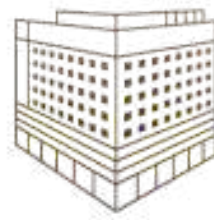


OVERLOOK SUITES

32 OAKLAND AVE | JERSEY CITY | NJ

JOURNAL SQUARE NEIGHBORHOOD | 07306



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

NEW OFFICE TENANTS



GROUND FLOOR RETAIL
FULLY LEASED

4th Floor - Office

3rd Floor - Office

MAIN
LOBBY

PARKING
GARAGE

OFFICE/
RETAIL FLEX
ENTRANCE

LOADING
DOCK



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.



AERIAL



AERIAL



OFFICE | RETAIL FLEX SPACE

PATH RIDERSHIP REPORT 2 BLOCKS AWAY

Journal Square - 2025 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	6,382,983



Name	Overlook Suites
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 RETAIL FLEX

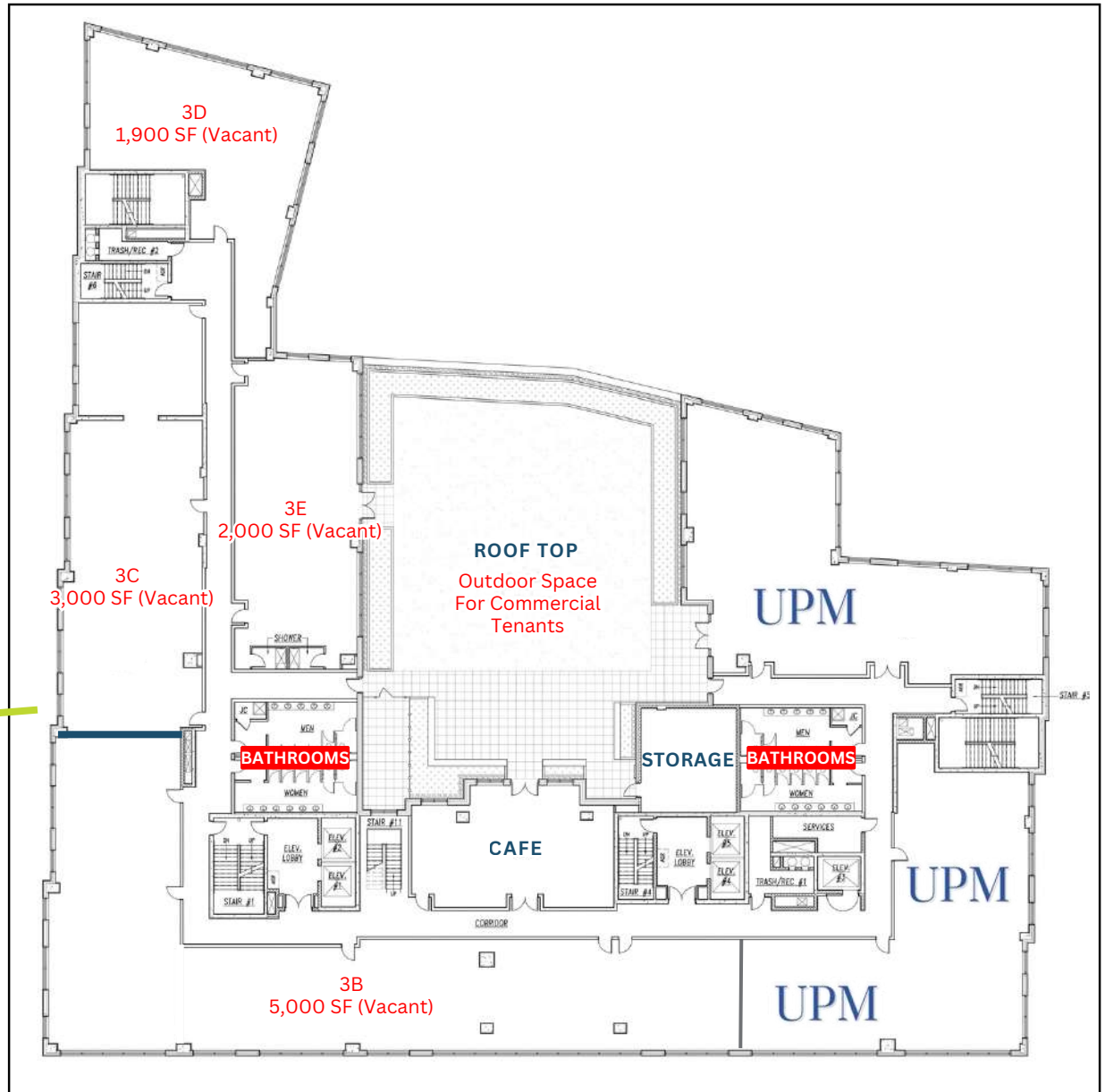
- Spaces can be combined.
- Private rooftop for commercial tenants.
- Smaller spaces can be made available.
- HVAC and bathrooms in place.

THIRD FLOOR



SOUTHWEST FACING VIEW

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



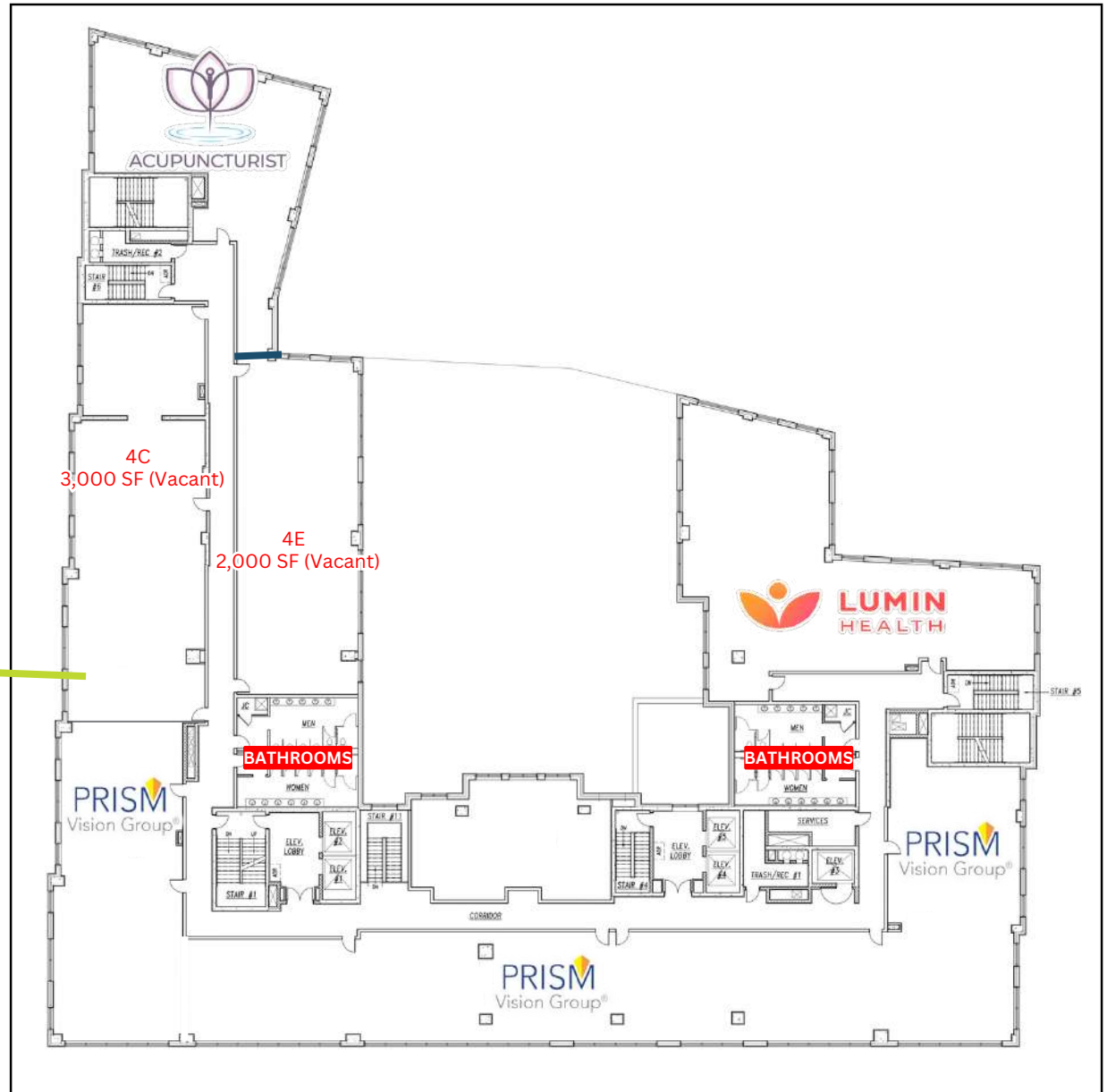
OFFICE RETAIL FLEX

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

FOURTH FLOOR



SOUTHWEST FACING VIEW



INTERIOR RENDERING OFFICE SPACE / RETAIL FLEX



INTERIOR RENDERING - LOBBY

UNDER CONSTRUCTION



INTERIOR RENDERING - LOUNGE



UNDER CONSTRUCTION



INTERIOR RENDERING - 3RD FLOOR ELEVATOR LOBBY

UNDER CONSTRUCTION



INTERIOR RENDERING - 3RD FLOOR CORRIDOR

UNDER CONSTRUCTION



INTERIOR RENDERING - 4TH FLOOR ELEVATOR LOBBY

UNDER CONSTRUCTION



INTERIOR RENDERING - 4TH FLOOR CORRIDOR

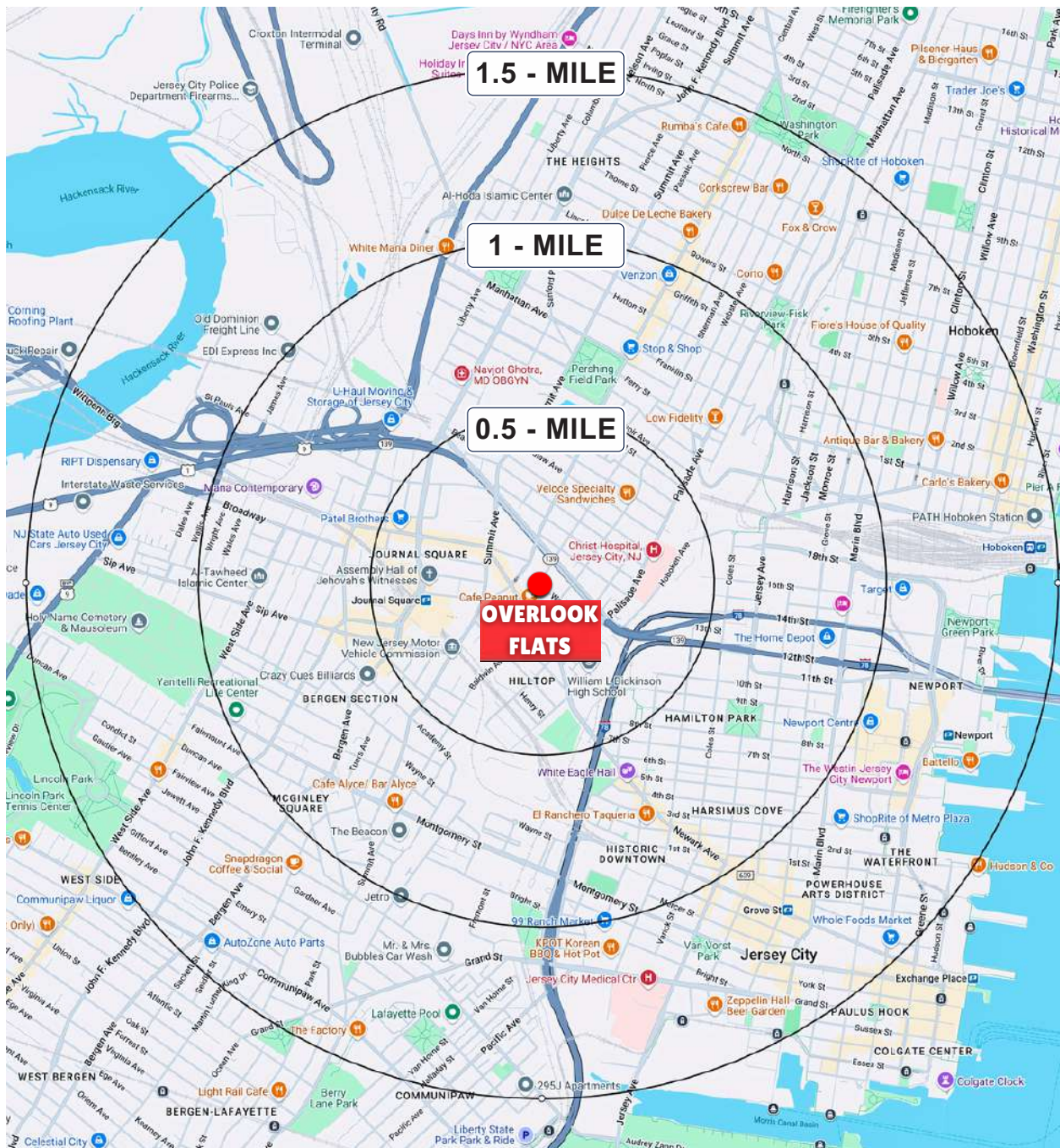
UNDER CONSTRUCTION



INTERIOR IMAGES OFFICE SPACE / RETAIL FLEX



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

BOBBY ANTONICELLO JR., CCIM
Licensed Real Estate Broker & Principal
bobby@gridcre.com
gridcre.com | ☎: (201) 300-6489



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.