



**MEDICAL/
PROFESSIONAL
AVAILABLE**

37,609 SF

26
JOURNAL SQUARE
JERSEY CITY, NJ

**BE A PART
OF HISTORIC
JOURNAL SQUARE**



PROPERTY INFORMATION

26 JOURNAL SQUARE, JERSEY CITY, NJ

- Pre-built and build-to-suit options
- Iconic 16-story Class A office tower in the heart of Journal Square
- 111,000 SF landmark building with flexible medical suites
- Recently renovated lobby and common areas with over \$4 million in capital improvements
- Modernized elevators (medical elevator available) and upgraded building systems, including enhanced HVAC and air filtration
- Up to 16' ceiling heights, ideal for medical, professional, and specialty users
- On-site parking and dedicated patient drop-off access for medical tenants
- Historic Beaux-Arts architecture and one of Jersey City's original skyscrapers
- Surrounded by significant residential and mixed-use development, strengthening long-term tenant demand



VACANCIES & TENANT MIX

ALL VACANCIES

2nd FLOOR: 6,805 SF*

6th FLOOR: 4,013 SF

7th FLOOR: Ste 701: 818 SF
Ste 703: 824 SF
(Can be combined to 1,642 SF)

8th FLOOR: 1,562 SF

9th FLOOR: 6,805 SF*

10th FLOOR: 2,221 SF

11th FLOOR: 951 SF

12th FLOOR: 6,805 SF*

15th FLOOR: 6,805 SF*

Total Available:
37,609 SF

**Entire floor available;
division possible*

Imaging Center opportunity with MRI, X-Ray, Ultrasound & CT Scan in Lower Level, and for larger tenants 3-5+ contiguous floors can be made available for larger tenant.

Medical Tenants
AT
26
JOURNAL SQUARE



Metro Vein
Centers —



And more...

LOCATION HIGHLIGHTS



Prime Journal Square Address: Located in one of Jersey City's busiest transit and commercial hubs

Steps from Journal Square PATH Station.

- **Unmatched Patient Accessibility:** Direct access to PATH, multiple bus lines, and major roadways brings patients from Jersey City, Hoboken, Newark, and Manhattan.
- **High Foot Traffic & Visibility:** Surrounded by dense residential, office, and retail activity; ideal for practices seeking strong patient volume.
- **Established Medical Corridor:** Journal Square is home to a growing cluster of healthcare providers, offering strong referral potential.
- **Proximate to Major Redevelopment:** Benefit from Journal Square's ongoing residential and commercial growth, including new high-rise developments driving population density.

DEMOGRAPHICS 1 MILE RADIUS



Total Households
34,241



Total Population
83,397



Average HH Income
\$106,156

NEARBY HOSPITALS MAP



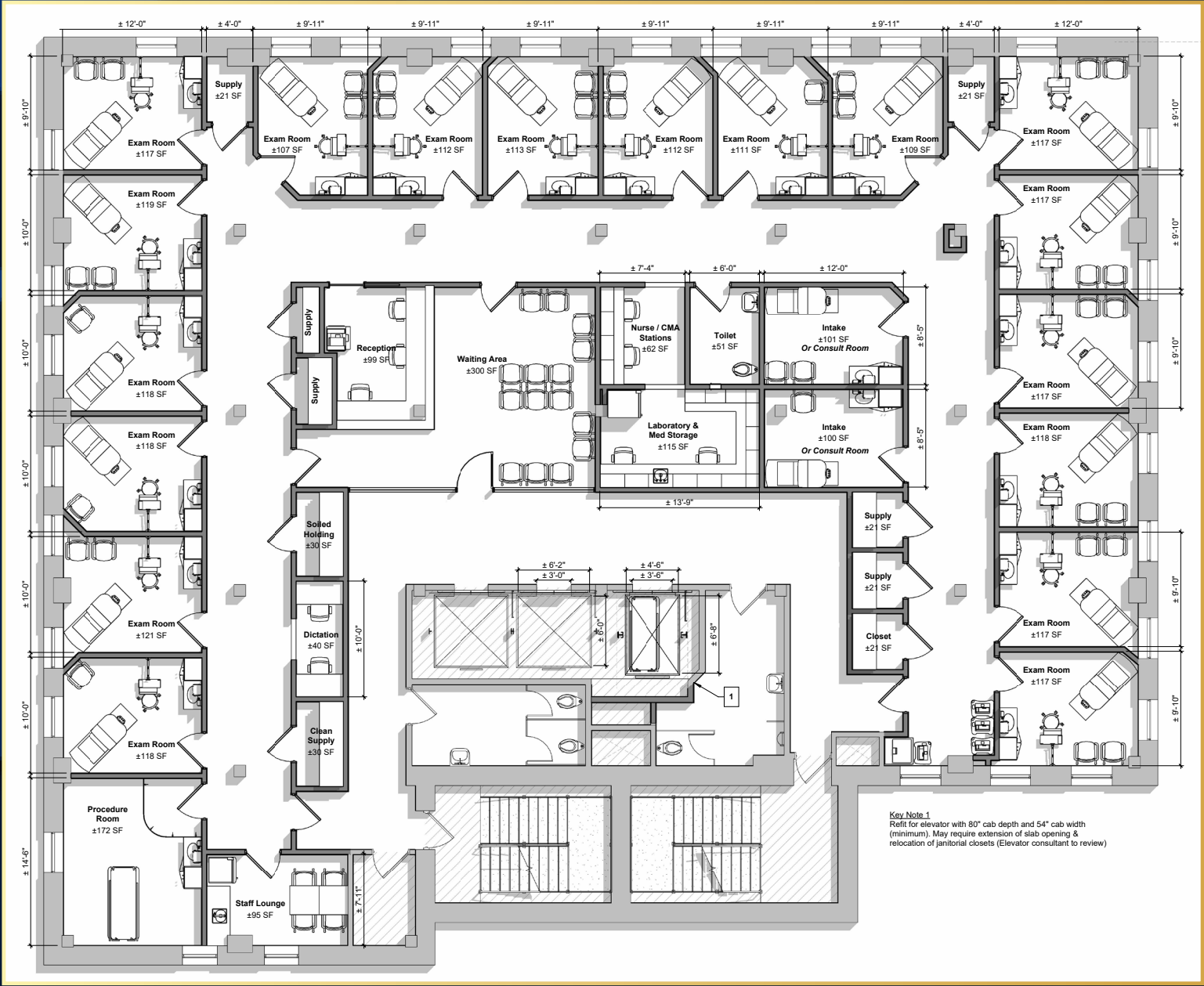
NJ NEW JERSEY HOSPITALS		
1.	Christ Hospital	0.8 MILES
2.	Jersey City Medical Center	1.5 MILES
3.	Hoboken University Medical Center	2.0 MILES
4.	Bayonne Medical Center	5.4 MILES
5.	Hudson Regional Medical Center	6.8 MILES

NYC NEW YORK CITY HOSPITALS		
6.	NewYork-Presbyterian	4.6 MILES
7.	Mount Sinai Downtown	4.4 MILES
8.	NYC Health + Hospitals/Bellevue	6.3 MILES
9.	NYU Langone Health	6.6 MILES

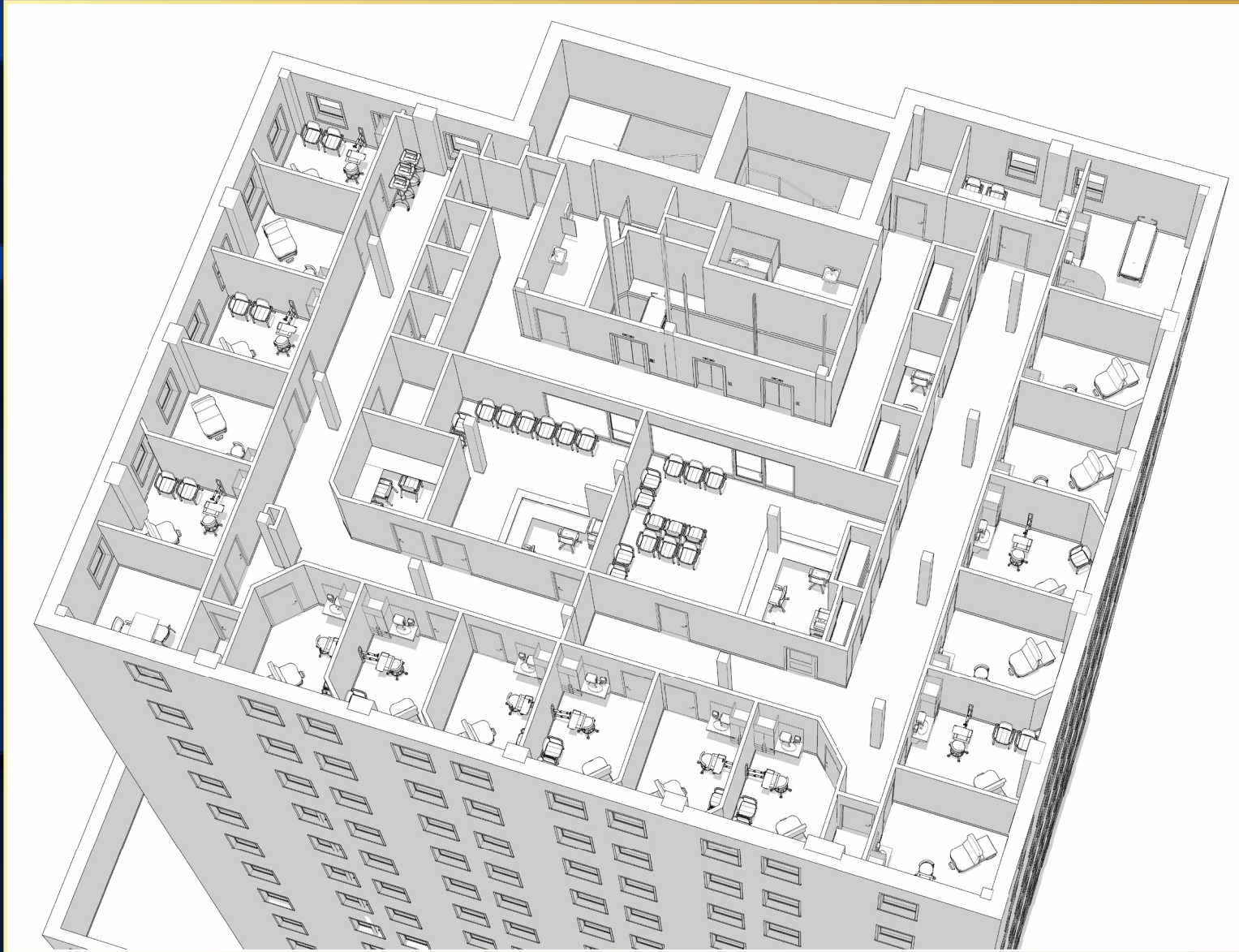
PARKING & TRANSIT MAP



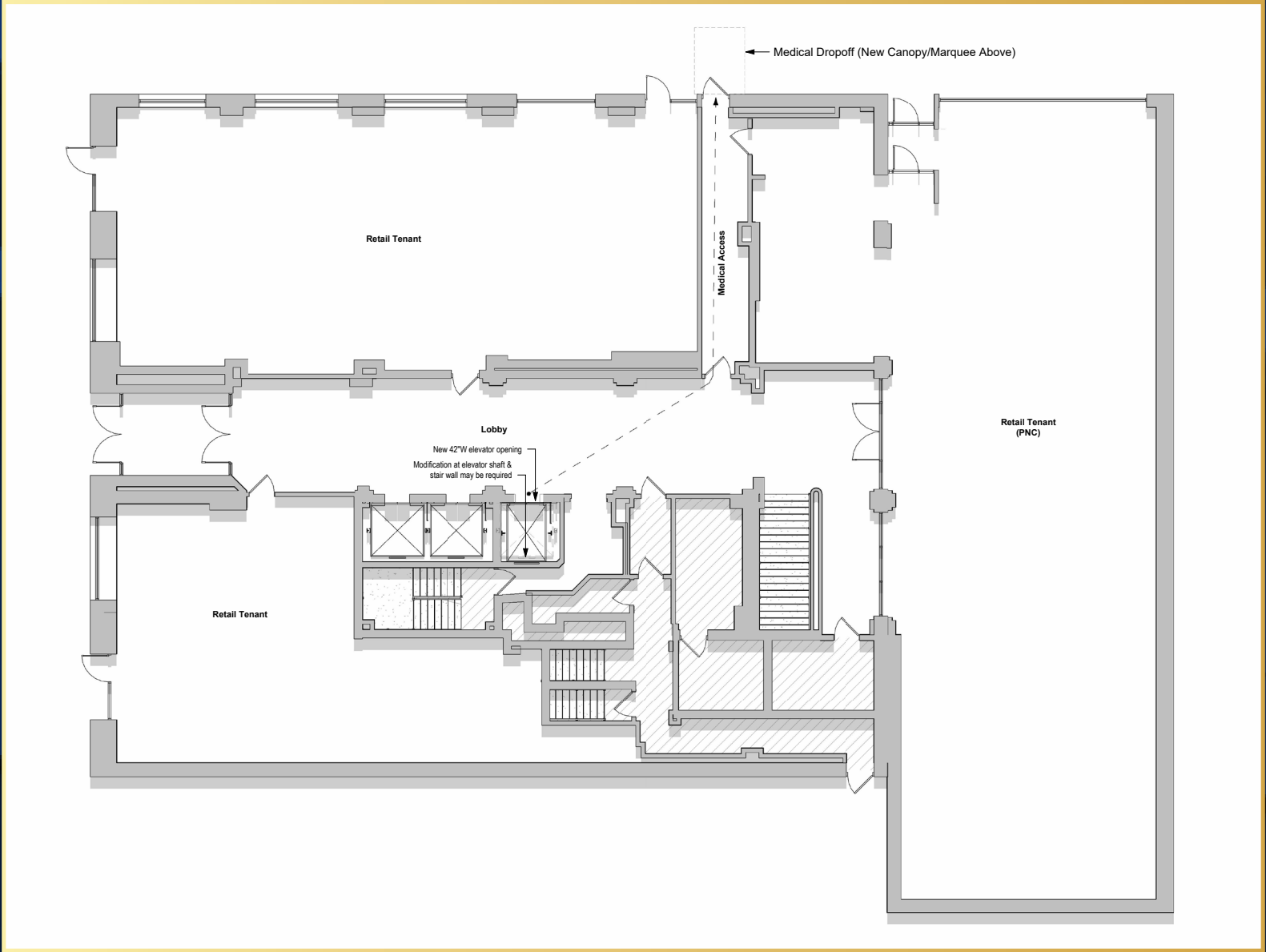
FLOOR PLAN - TYPICAL UPPER FLOOR (SINGLE TENANT)



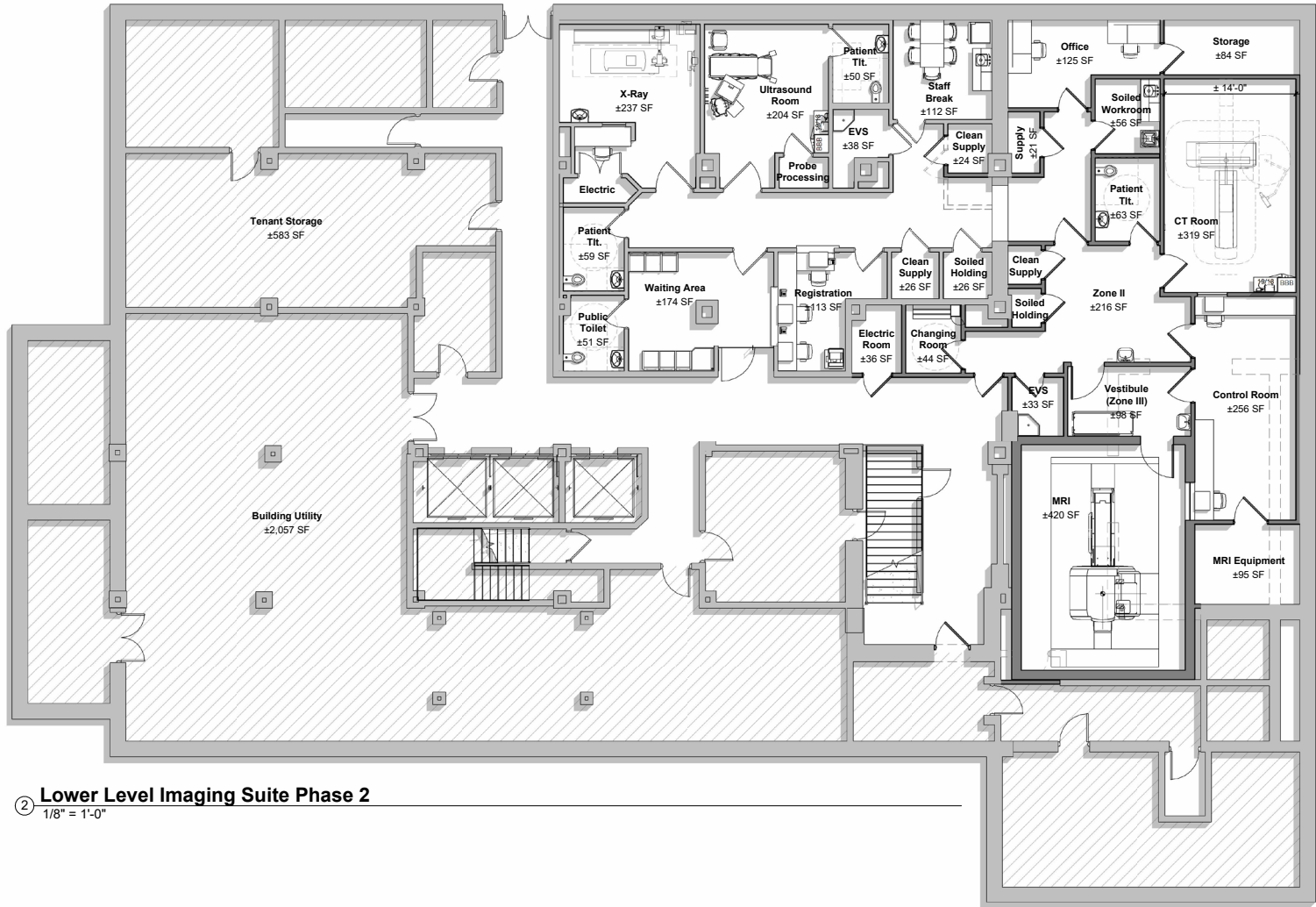
FLOOR PLAN - TYPICAL UPPER FLOOR (SINGLE TENANT)



FLOOR PLAN - GROUND FLOOR

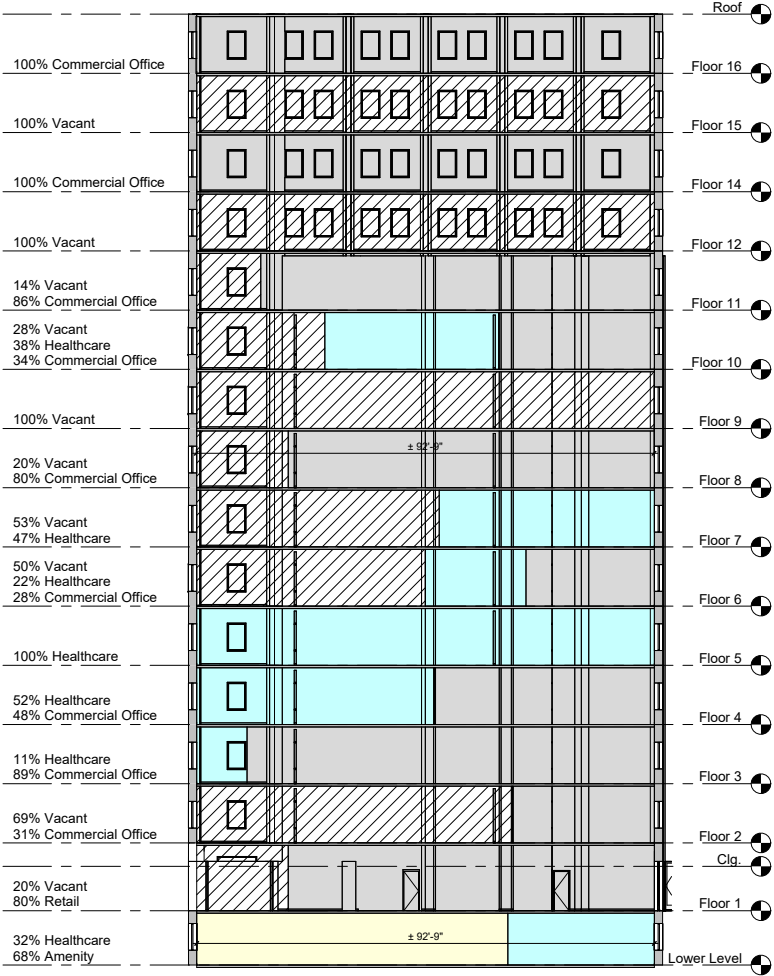


FLOOR PLAN - LOWER LEVEL (POTENTIAL IMAGING SUITE)



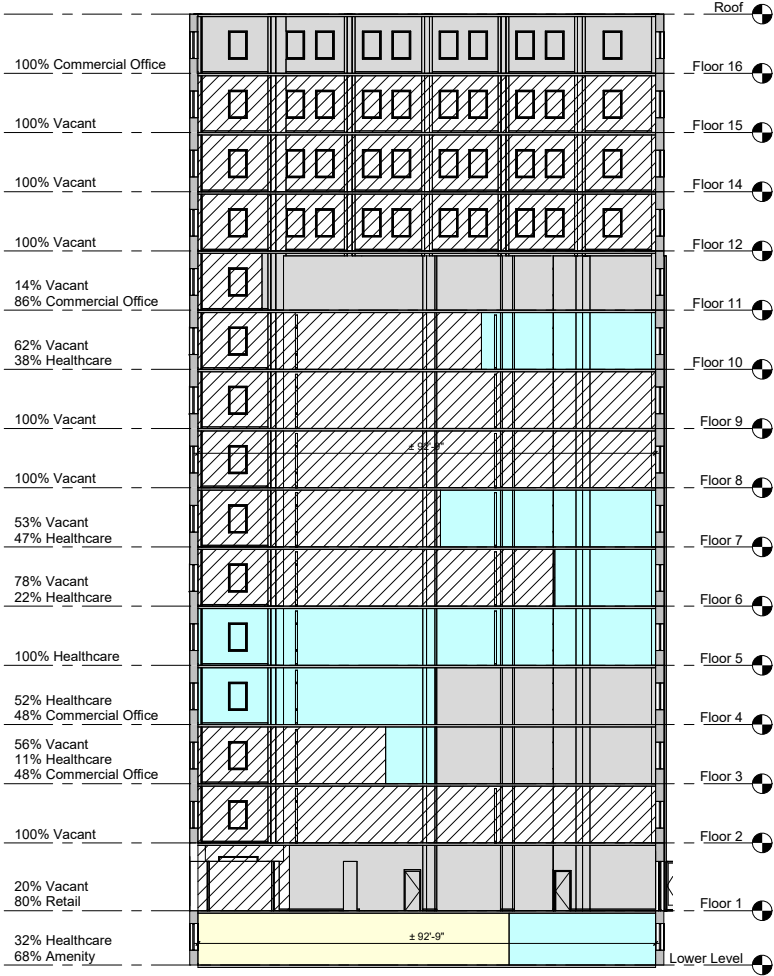
② Lower Level Imaging Suite Phase 2
1/8" = 1'-0"

STACKING PLAN BY USE



① Current Stacking by Use

1/16" = 1'-0"



② 2030 Stacking by Use

1/16" = 1'-0"

As of January 1, 2030 if Commercial Office leases expiring are not renewed

PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - EXISTING



PROPERTY PHOTOS - PROPOSED



PROPERTY PHOTOS - EXISTING





👤 For more information

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