

FULL FLOOR PENTHOUSE



**121 NEWARK AVENUE**  
JERSEY CITY, NJ 07302

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## – Full Floor Penthouse Available At the Core of Downtown Jersey City

Located in the heart of Historic Downtown, 121 Newark Avenue is positioned at the absolute corner of Grove Street PATH station. This medical/office building is surrounded by an abundance of commuting, shopping and entertainment options. 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).

Positioned at the beginning of Restaurant Row, the successful retail and entertainment district for Jersey City, the building is anchored by long term retail tenancy Words Book Store and Roman Nose, with mixed office and medical uses above. Space features floor to ceiling windows overlooking Path station with views of NYC, State of Liberty and all of the Waterfront.

### LOCATION

DOWNTOWN PROPER  
GROVE STREET PATH STATION

### APPROXIMATE SIZE

2ND FLOOR: 2,200SF  
5TH FLOOR: 7,300SF

### ASKING PRICE

INQUIRE WITHIN

### CEILING HEIGHT

11 FT

### POSSESSION

IMMEDIATE

### ELEVATOR

2 PASSENGER

### BUILDING SIZE

27,033GSF



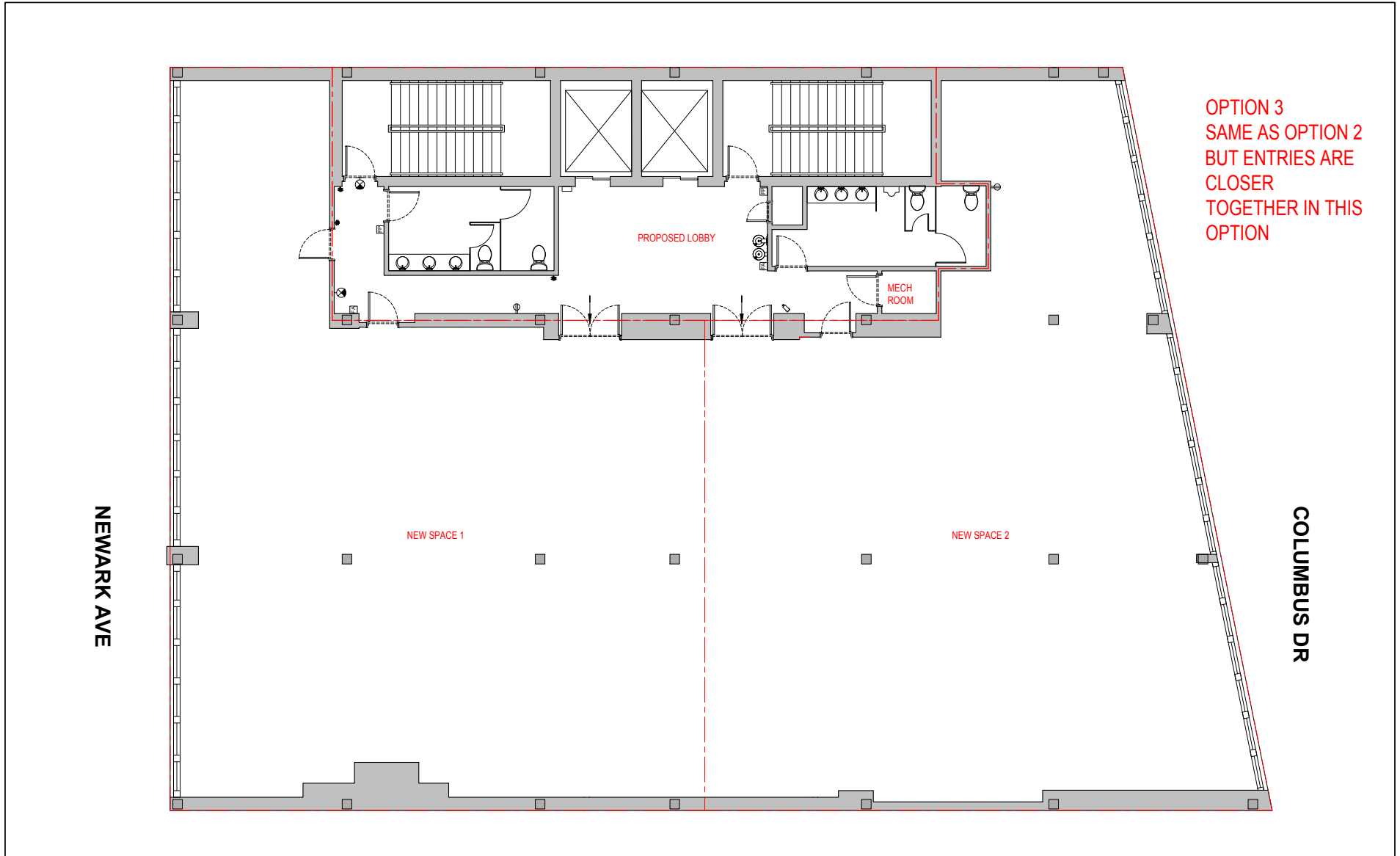
WALK THE PROPERTY



LoopNet™







OPTION 3  
SAME AS OPTION 2  
BUT ENTRIES ARE  
CLOSER  
TOGETHER IN THIS  
OPTION



