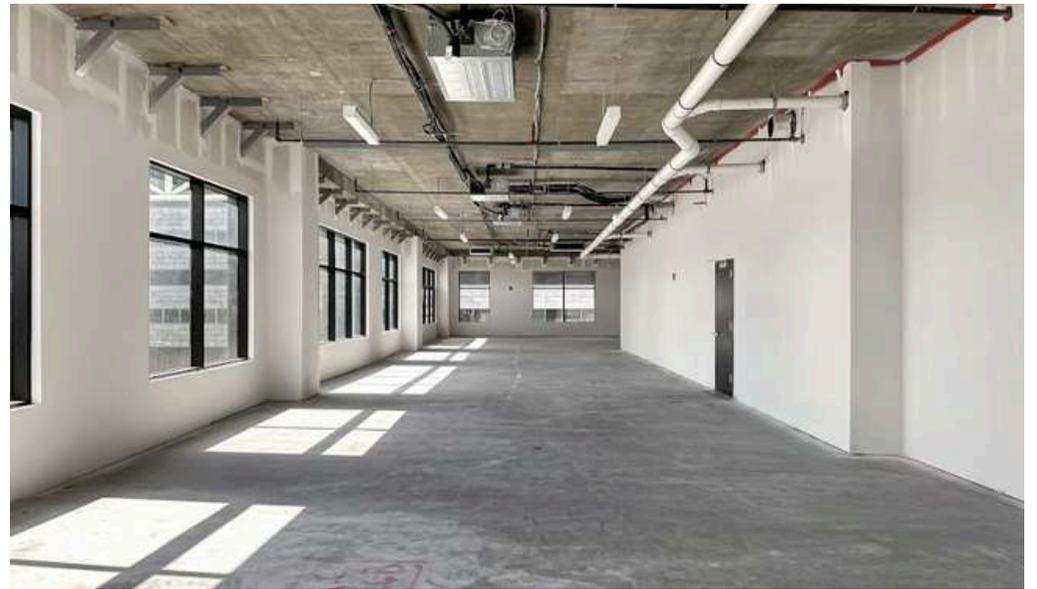
FOURTH FLOOR



SOUTHWEST FACING VIEW



office space/retail flex



INTERIOR RENDERINGS

office space / retail flex



INTERIOR RENDERINGS

l o b b y

UNDER CONSTRUCTION



INTERIOR lounge RENDERINGS

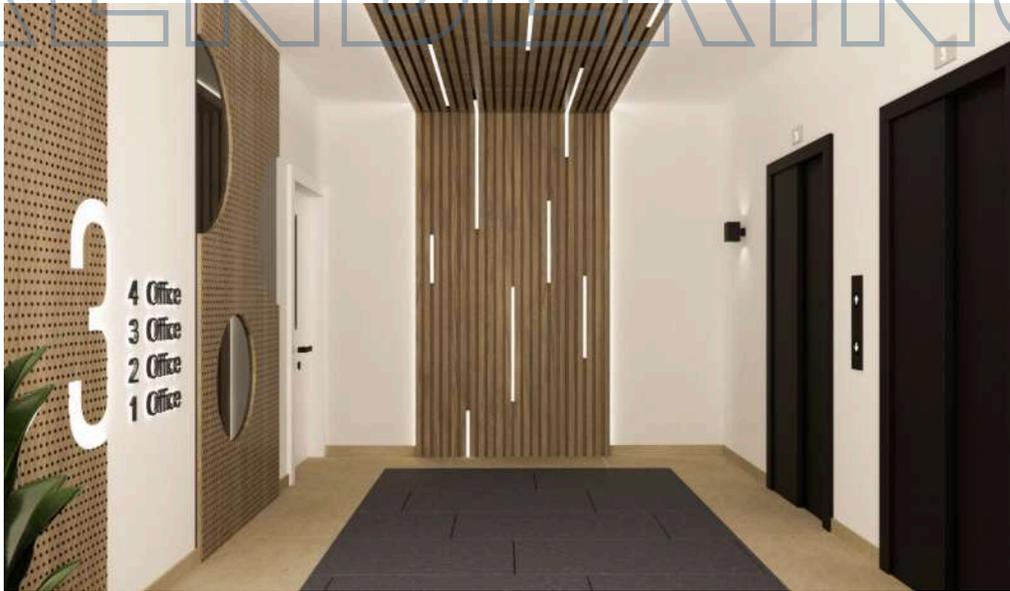
UNDER CONSTRUCTION



INTERIOR RENDERINGS

3rd floor elevator lobby

UNDER CONSTRUCTION



INTERIOR RENDRINGS

4th floor elevator lobby

UNDER CONSTRUCTION



INTERIOR RENDRINGS

3rd floor corridor

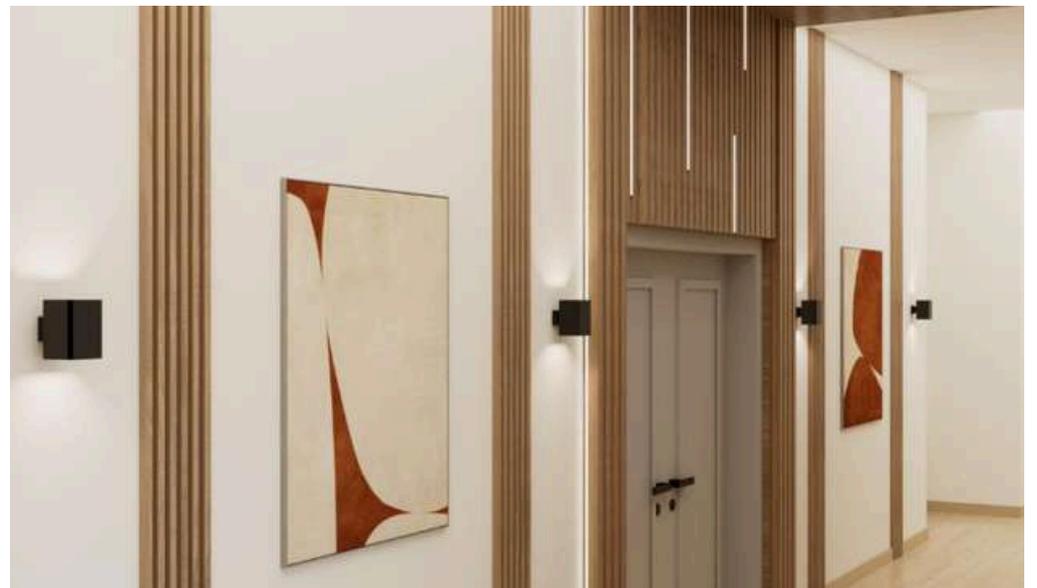
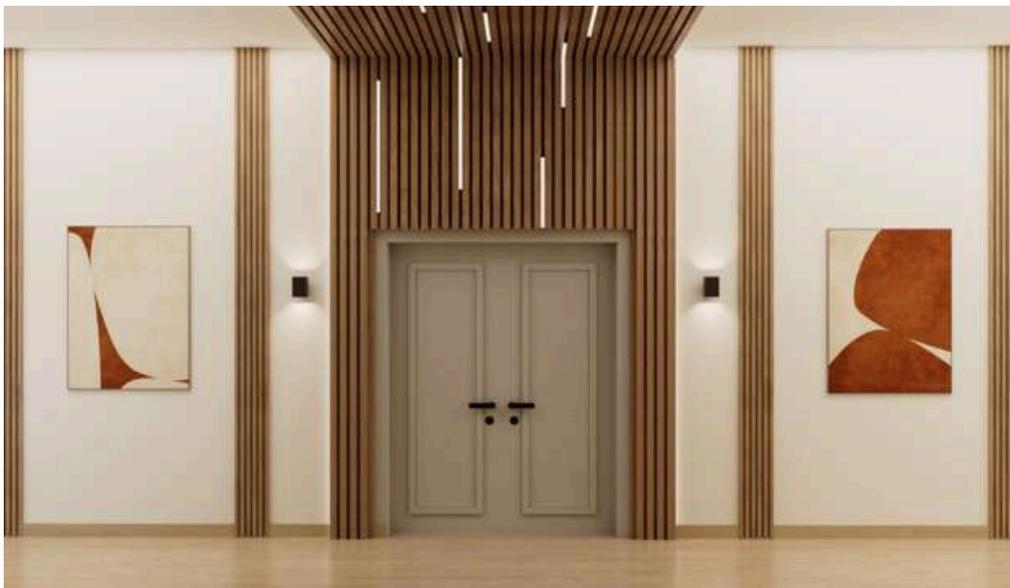
UNDER CONSTRUCTION



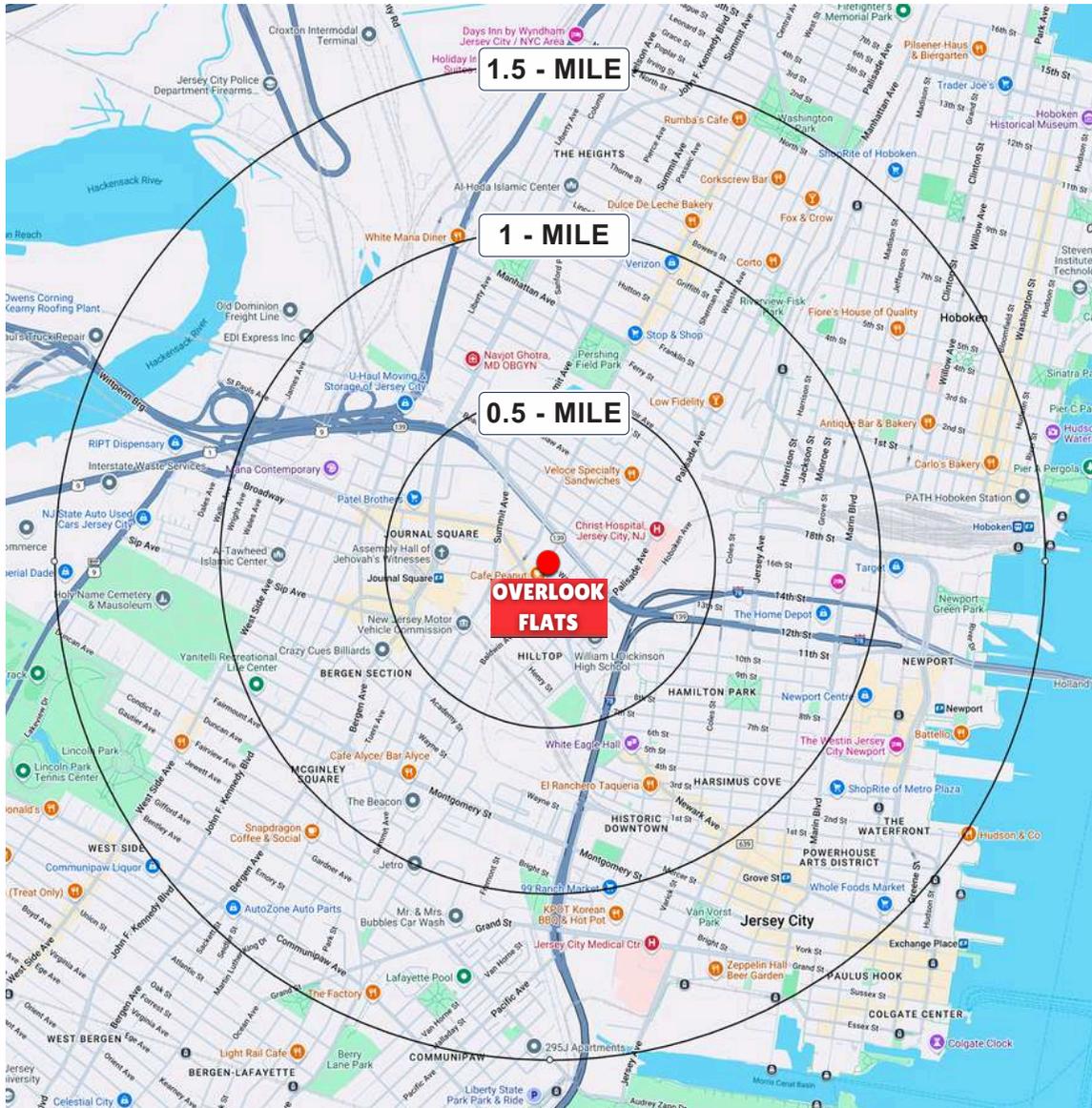
INTERIOR RENDERINGS

4th floor corridor

UNDER CONSTRUCTION



DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION

29,079

HOUSEHOLDS

11,346

MEDIAN AGE

34.6

COLLEGE GRADUATES

(Bachelor's)

11,429 - 56.1%

TOTAL BUSINESSES

1,444

TOTAL EMPLOYEES

11,449

TOTAL DAYTIME POPULATION

22,139

AVERAGE HOUSEHOLD INCOME

\$77,905

1 MILE RADIUS

POPULATION

81,713

HOUSEHOLDS

31,588

MEDIAN AGE

34.6

COLLEGE GRADUATES

(Bachelor's)

28,917 - 49.9%

TOTAL BUSINESSES

2,835

TOTAL EMPLOYEES

27,839

TOTAL DAYTIME POPULATION

57,118

AVERAGE HOUSEHOLD INCOME

\$92,144

1.5 MILE RADIUS

POPULATION

155,924

HOUSEHOLDS

62,194

MEDIAN AGE

34.4

COLLEGE GRADUATES

(Bachelor's)

56,888 - 51.0%

TOTAL BUSINESSES

5,508

TOTAL EMPLOYEES

53,185

TOTAL DAYTIME POPULATION

104,496

AVERAGE HOUSEHOLD INCOME

\$109,249

ELEGANCE MEETS SOPHISTICATION

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