



RAW FLOOR PLATE

FORMER YOGA STUDIO

MAIN ENTRANCE

317 CENTRAL AVENUE
JERSEY CITY, NJ 07307

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– RWJ Barnabas Anchored Building Available For Lease!

- Located in the core of Central Avenue in Jersey City Heights surrounded by residential redevelopment, new city parking garage and a bubbling commercial corridor.
- Roughly $\pm 4,200$ SF of leaseable commercial space available immediately above RWJ Barnabas medical clinic.
- Floor 2 was a former yoga studio and is in mint condition with wood floors throughout, brand new HVAC and drenched in sun light.
- Floor 3 is raw space and is only accessible via floor 2. Original details, pinched tin and crown moldings. Needs renovation.
- Across street from forthcoming parking garage with 400 public spaces to be constructed in a public/private partnership with the city of Jersey City. Will feature 10,000SF public plaza surrounded by retail.

LOCATION

CENTRAL AVENUE
BUSINESS DISTRICT

AVAILABLE

FLOOR 2: $\pm 2,200$ SF
FLOOR 3: $\pm 2,200$ SF

FRONTAGE

50' CENTRAL AVE
88' GRIFFITH ST

CEILING HEIGHT

10'

POSSESSION

IMMEDIATE

NEIGHBORS

RWJ BARNABAS , WALGREENS,
BANK OF AMERICA, DUNKIN,
MCDONALDS, VERIZON, BENJAMIN
MOORE

NOTES

- NO ELEVATOR
- THIRD FLOOR IS ONLY ACCESSIBLE VIA SECOND FLOOR
- THREE SIDES OF NATURAL LIGHT







GRID EXCLUSIVE CONTENT

2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

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For additional information on this listing please contact:

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