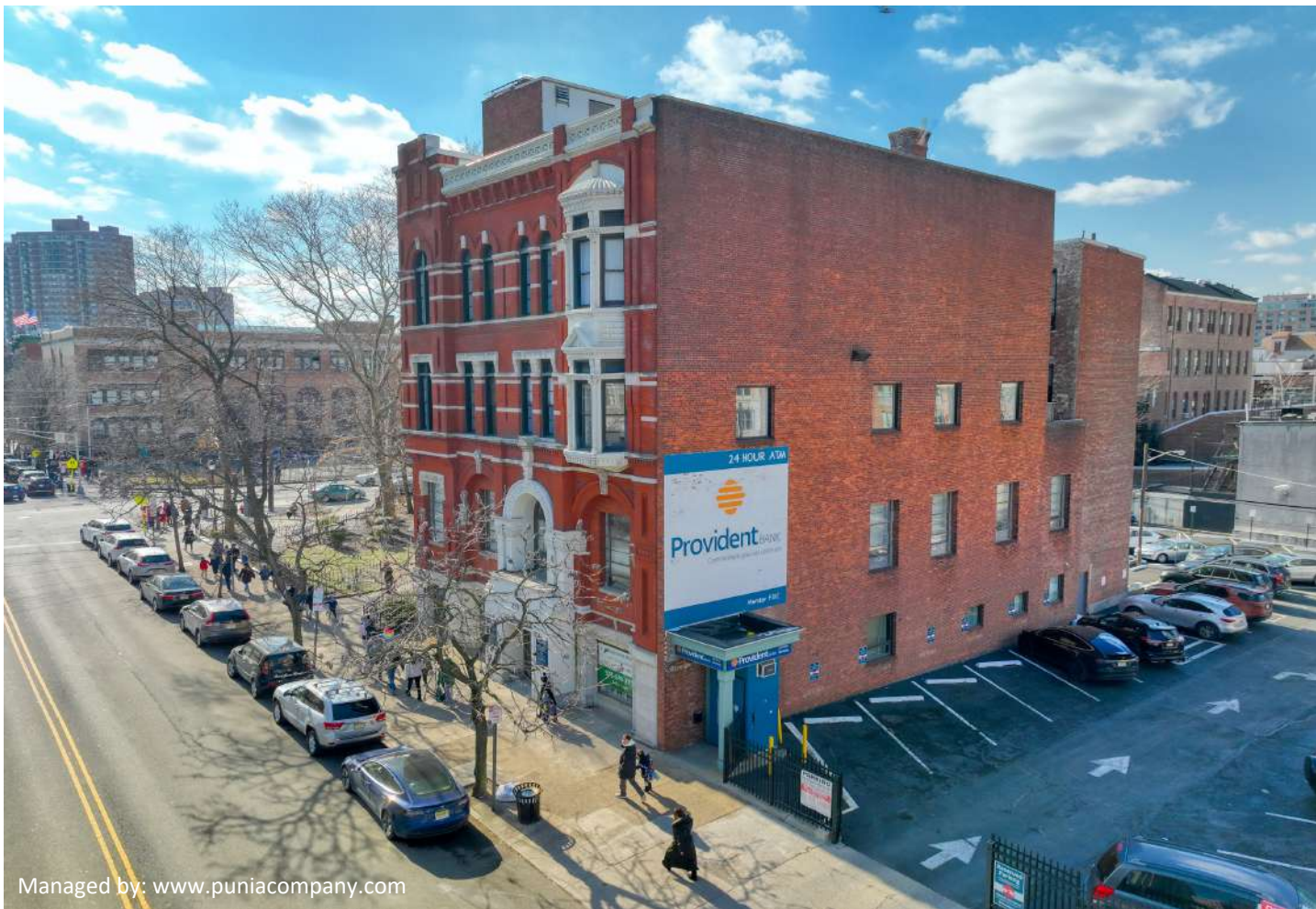


Medical/Office/Retail Space Available w/ Parking!  
Located in the Heart of Downtown Jersey City

239 Washington St  
Jersey City, 07302



Managed by: [www.puniacompany.com](http://www.puniacompany.com)

## HIGHLIGHTS

- Located in the heart of Paulus Hook on the border of Exchange Place and Liberty Harbor North.
- Ground floor retail/medical/office and executive office suites available with rare dedicated parking space adjacent to the building.
- 10,000+ residential units within the Exchange Place neighborhood with 4,000+ under construction and another 10,000+ approved.
- The property is located steps from all metro area mass transit system services (Exchange Place PATH, NJ Transit- Hudson Bergen Light Rail, NY Waterway Ferry, and NJ Transit Bus & Rail Services).
- The property is less than 1 mile from the Holland Tunnel, connecting Jersey City to the lower East Side Manhattan.

Space for Lease - Contact  
Bobby Antonicello Jr. Ph. 201.300.6489  
[Bobby@gridrealestate.biz](mailto:Bobby@gridrealestate.biz)

### Retail Space Available

- 1<sup>st</sup> Floor: 2,000 RSF (right side unit)-3 Parking Spaces
- 1<sup>st</sup> Floor: 3,205 RSF (left side unit)- 6 Parking Spaces
- Both ground floor spaces can be combined

### Office Space Available

- 4<sup>th</sup> Floor: 450 RSF (Suite 406) – 1 Parking Space Each

### Location

- Located in the heart of Paulus Hook on the border of Exchange Place.
- Less than 1 mile from the Holland Tunnel.
- Steps from all metro area mass transit system services.

### Term

- Negotiable

### Asking Rent

- Upon Request

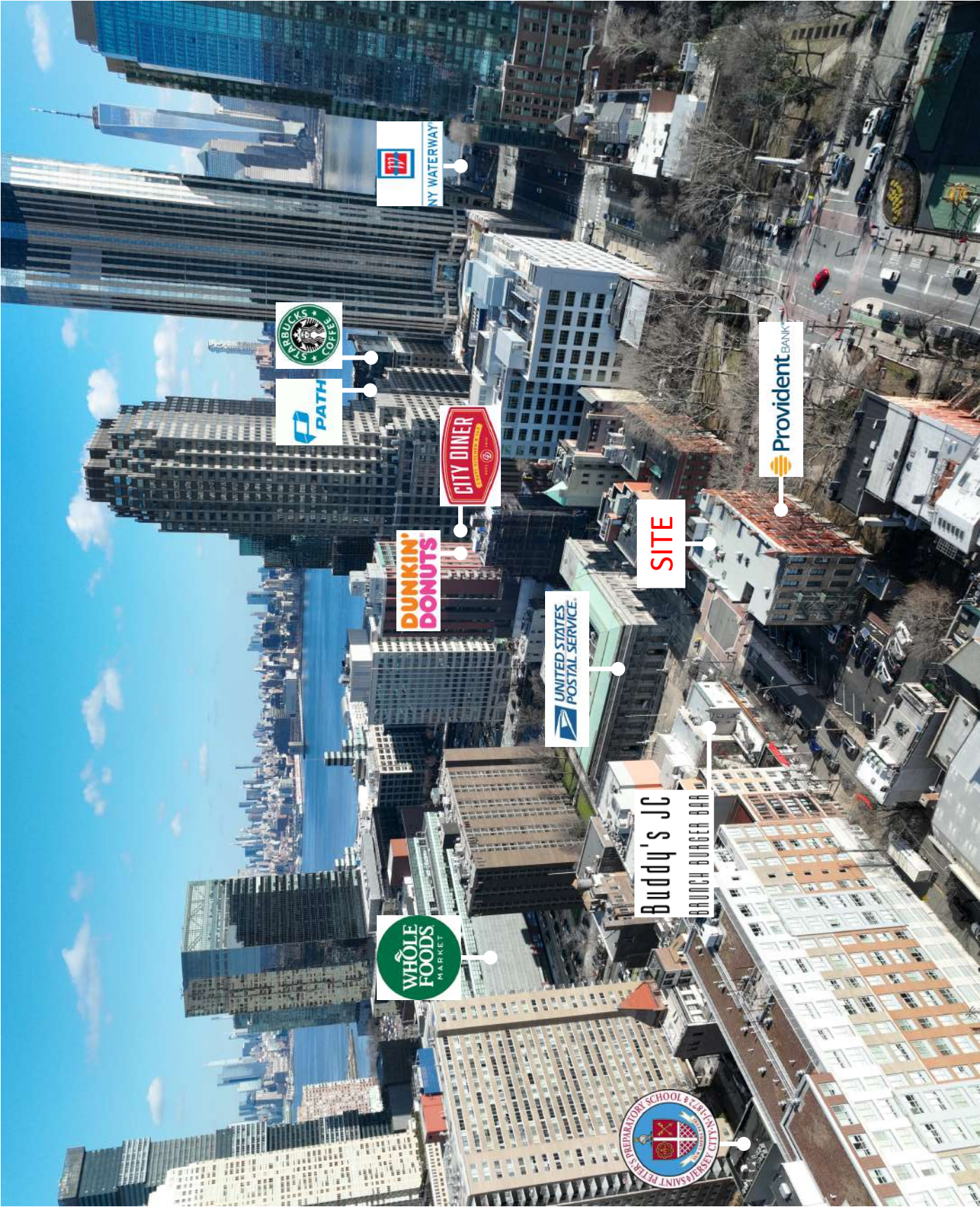
### Ceiling Height

- 8 Feet



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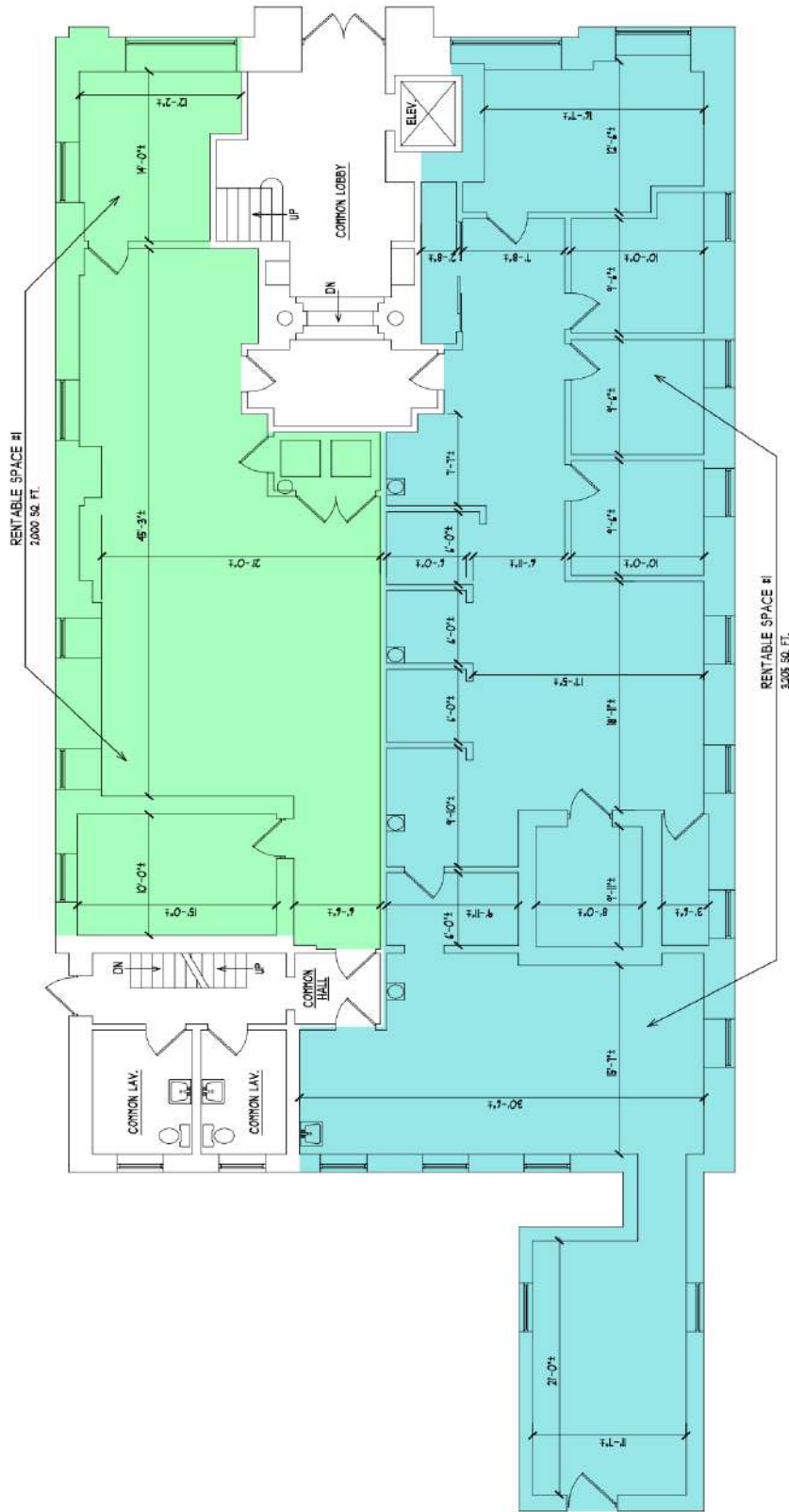
**SITE**





1st Floor

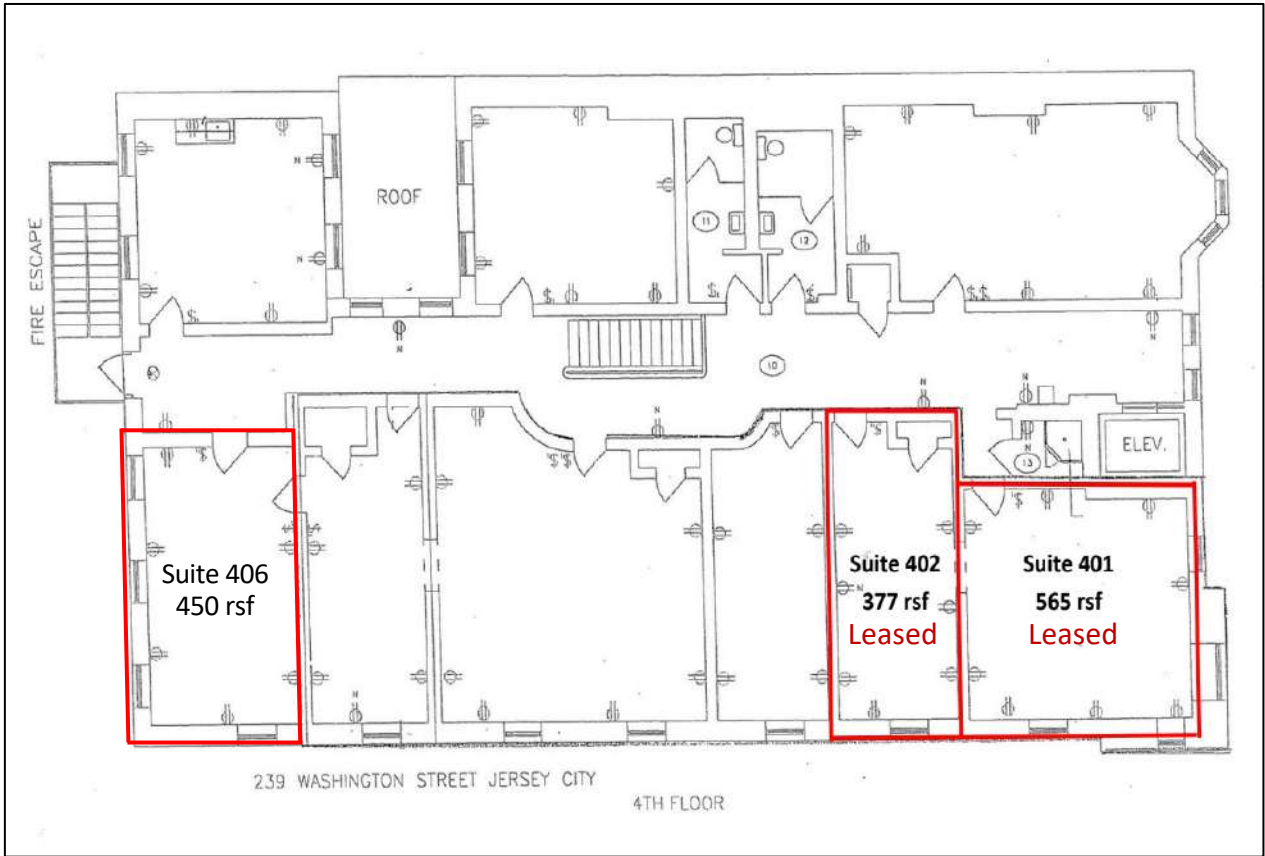
**EXISTING FLOOR PLAN**  
**FIRST FLOOR, 239 WASHINGTON STREET**  
**JERSEY CITY, NEW JERSEY, 07302**  
**239 WASHINGTON STREET, LLC. - OWNER**



NOTE: THIS PLAN IS FOR MARKETING PURPOSES ONLY.  
 ALL DIMENSIONS ARE APPROXIMATE, AND ARE SUBJECT  
 TO ARCHITECTURAL VERIFICATION.

**EXISTING FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

4th Floor



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