



## MEDICAL SPACE/ OFFICE AVAILABLE

864 SF to 13,610 SF  
contiguous

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# 26

## JOURNAL SQUARE *JERSEY CITY, NJ*

BE A PART  
OF HISTORIC  
JOURNAL SQUARE



# PROPERTY INFORMATION

## 26 JOURNAL SQUARE, JERSEY CITY, NJ

- Suite sizes from 864 SF to 13,610 SF contiguous with 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

- Suite 205: 5,220 SF

### 6th FLOOR

- Suite 605: 4,013 SF

### 9th FLOOR

- Suite 900: 6,805 SF

### 12th FLOOR

- Suite 1200: 6,805 SF

### 15th FLOOR

- Suite 1500: 6,805 SF

**46,097 SF**

Contiguous can be made available for larger tenants

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



## 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



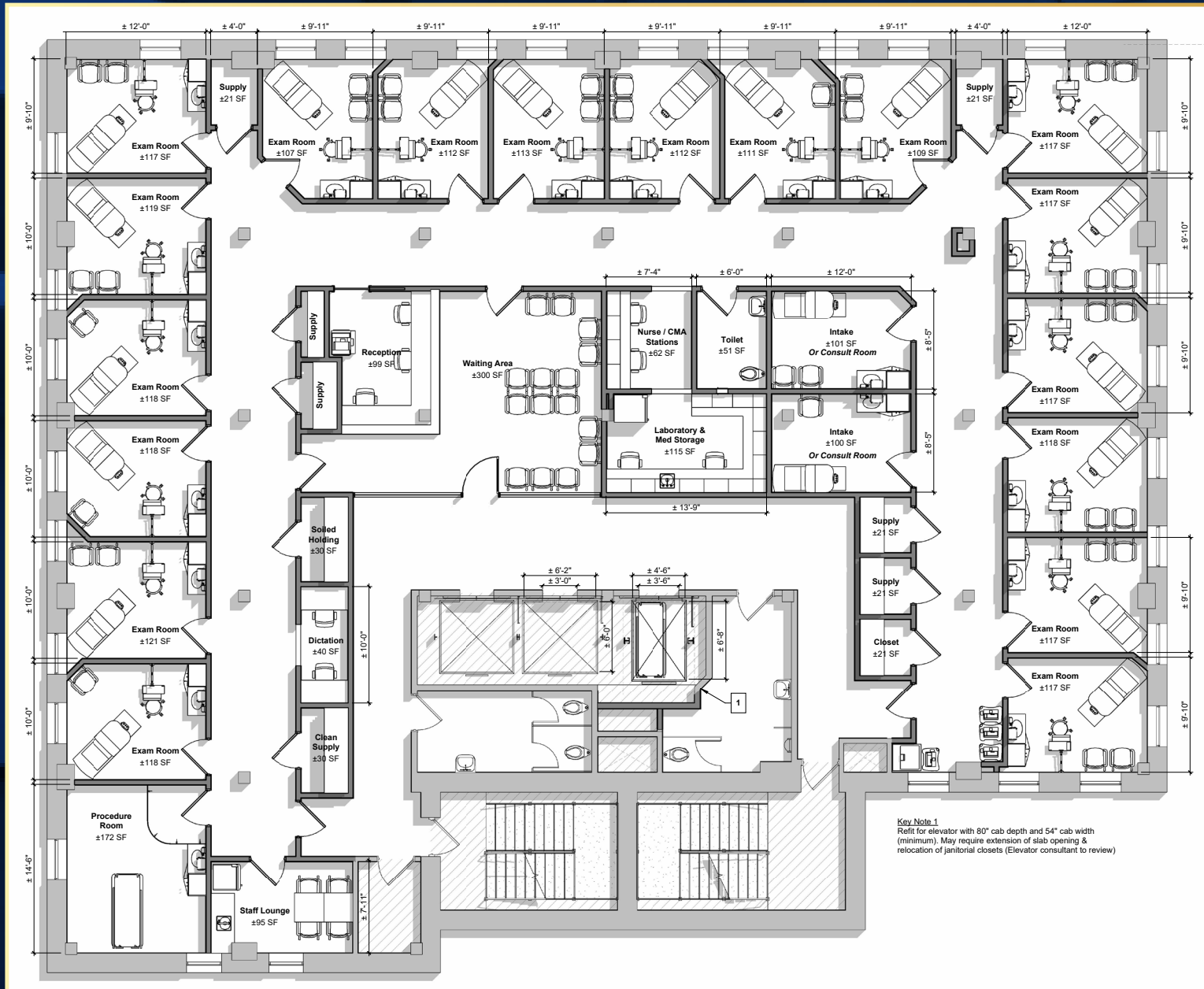
## NEW YORK CITY HOSPITALS

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

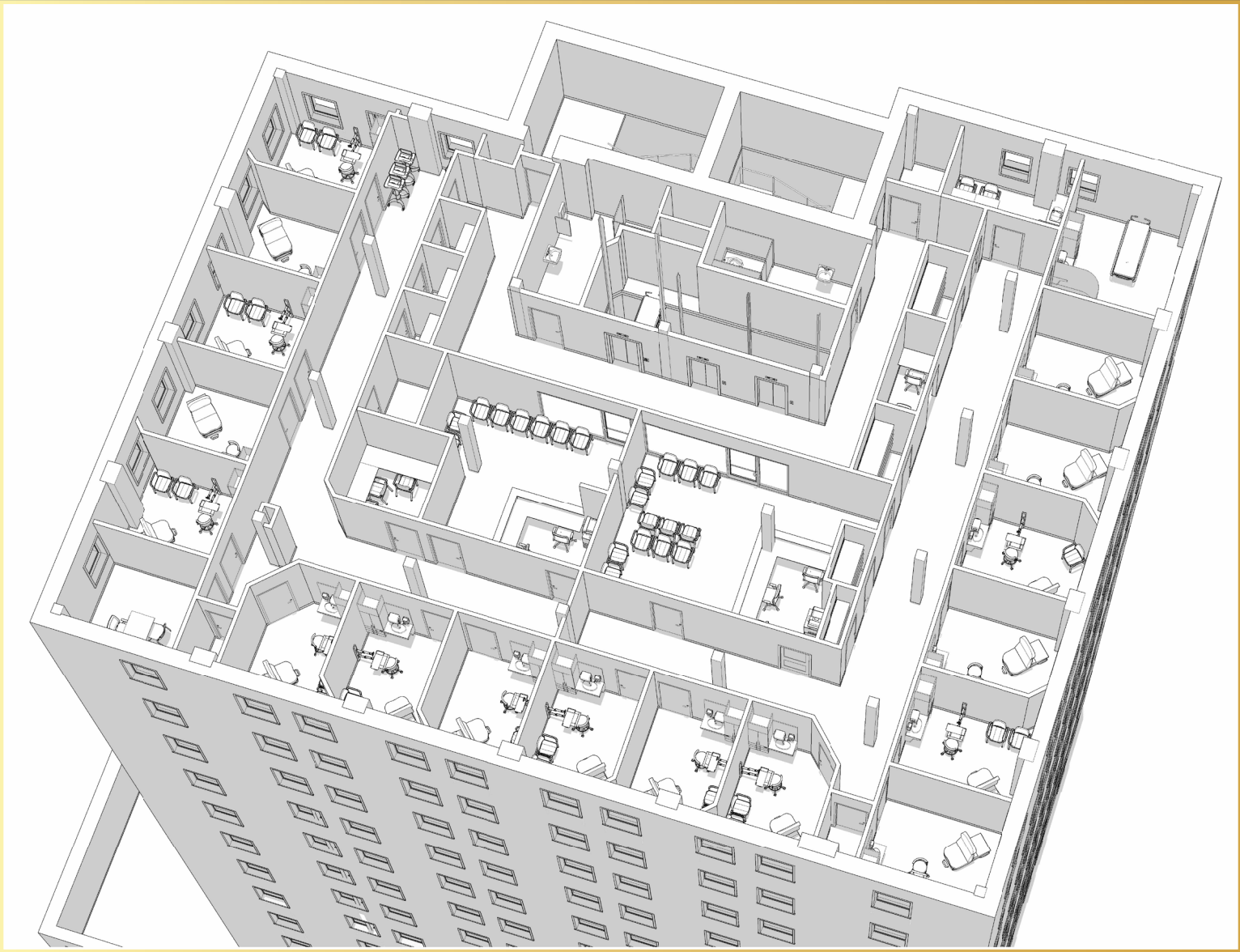


# FLOOR PLAN - TYPICAL UPPER FLOOR (SINGLE TENANT)

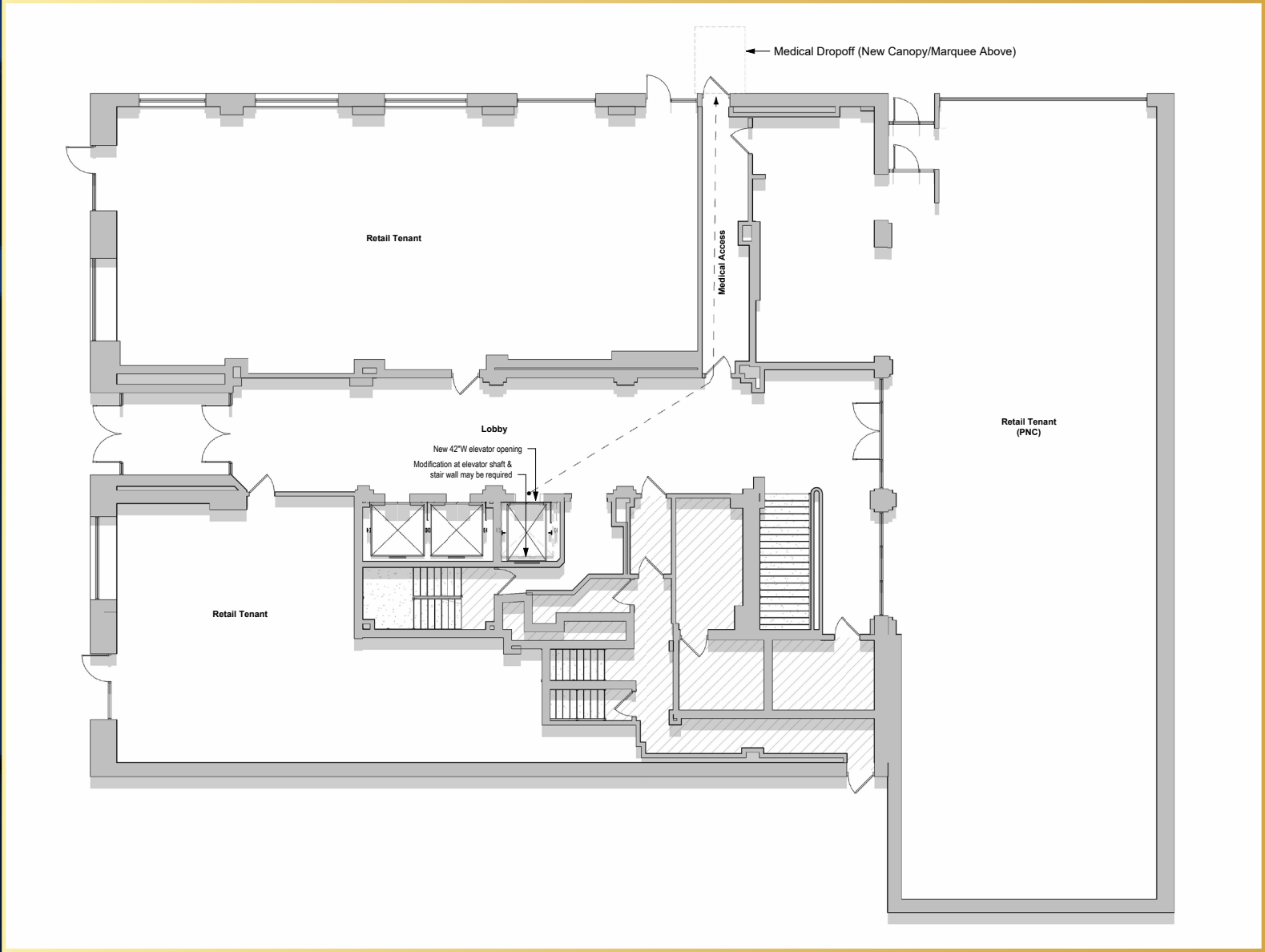


**Key Note 1**  
 Refit for elevator with 80" cab depth and 54" cab width (minimum). May require extension of slab opening & relocation of janitorial closets. (Elevator consultant to review)

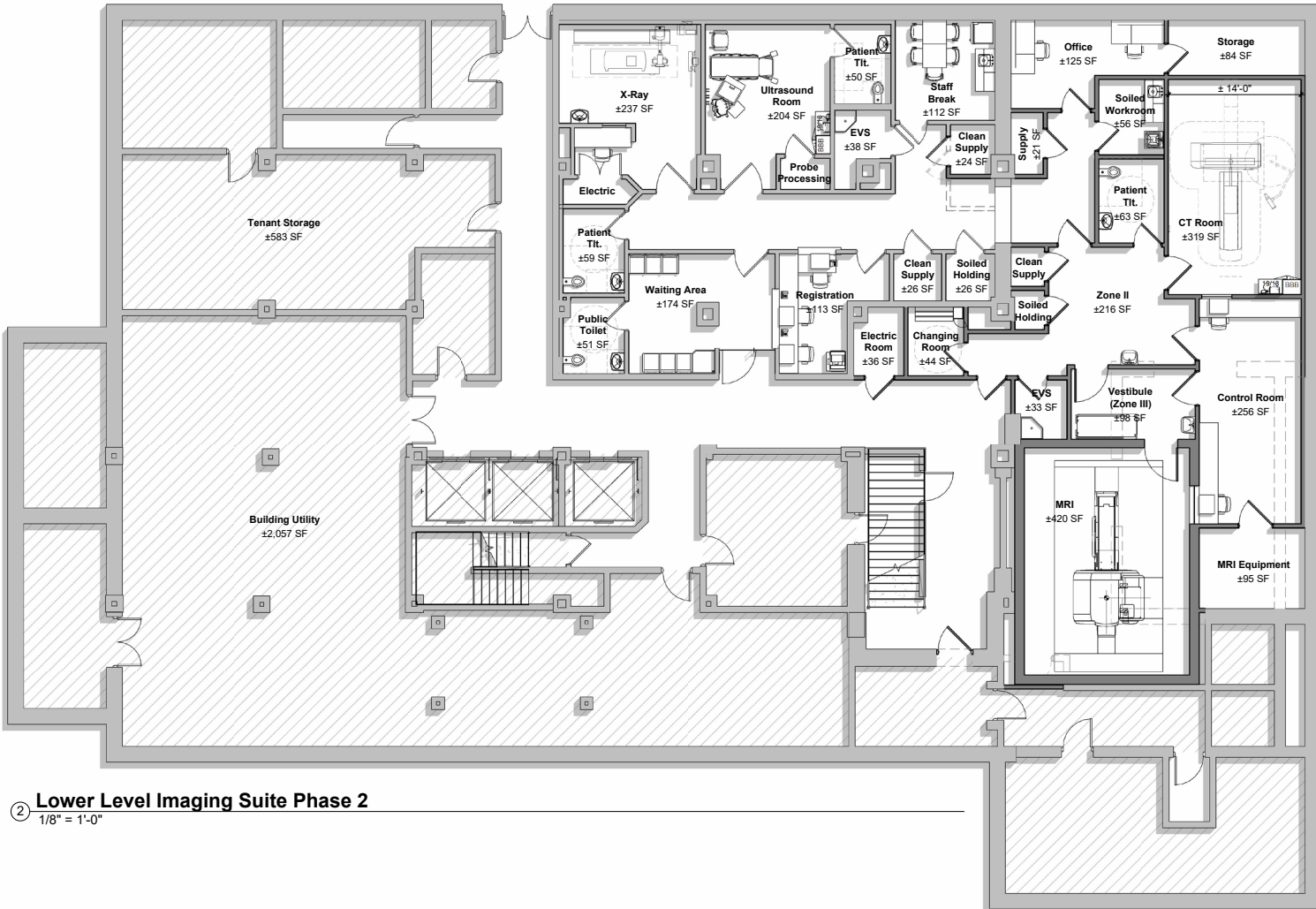
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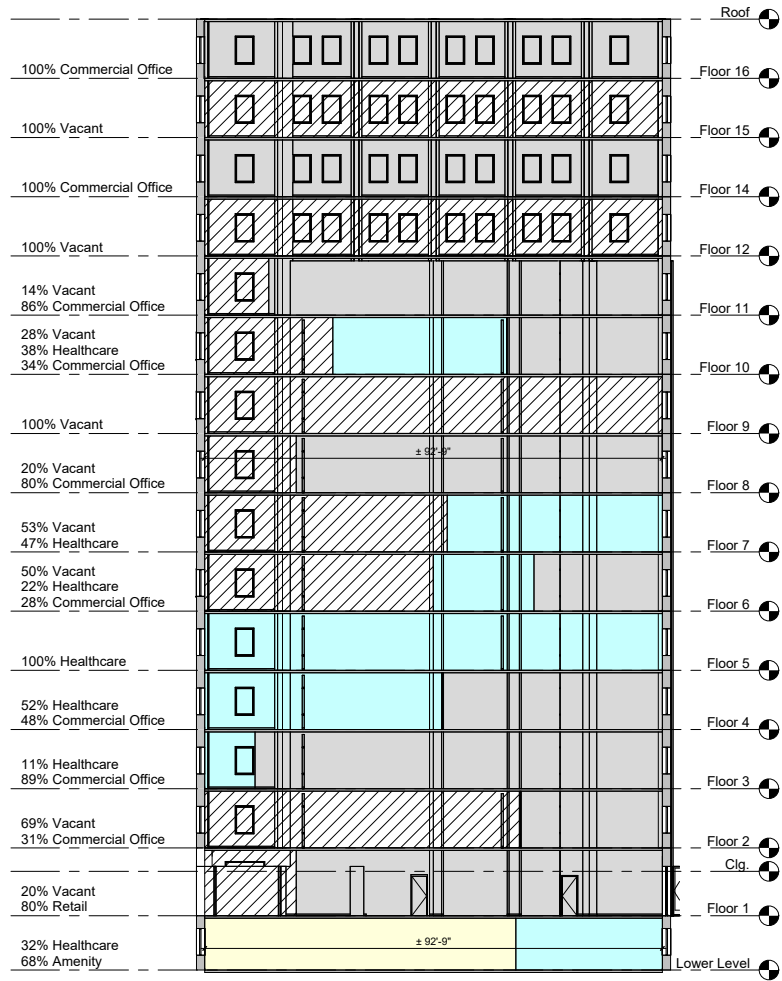
# FLOOR PLAN - GROUND FLOOR



# FLOOR PLAN - LOWER LEVEL (POTENTIAL IMAGING SUITE)

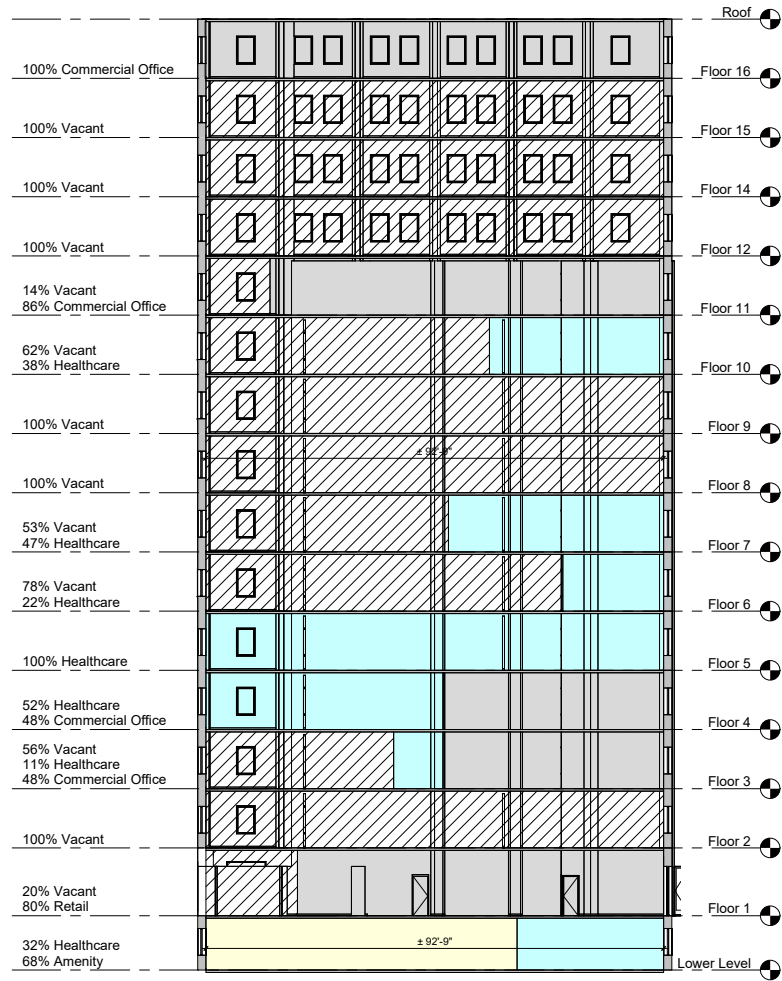


# STACKING PLAN BY USE



① **Current Stacking by Use**

1/16" = 1'-0"

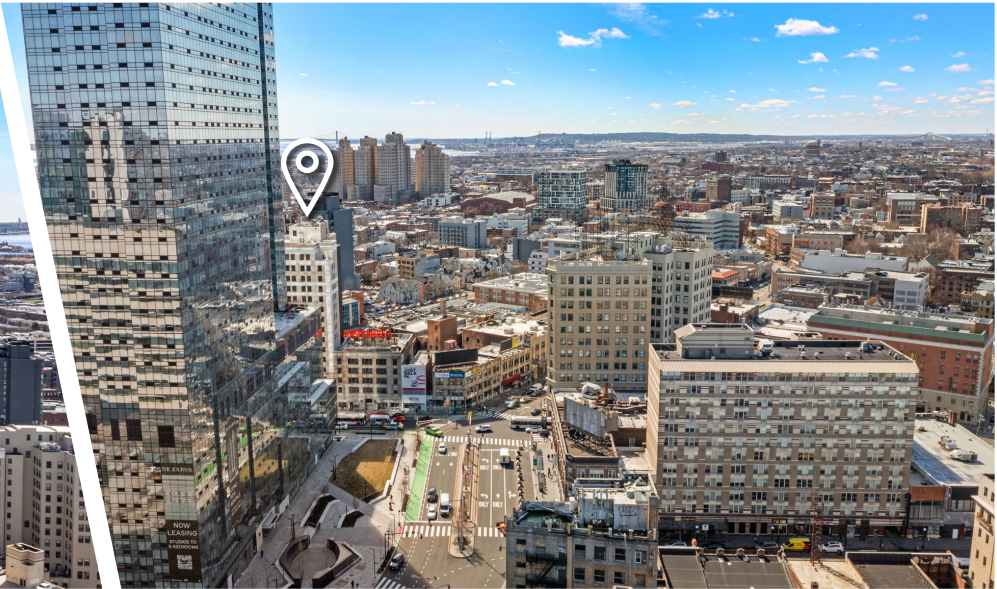
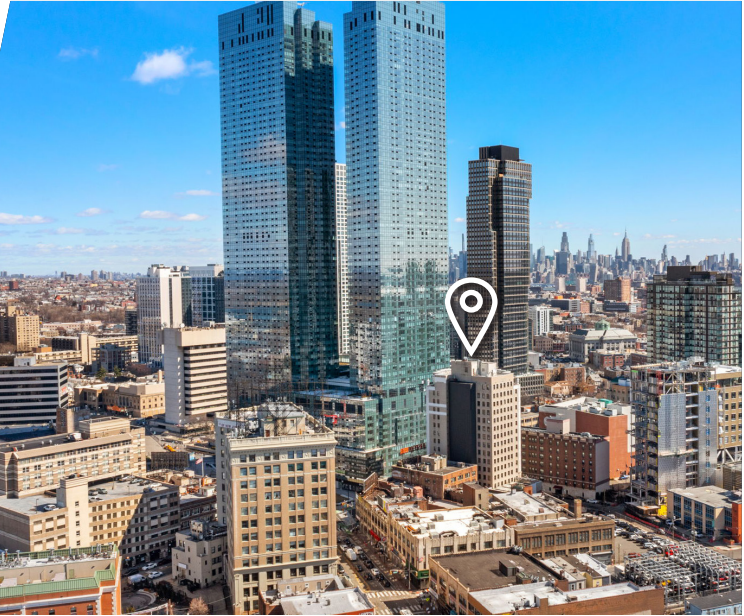


② **2030 Stacking by Use**

1/16" = 1'-0"

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

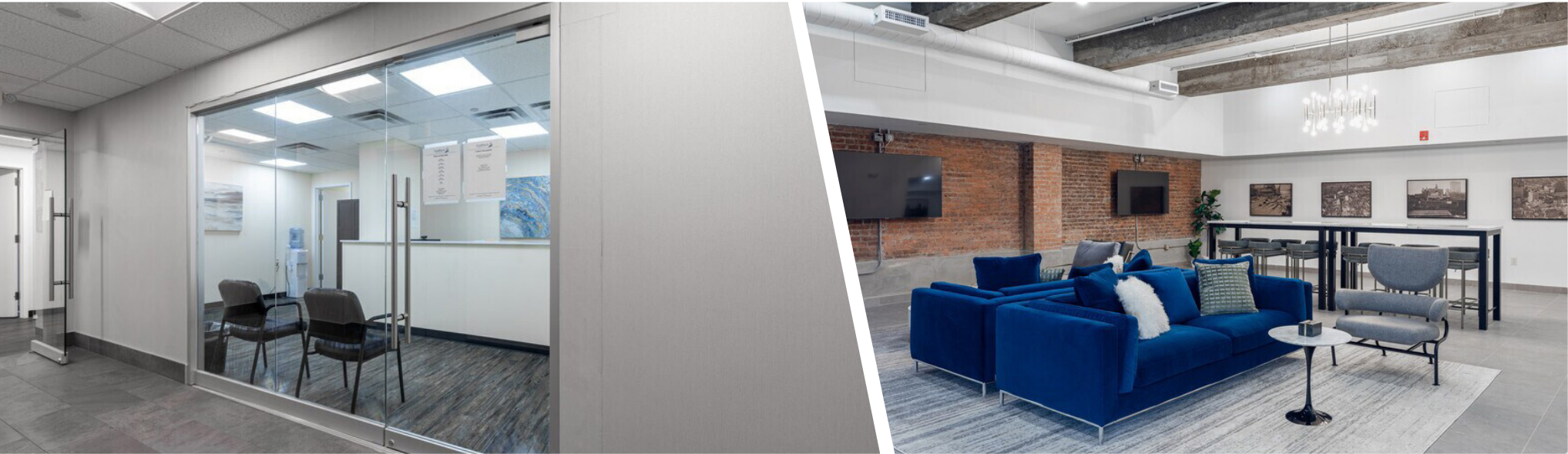
# PROPERTY PHOTOS - AERIAL



# PROPERTY PHOTOS - EXTERIOR



# PROPERTY PHOTOS - EXISTING



# PROPERTY PHOTOS - PROPOSED



# PROPERTY PHOTOS - EXISTING





👤 For more information

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