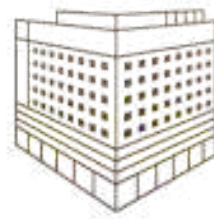


OVERLOOK SUITES

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



4th Floor - Office

3rd Floor - Office

OFFICE/RETAIL FLEX ENTRANCE

LOADING DOCK

PARKING GARAGE

MAIN LOBBY

Early Beginnings

Wine & Spirits

metro market

GROUND FLOOR RETAIL FULLY LEASED



**SUPERIOR
COURTHOUSE OF
HUDSON COUNTY**

The new 406,000-square-foot Frank J. Guarini Justice Complex, the future home of 24 Hudson County courtrooms, is rapidly approaching completion, marking a significant milestone in the county's ongoing investment in its judicial infrastructure.

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	20,441
YTD Weekday Count	5,854,567
YTD Saturday Count	816,412
YTD Sunday Count	612,903
YTD Holiday Count	177,071
YTD Grand Total	7,481,394



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

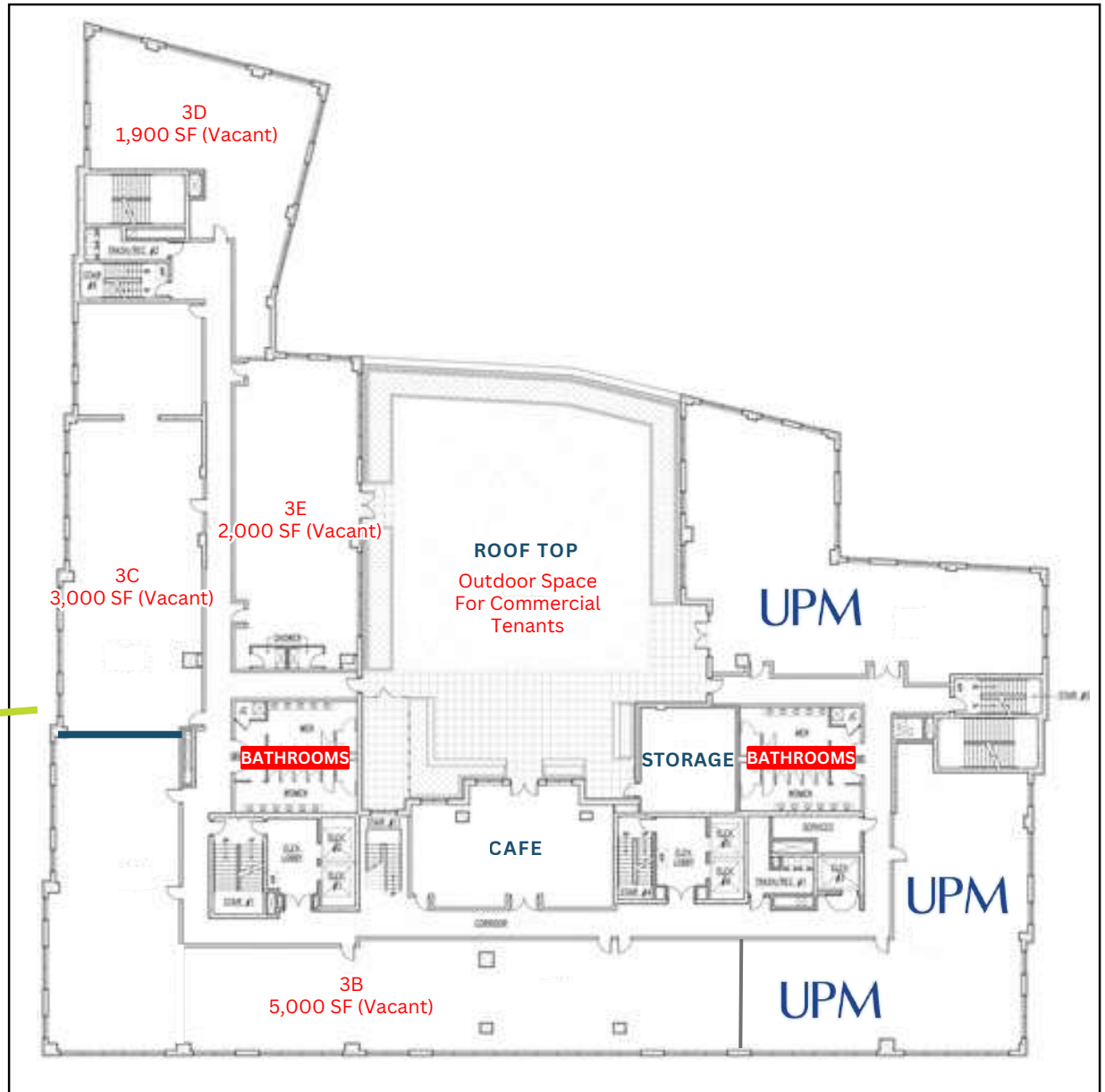
- Spaces can be combined.
- Private rooftop for commercial tenants.
- Smaller spaces can be made available.
- HVAC and bathrooms in place.

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

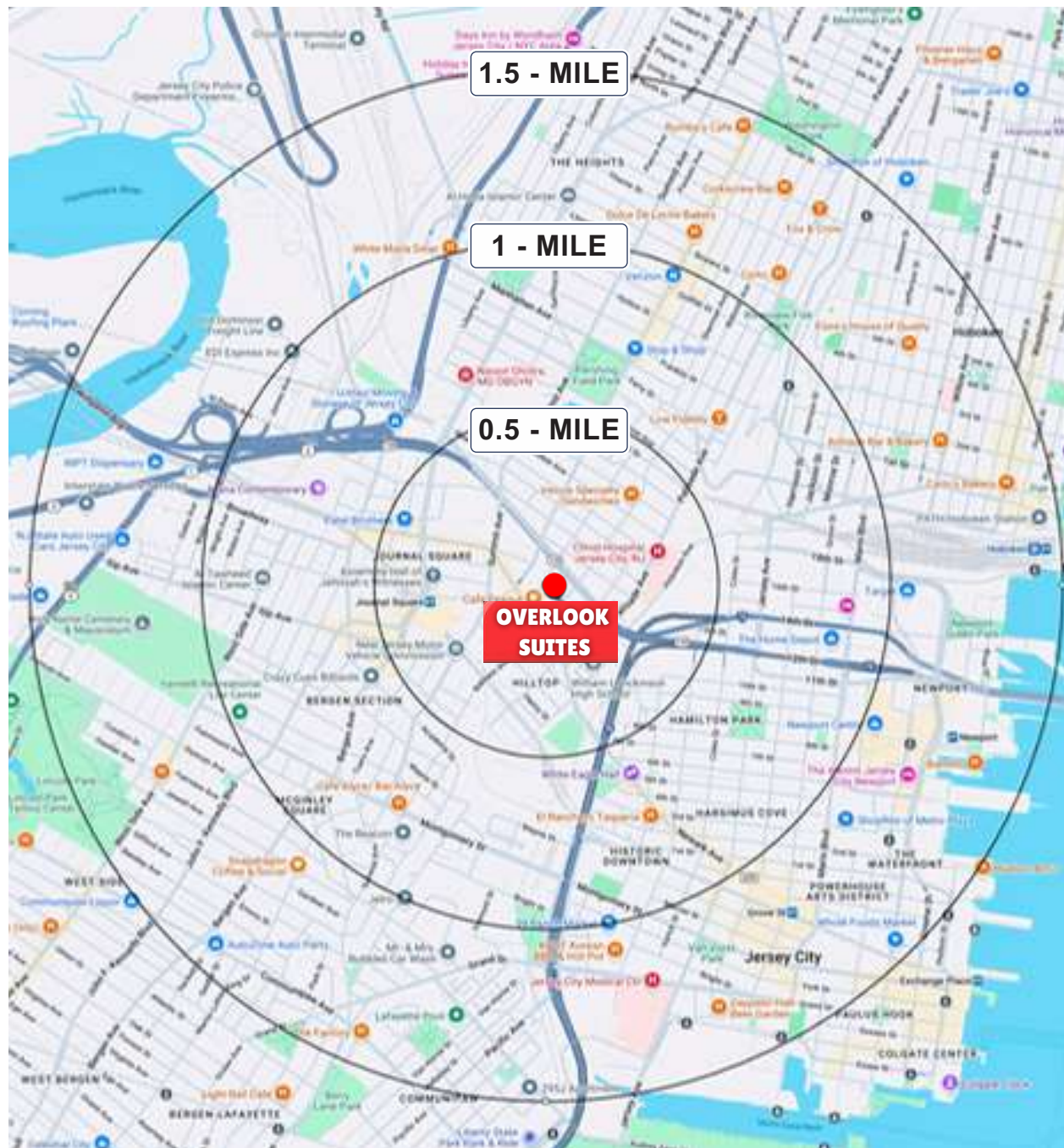
UNDER CONSTRUCTION



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

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