

# 372 9TH STREET

**DVORA**



**RETAIL/OFFICE  
OPPORTUNITY**

372 9th Street  
255 Brunswick Street



• Hamilton Park (3 Blocks)



• 389 8th (60 units - 1 Block)



• Revetment House (246 Units - 1 Block)



• Embankment House (250 Units - 1 Block)





# 372 9TH STREET

## 255 Brunswick Street



### HIGHLIGHTS:

- 255 Brunswick Street & 372 9th Street are two new boutique rental developments in Downtown Jersey City. Both are modern, luxurious and ideally situated steps off Hamilton Park & Enos Jones Park.
- 2 residential mixed-use buildings: 75 residential rental units in 255 Brunswick Street and 66 residential rental units in 372 9th Street. Both buildings have ground floor retail.
- Great location for grocer, creative hub, restaurant, fast casual food operator or fitness/medical use.
- Surrounded by a hundreds of new residential units.
- Walking distance to Newark Ave and all forms of mass transportation.

• 255 Brunswick Street - Hamilton House

### SPACE AVAILABLE:

- **SPACE D:** 2, 717 SF (DIVISIBLE: 632 SF)
- **UNIT A:** 2,861 SF
- **UNIT 1:** 3,500 SF
- **UNIT 2:** 12,022 SF

### TERM:

- Negotiable

### ASKING RENT:

- **372 9th Street**  
\$32.00 PSF NNN
- **255 Brunswick Street**  
\$38.00 PSF NNN  
(Turkney Daycare)  
(Unit 1+2 can be combined)

### FRONTAGE:

- 150 Feet of Frontage

### NEIGHBORING RETAIL:

### JOIN:



**MORE INFORMATION**

Bobby Antonicello Jr.  
 Bobby@gridrealestate.biz  
 (201) 300 - 6489

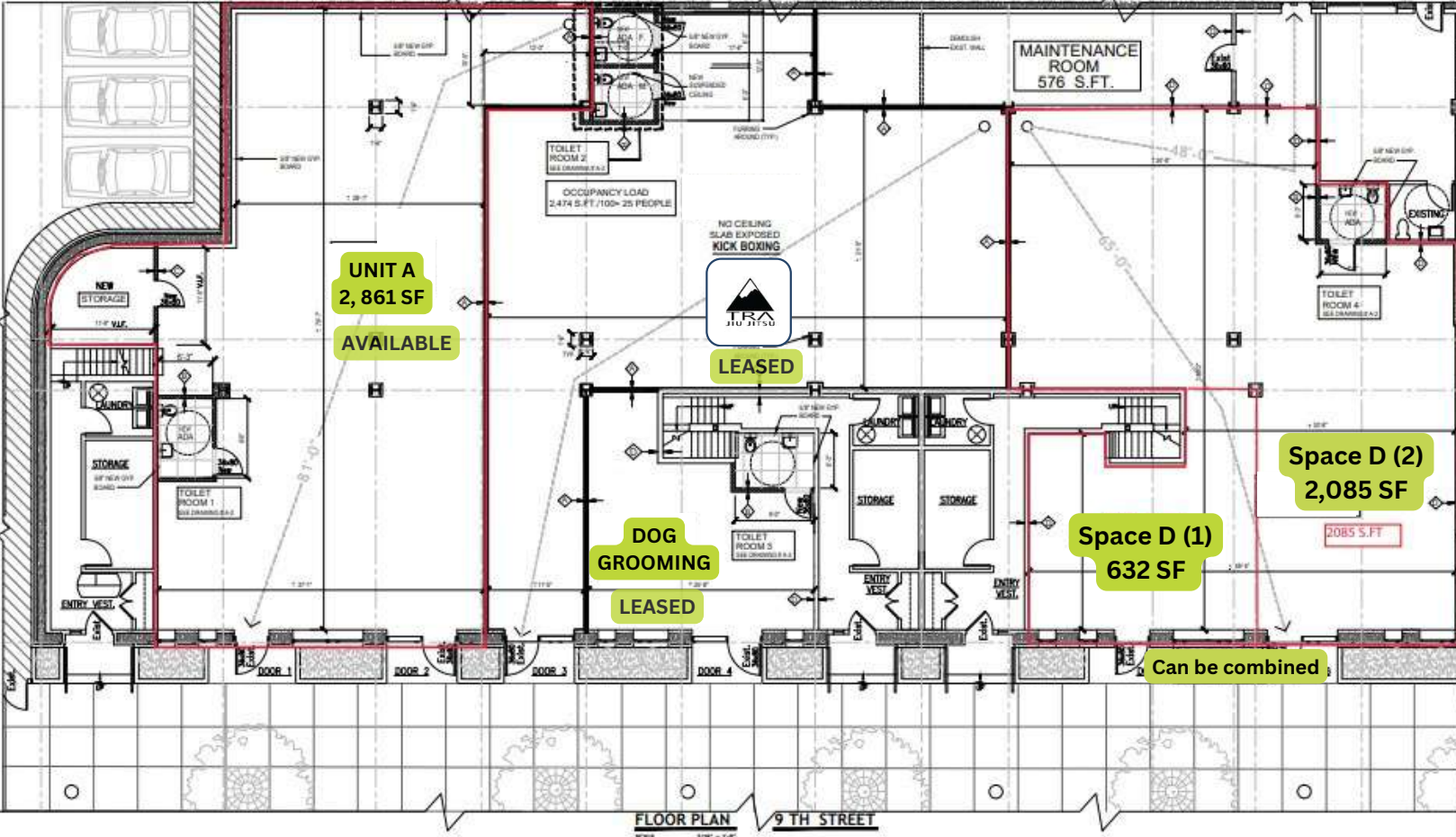
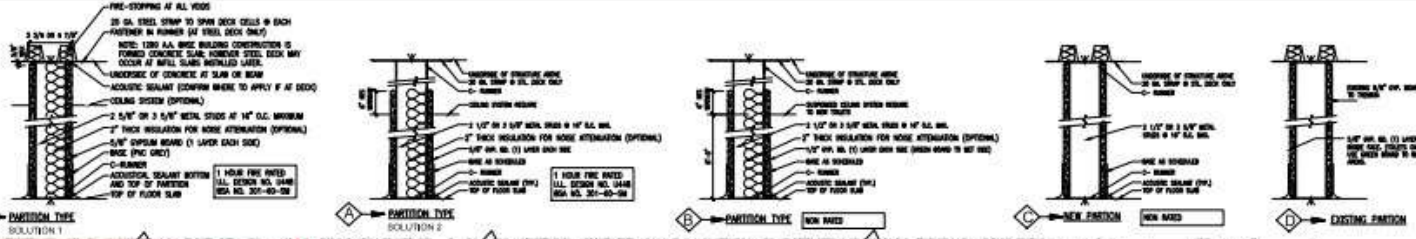
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# 372 9TH ST. FLOOR PLAN

## NOTES TO ALL PARTITION TYPES

- THE FOLLOWING NOTES APPLY TO ALL PARTITION TYPES UNLESS SOME SPECIFIC REQUIREMENTS ARE STATED IN THE SPECIFICATIONS OR IN NOTES IN THE CONSTRUCTION PLANS OR DETAILS. USE ESPECIALLY SECTION 05-10-00-COMPARTMENT AND 05-20-00-WALLS.
1. ALL PARTITION BOWLS USED IN PARTITION TYPES AND ENCLOSURES SHALL BE ALL PARTITION TYPES OF OR EQUIVALENT.
  2. ALL PARTITION BOWLS USED IN TOILET ROOMS, PARTIAL CLOSETS, MECHANICAL ROOMS AND FLOORING SHALL BE ALL PARTITION TYPES OF OR EQUIVALENT.
  3. INSULATION IN PARTITION TYPES SHALL BE TYPE "TWO" OR EQUIVALENT.
  4. ALL NEW PARTITIONS AT PERIMETER WALLS SHALL BE TYPE 3-1/2" BUT (P-3) INSULATION WITH WOOD BATTING. (SEE SECTION 05-10-00-COMPARTMENT AND 05-20-00-WALLS).
  5. ALL NEW PARTITIONS TO RECEIVE WALL-MOUNTED TOILETS, COUNTERS, OR OTHER WALL-MOUNTED FIXTURES, SPECIFIED OR IMPLIED OR SHOWN BASED ON ELEVATIONAL DRAWINGS, SHALL BE NOTIFIED AS FOLLOWS (SEE FINISHING PLANS):
    - CONTINUOUS 18-GAUGE 1/4" HIGH ANTI-DROP METAL STRIP FOR FULL HEIGHT, LENGTH OF PARTITION, TOP OF EACH PARTITION, USE OF ATTACHMENT OR
    - 1/4" X 1/4" WOODEN UNDER PARTITION BOARD FOR FULL AREA OF CEILING, WITH FINISH CHANGING ELEVATION ON FACE OF STUDS TO MATCH CORNER METAL THICKNESS.



### UNIT B SCOPE OF WORK

1. NEW HAZARDOUS
2. NEW SCHEDULE 40 TOILET
3. NEW WALL TYPE 18 GFL STUDS WALL AND TYPICAL OF 1/2\"/>

Data	
L. BLOCK No.	0000
E. LOT No.	00
E. ZONING	PRO-2000
A. USE GROUP	COMMERCIAL
E. CONSTRUCTION TYPE	02

PROJECT: RENOVATIONS UNIT B  
360 9th STREET  
JERSEY CITY, NJ

ALAN FELD ARCHITECT  
1000 MARKET STREET  
JERSEY CITY, NJ 07310  
TEL: 201-992-1111 FAX: 201-992-1112  
WWW.ALANFELDARCHITECT.COM

DRAWING TITLE	
FLOOR PLAN AND PARTITION DETAILS	
DATE: 11/14/24	SCALE: AS SHOWN
DESIGNED BY: JLF	DATE: 11/14/24
DRAWN BY: JLF	DATE: 11/14/24

**MORE INFORMATION**

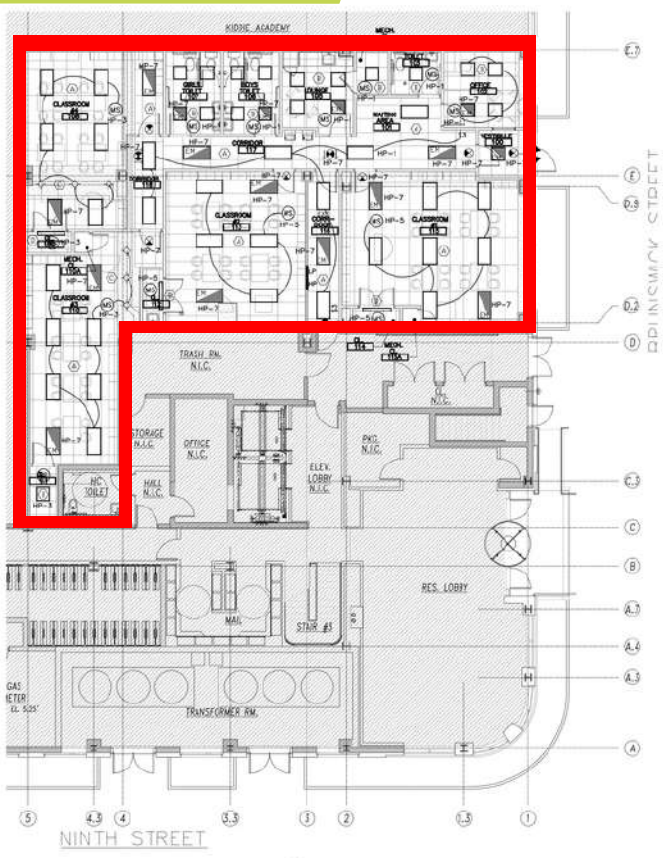
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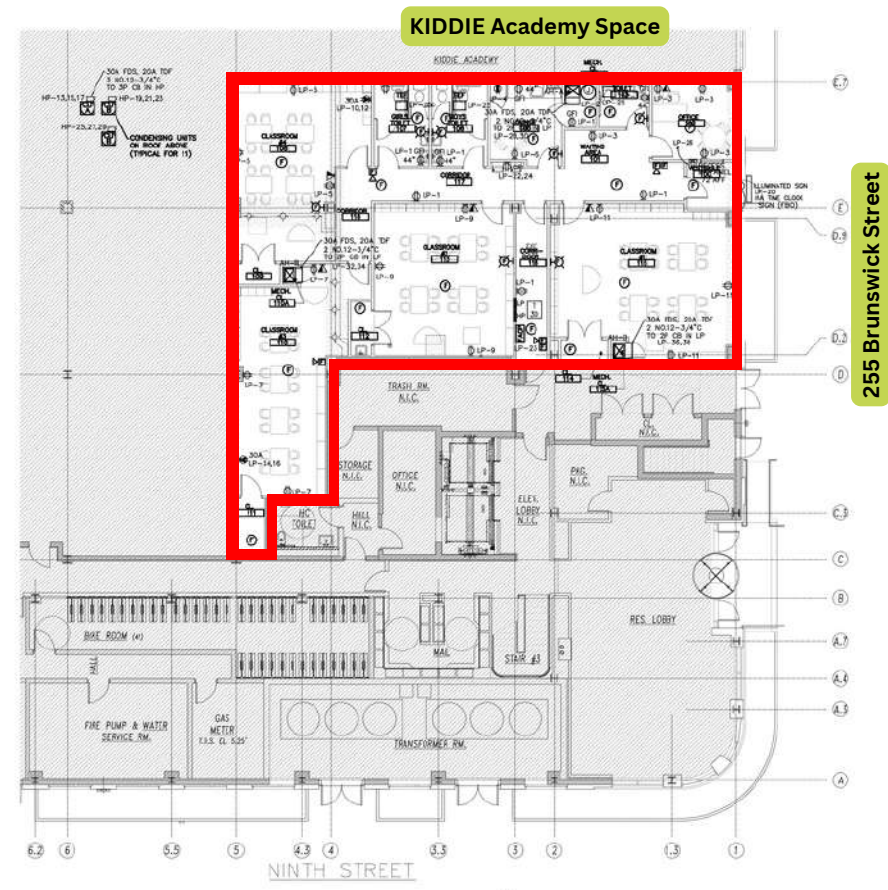


# 255 BRUNSWICK ST. FLOOR PLAN



**1 LIGHTING PLAN**  
scale: 1/8"=1'-0"

**CURRENT USE: Classroom Space**



**1 POWER AND FIRE ALARM PLAN**  
scale: 1/8"=1'-0"

255 Brunswick Street

**Jk**  
**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973-994-9609  
FAX: 973-964-4669  
www.jarmelkizel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1.	05/15/16	FOR CLIENT REVIEW	MSB

REVISION			
NO.	DATE	DESCRIPTION	INT.

**VAN PRAET & WEISBERGER**  
ENGINEERING ASSOCIATES

MECHANICAL-ELECTRICAL  
CONSULTING ENGINEERS  
20 PROSPECT PLACE  
MORRISTOWN, N.J. 07960  
TEL: 973-887-0079  
FAX: 973-886-8808

JOHN C. VAN PRAET  
N.J. P.E. 25146

Project: **THE EMBARKMENT SCHOOL**  
300 9TH STREET  
JERSEY CITY, NEW JERSEY

Project Number: **KNOLL-S-15-106** Date: **AS NOTED**  
Drawn By: **MSB** Approved By: **MSB**

Drawing Name: **ELECTRICAL PLANS**

Drawing Number: **E-1**

Initial Date: 5/15/16



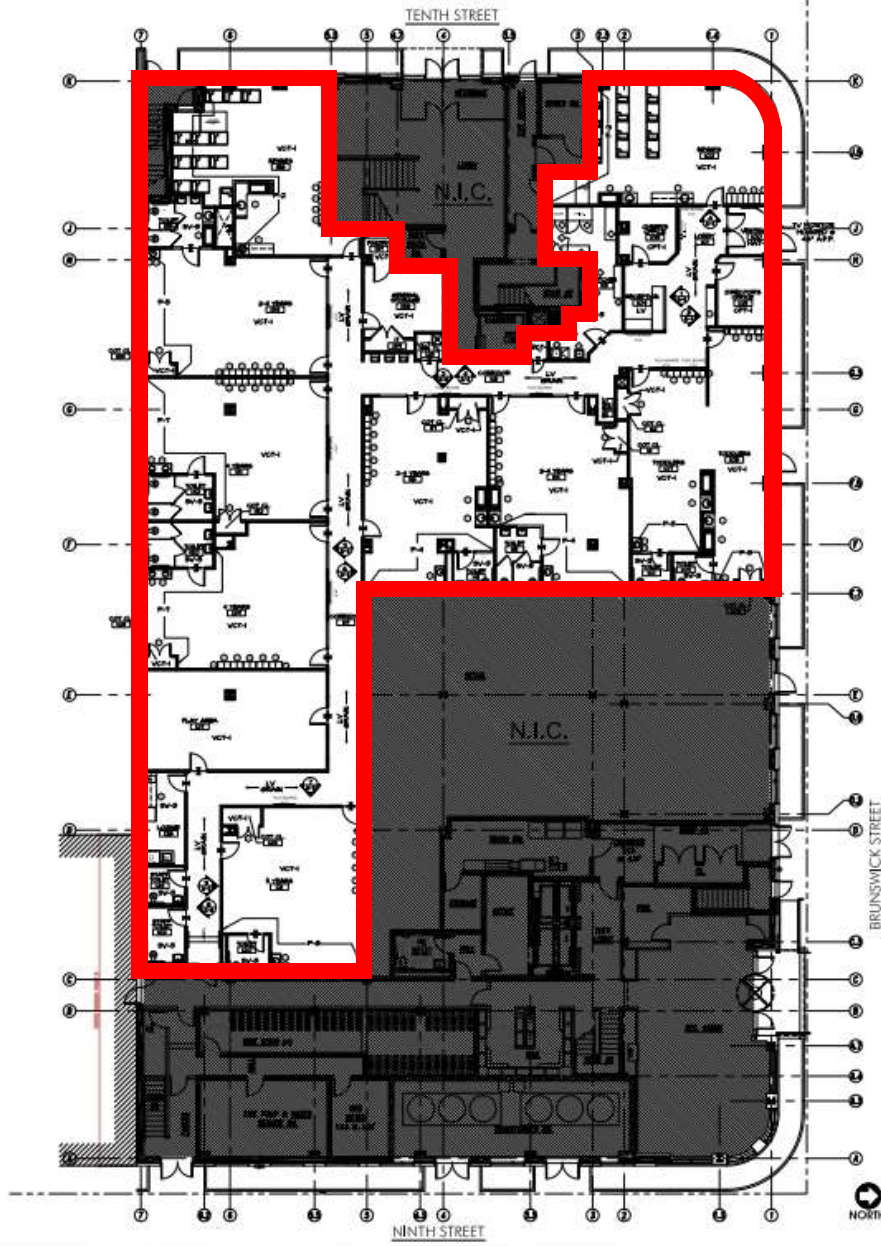
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**MORE  
INFORMATION**



# DAYCARE FLOOR PLAN



- LEGEND:**
- 1 FINISH TO BE SHOWN AS 1
  - 2 FINISH TO BE SHOWN AS 2
- GENERAL NOTES:**
1. OWNER'S CONTRACTOR SHALL VERIFY ALL CONDITIONS AND VERIFY ALL CONDITIONS OF THE PROJECT.
  2. ALL FINISHES SHALL BE PROVED TO THE OWNER AND SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
  3. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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  7. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FINISH SCHEDULE:**
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**Jarmel Kizel**  
 ARCHITECTURE  
 1000 NEW BRITAIN BLVD  
 SUITE 200  
 NEW BRITAIN, CT 06110  
 (860) 865-1111  
 Architecture  
 Engineering  
 Interior Design  
 Environmental Services

EQUIPMENT	
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**FINISH PLAN**

**A-3**

DATE: 10/15/2019  
 PROJECT: DAYCARE FLOOR PLAN  
 DRAWING NO.: A-3  
 SHEET NO.: 1 OF 1

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# AERIAL



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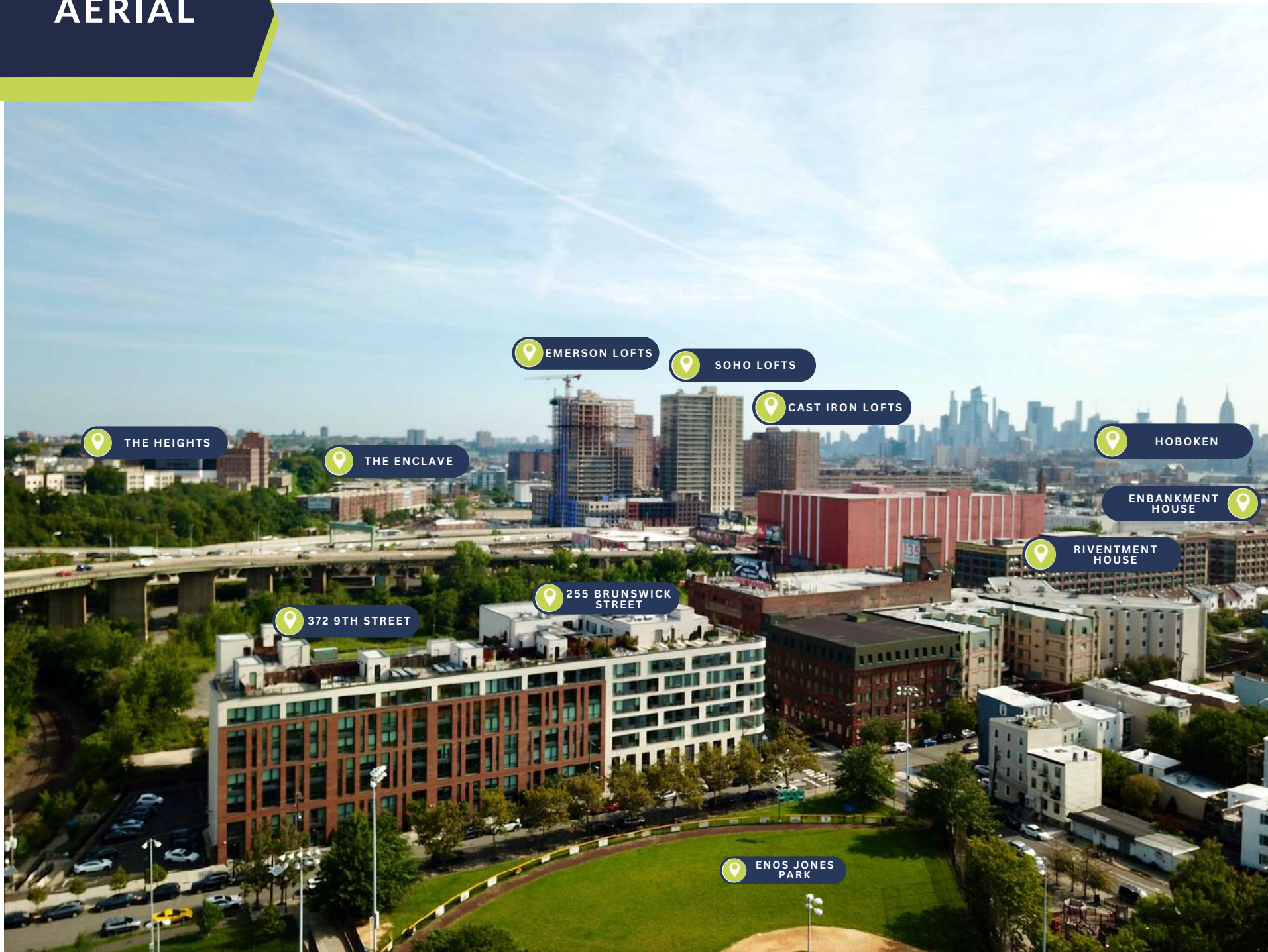
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# AERIAL



THE HEIGHTS

THE ENCLAVE

EMERSON LOFTS

SOHO LOFTS

CAST IRON LOFTS

HOBOKEN

ENBANKMENT HOUSE

RIVENTMENT HOUSE

372 9TH STREET

255 BRUNSWICK STREET

ENOS JONES PARK

Bobby Antonicello Jr.

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