

OVERLOOK SUITES

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

NEW OFFICE TENANTS



FOURTH FLOOR OFFICES / RETAIL FLEX

THIRD FLOOR OFFICES / RETAIL FLEX



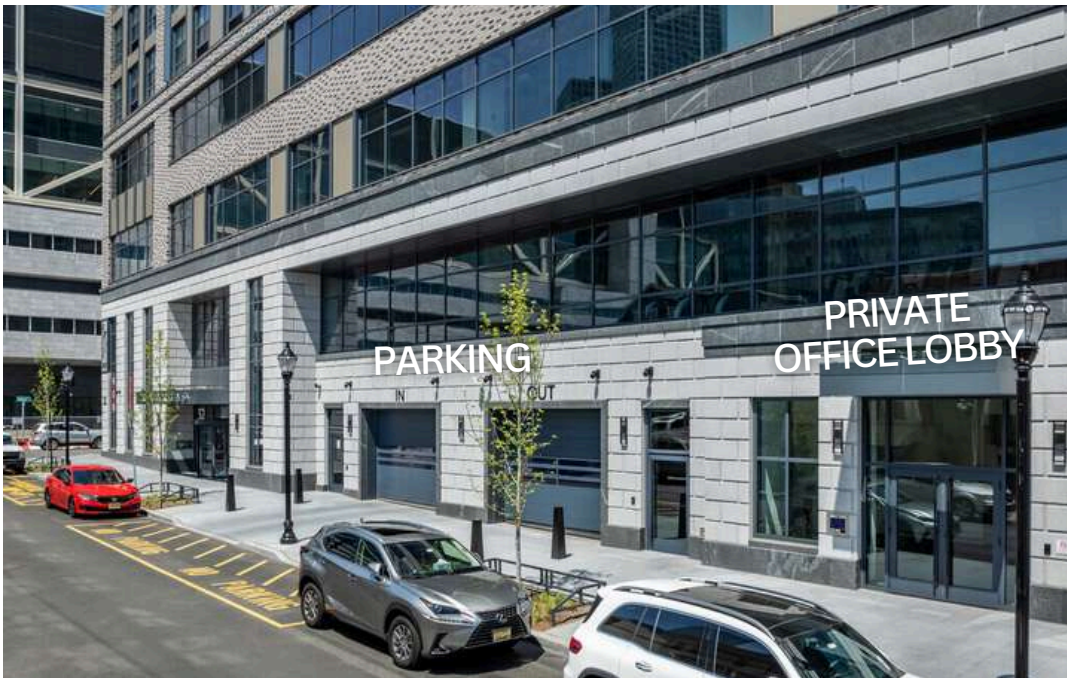
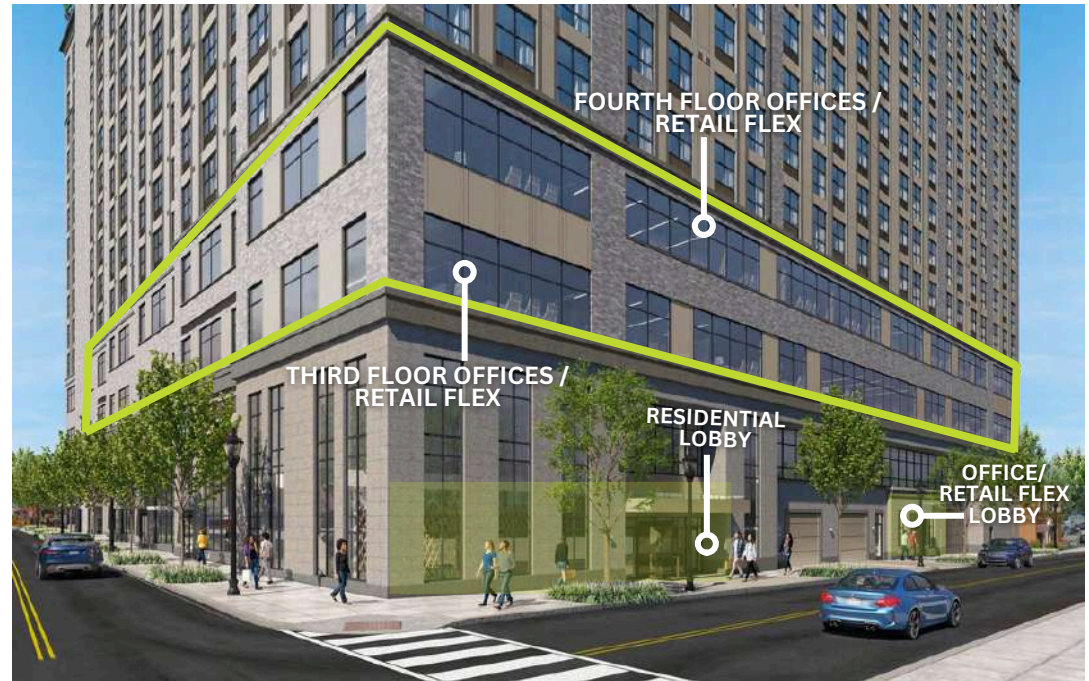
MAIN LOBBY

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



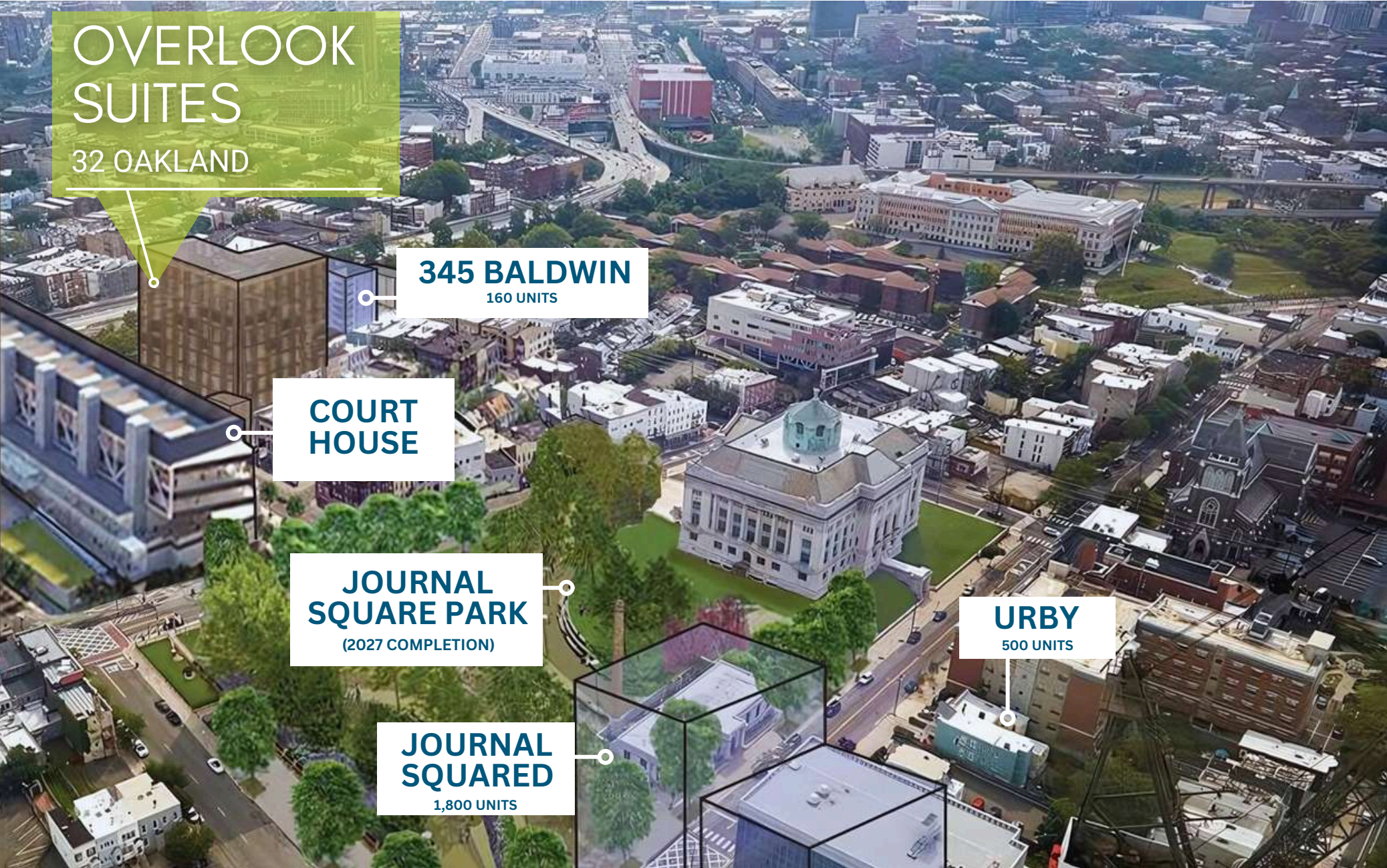
COMPLETED



AERIAL

p h o t o





**OVERLOOK
SUITES**
32 OAKLAND

345 BALDWIN
160 UNITS

**COURT
HOUSE**

**JOURNAL
SQUARE PARK**
(2027 COMPLETION)

**JOURNAL
SQUARED**
1,800 UNITS

URBY
500 UNITS

EXTERIOR

photos

DECEMBER 2024



TROLLY PARK (COMPLETED)

RT 139
26,073 VPD

2-WAY
ROAD



EXTERIOR

photos

DECEMBER 2024



2-WAY
ROAD



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 | 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

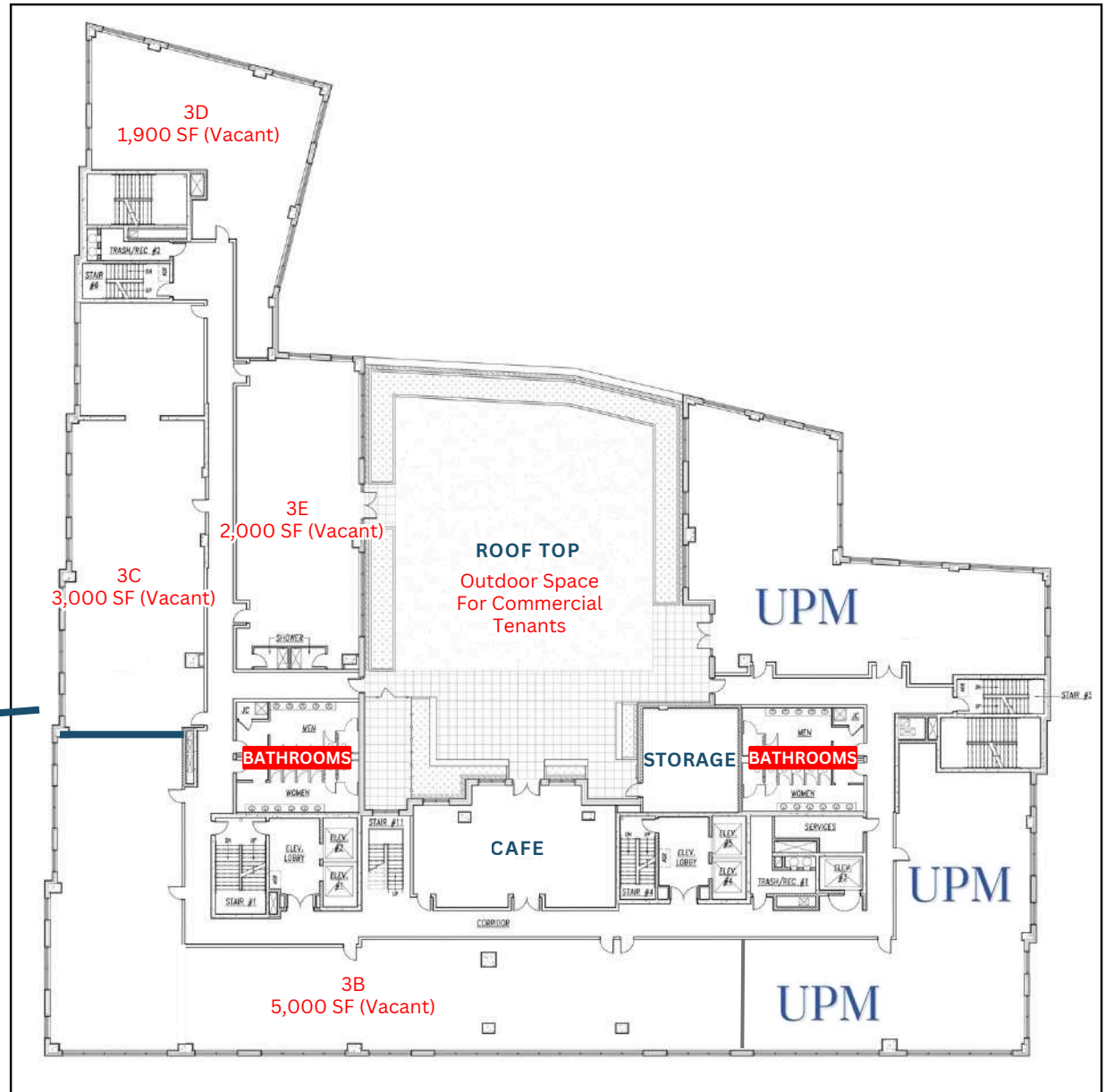
11,400 SF Available For Lease
Unit 3B, 3C, 3D, 3E - 11,400 SF Contiguous Space

- 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

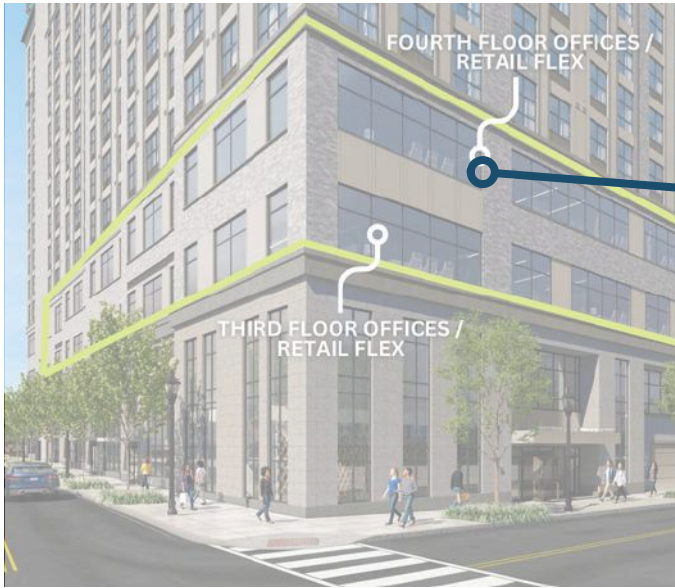


OFFICE

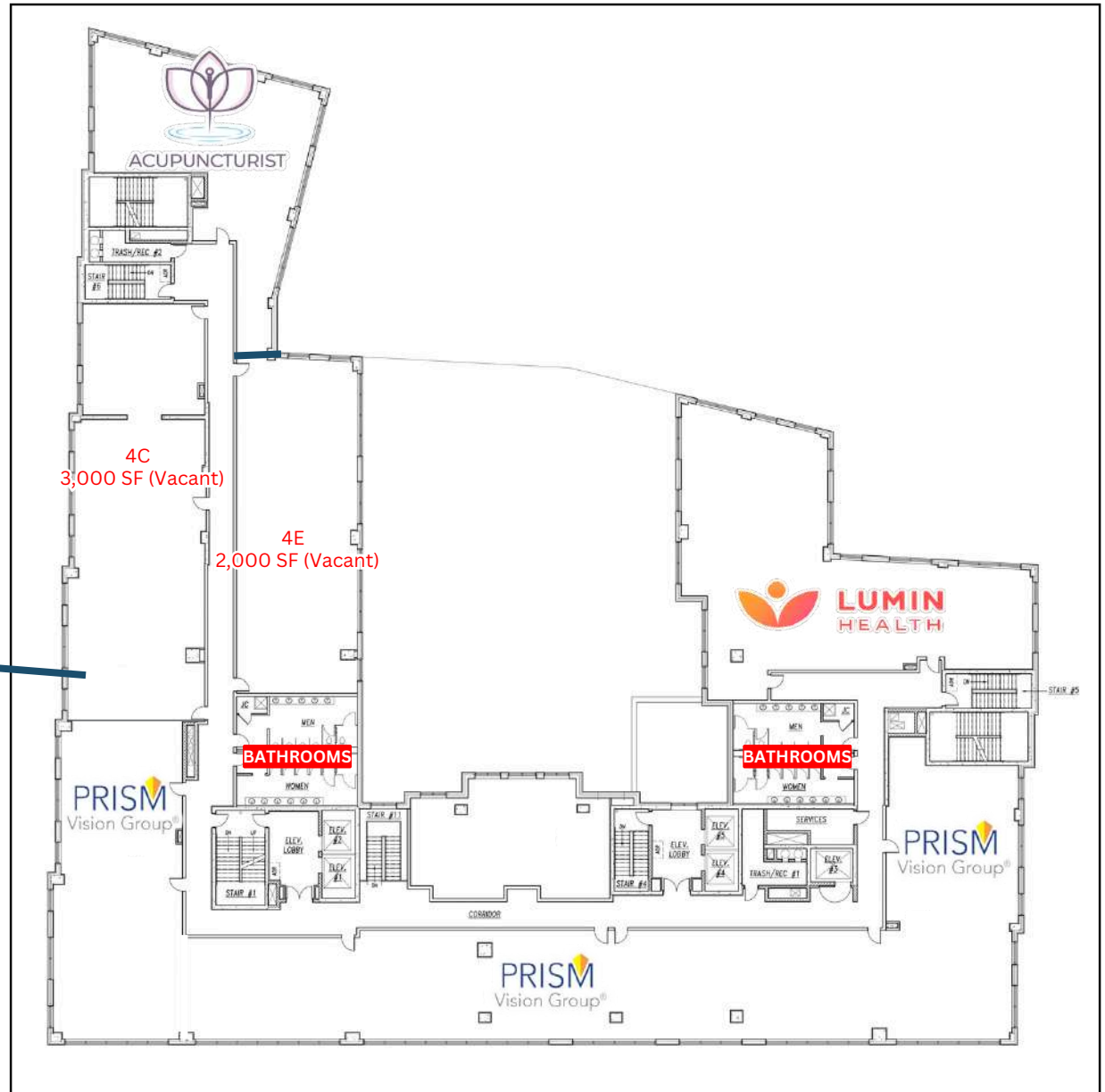
retail flex

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FOURTH FLOOR



SOUTHWEST FACING VIEW



INTERIOR RENDERINGS

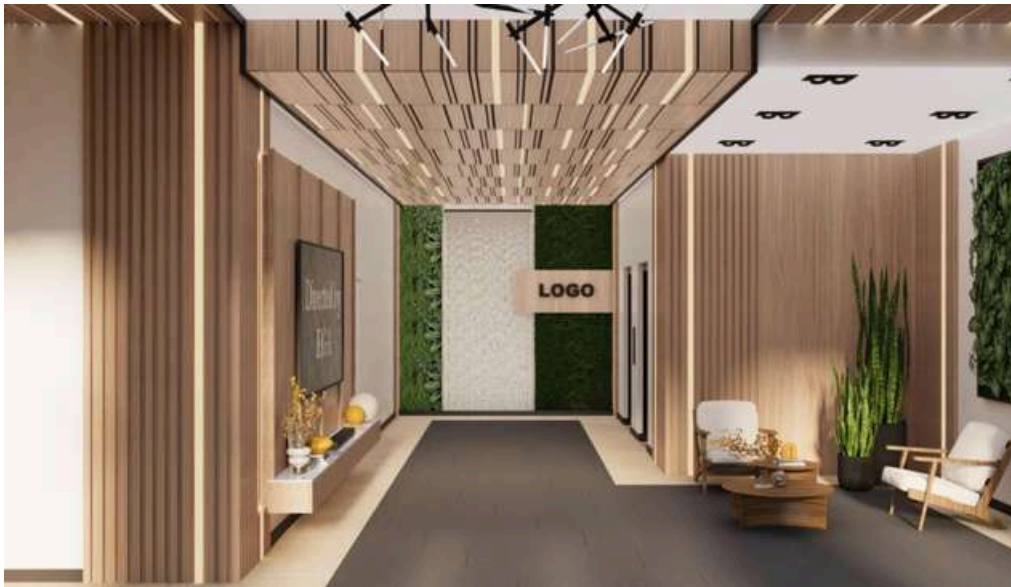
office space / retail flex



INTERIOR RENDERINGS

l o b b y

UNDER CONSTRUCTION



INTERIOR lounge RENDERINGS

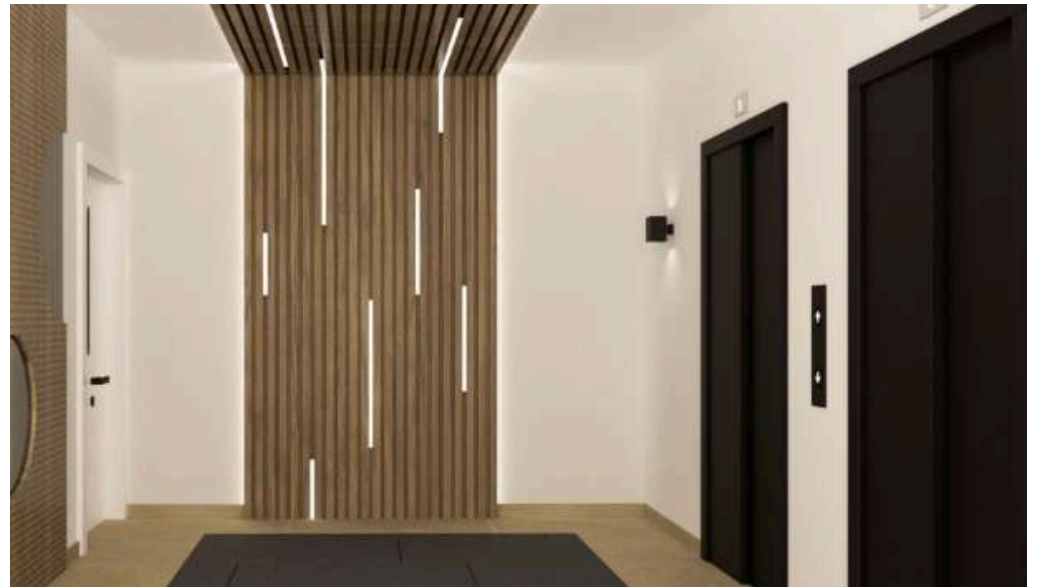
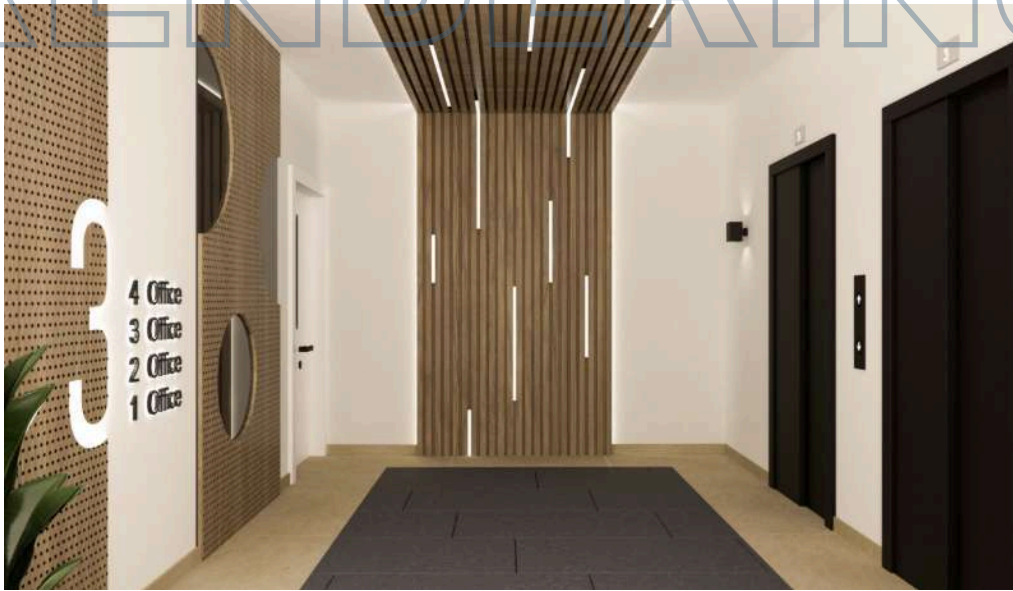
UNDER CONSTRUCTION



INTERIOR RENDRERINGS

3rd floor elevator lobby

UNDER CONSTRUCTION



INTERIOR RENDERINGS

3rd floor corridor

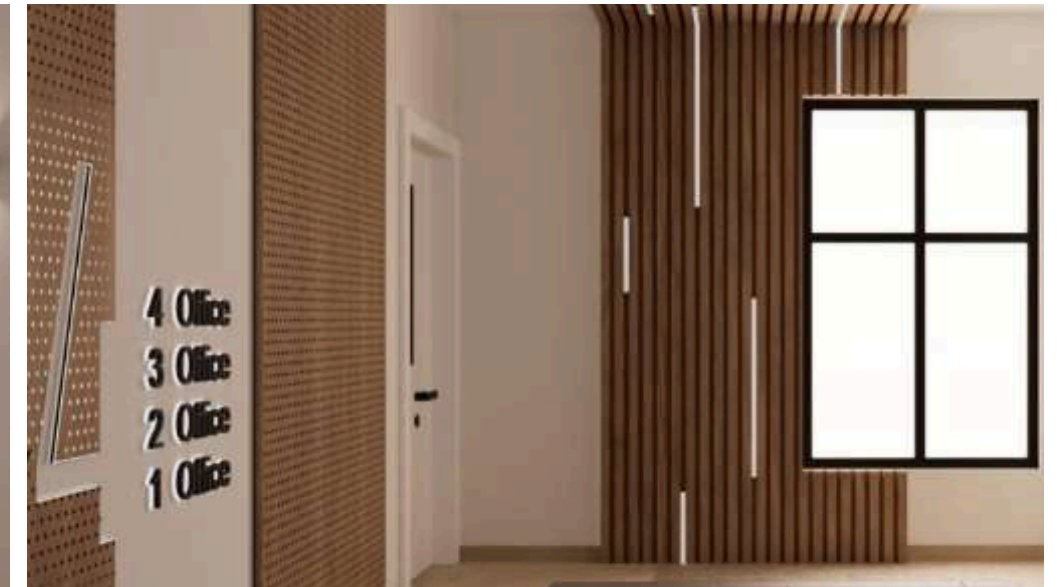
UNDER CONSTRUCTION



INTERIOR RENDRINGS

4th floor elevator lobby

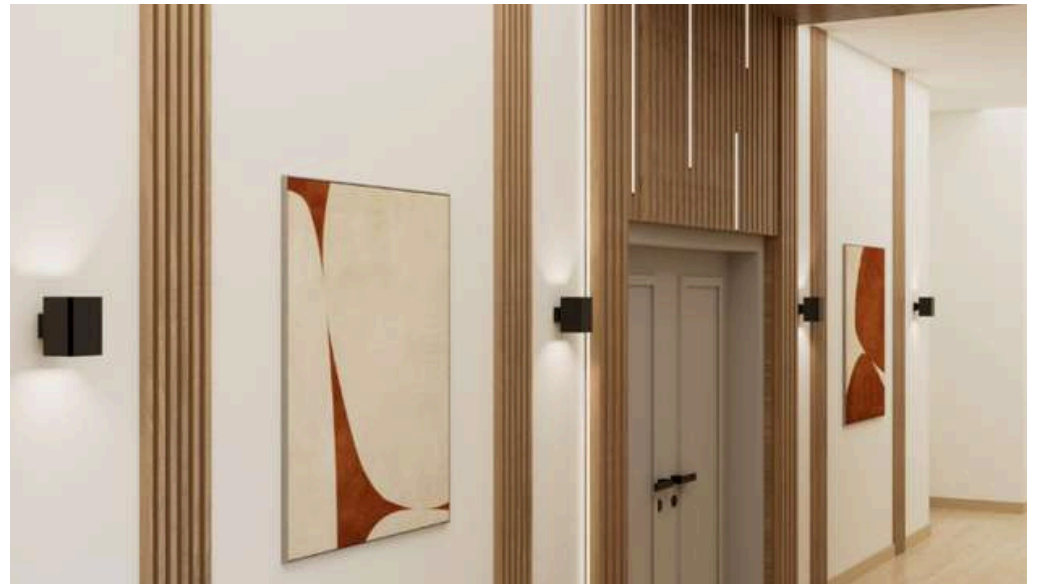
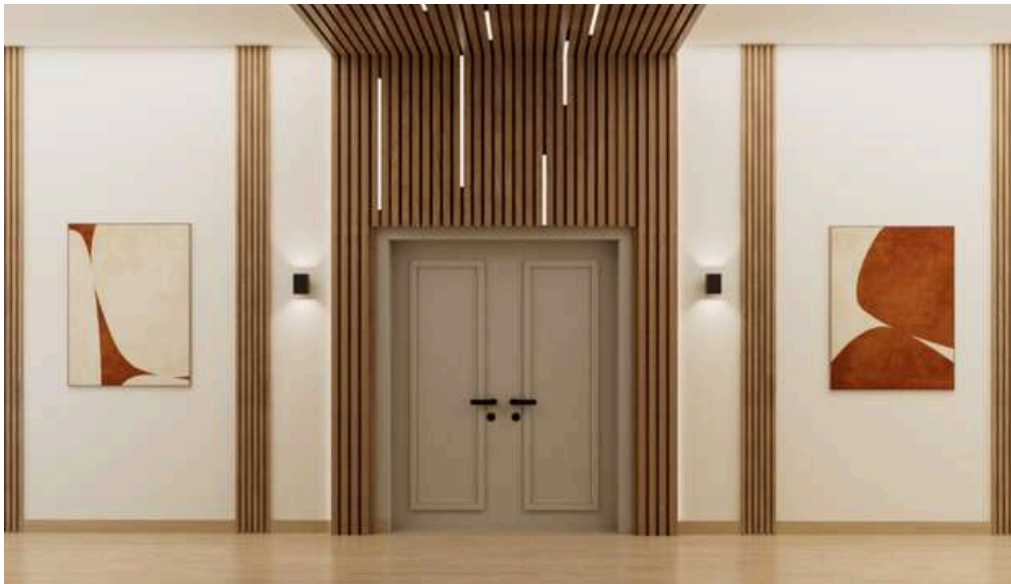
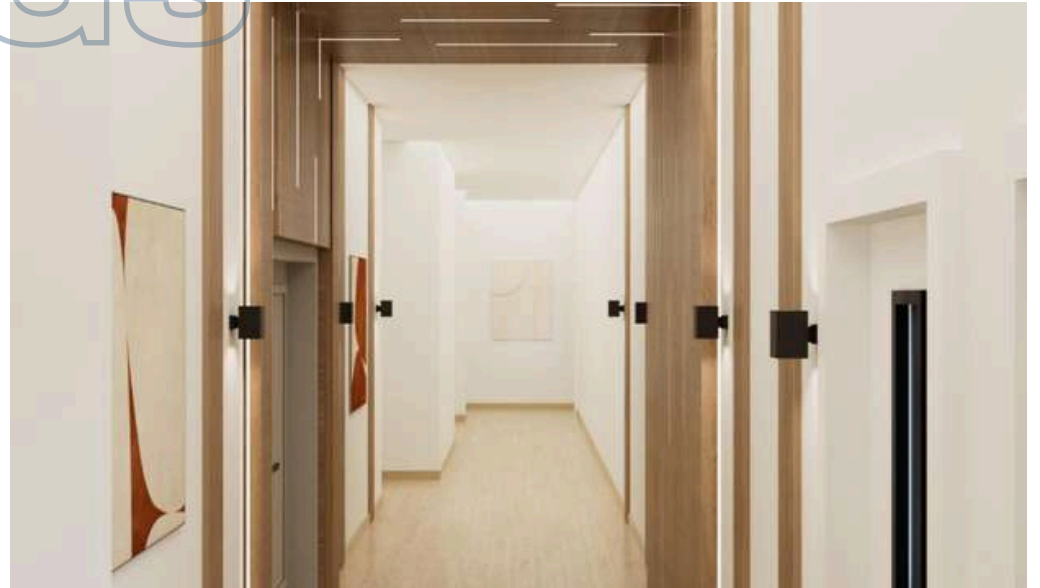
UNDER CONSTRUCTION



INTERIOR RENDERINGS

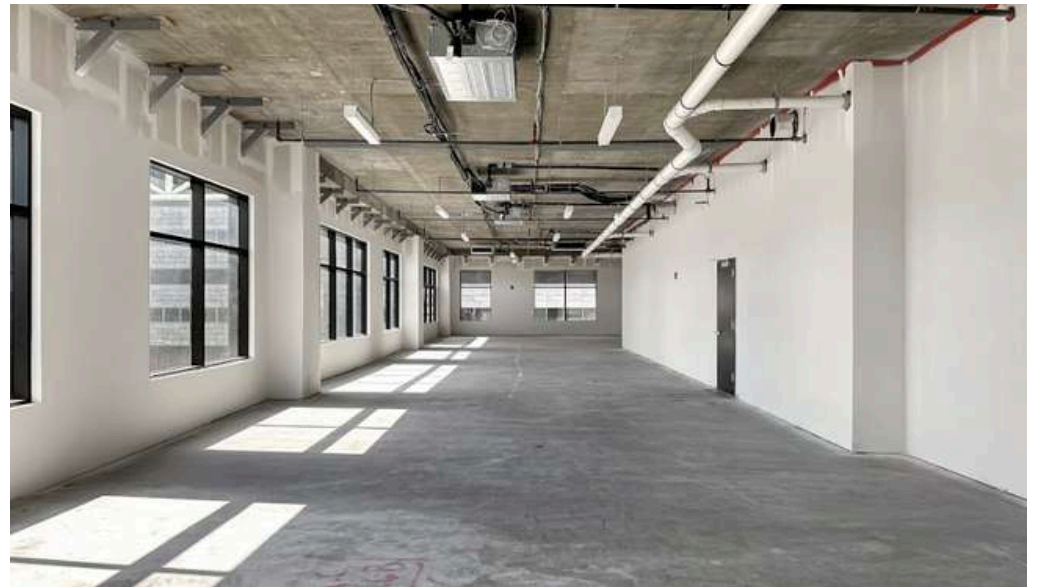
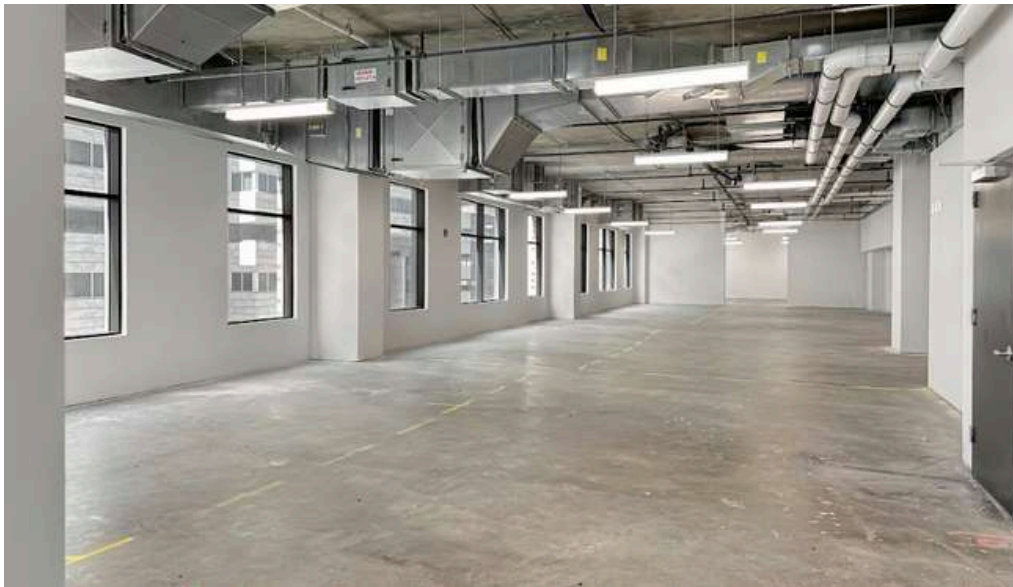
4th floor corridor

UNDER CONSTRUCTION

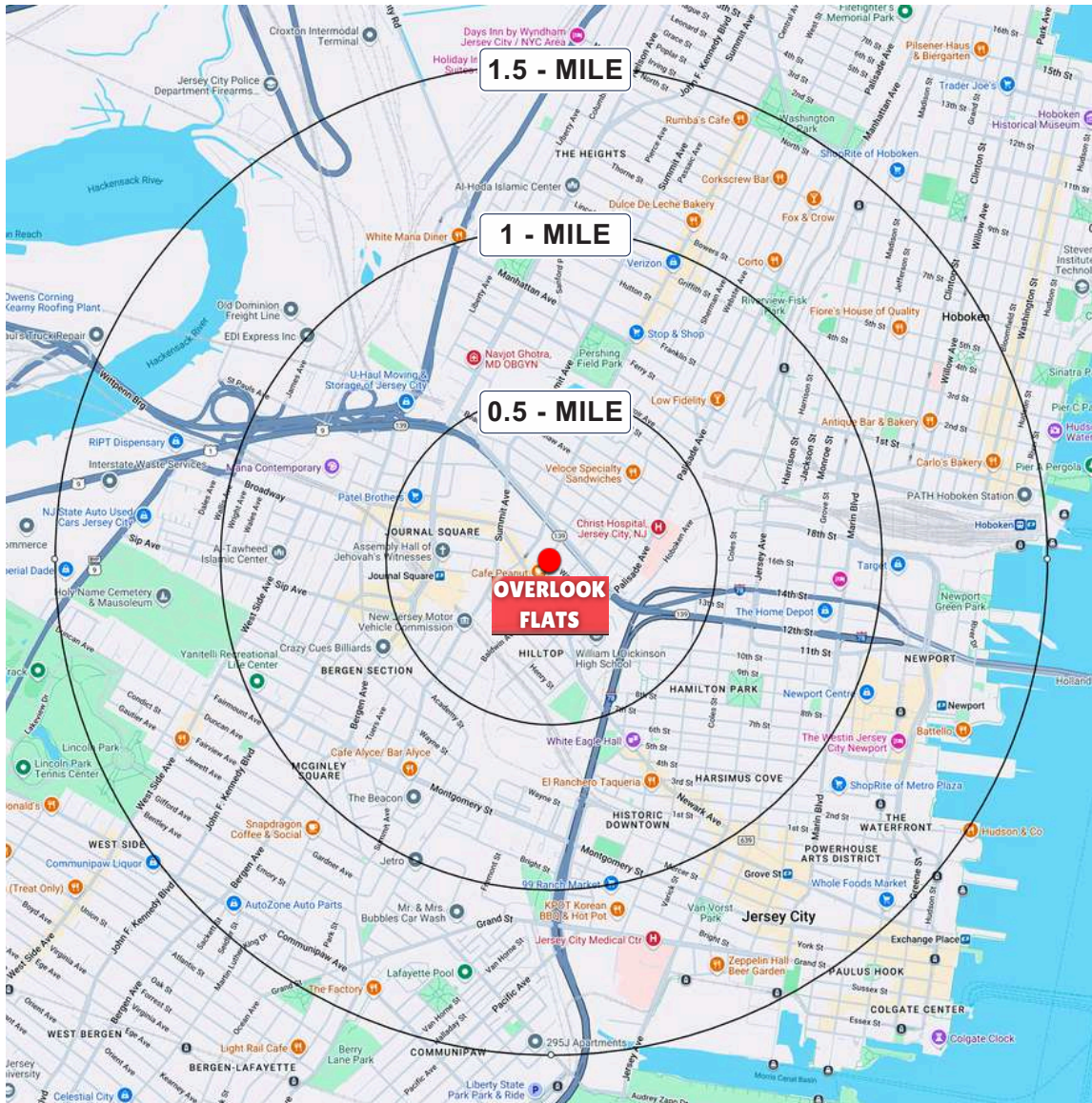


INTERIOR IMAGES

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



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