



**MEDICAL/
PROFESSIONAL
AVAILABLE**

36,867 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: 900 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:
36,867 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



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 |



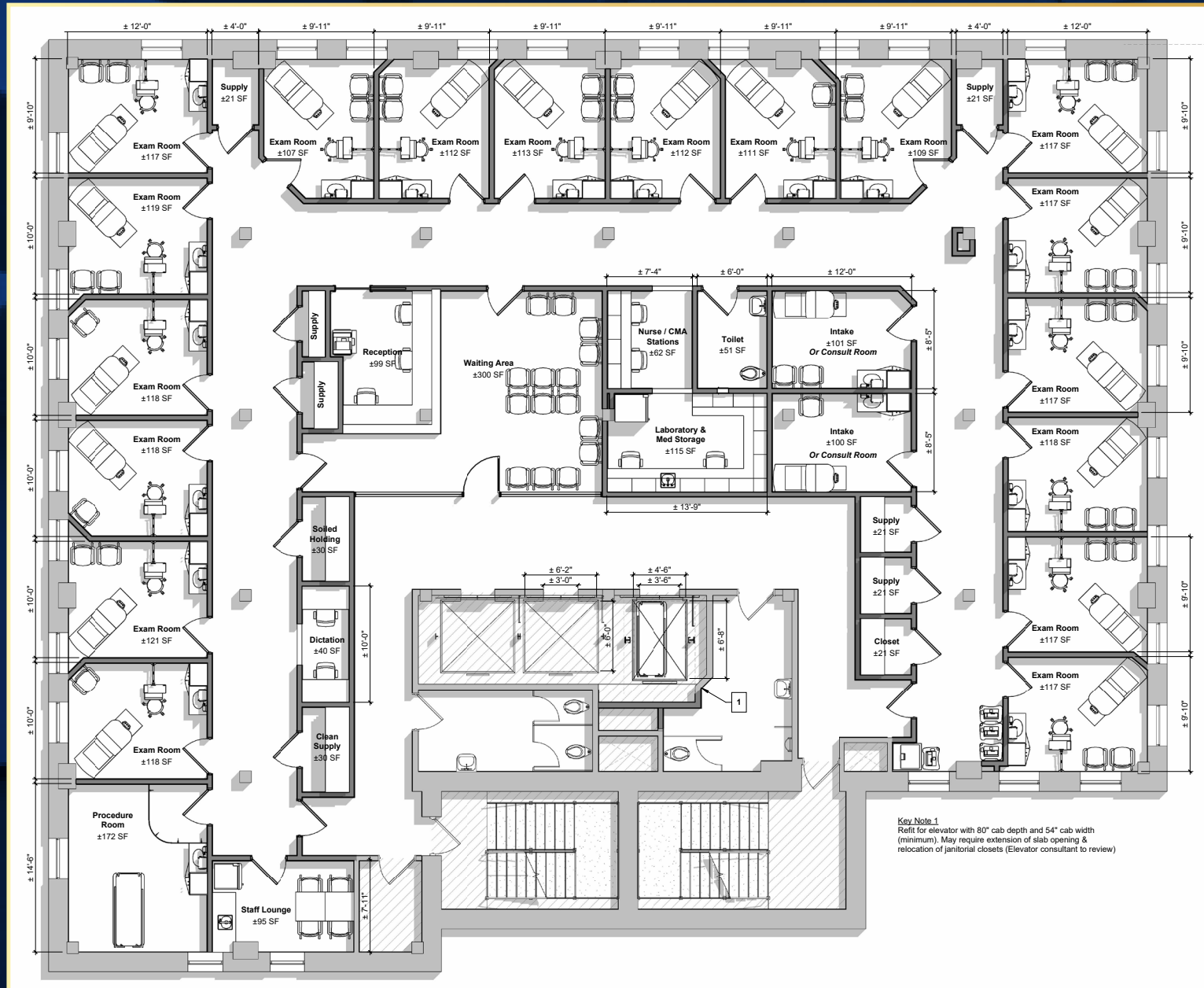
NEW YORK CITY HOSPITALS

- | | | |
|-----------|---------------------------------|---------------------|
| 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 |

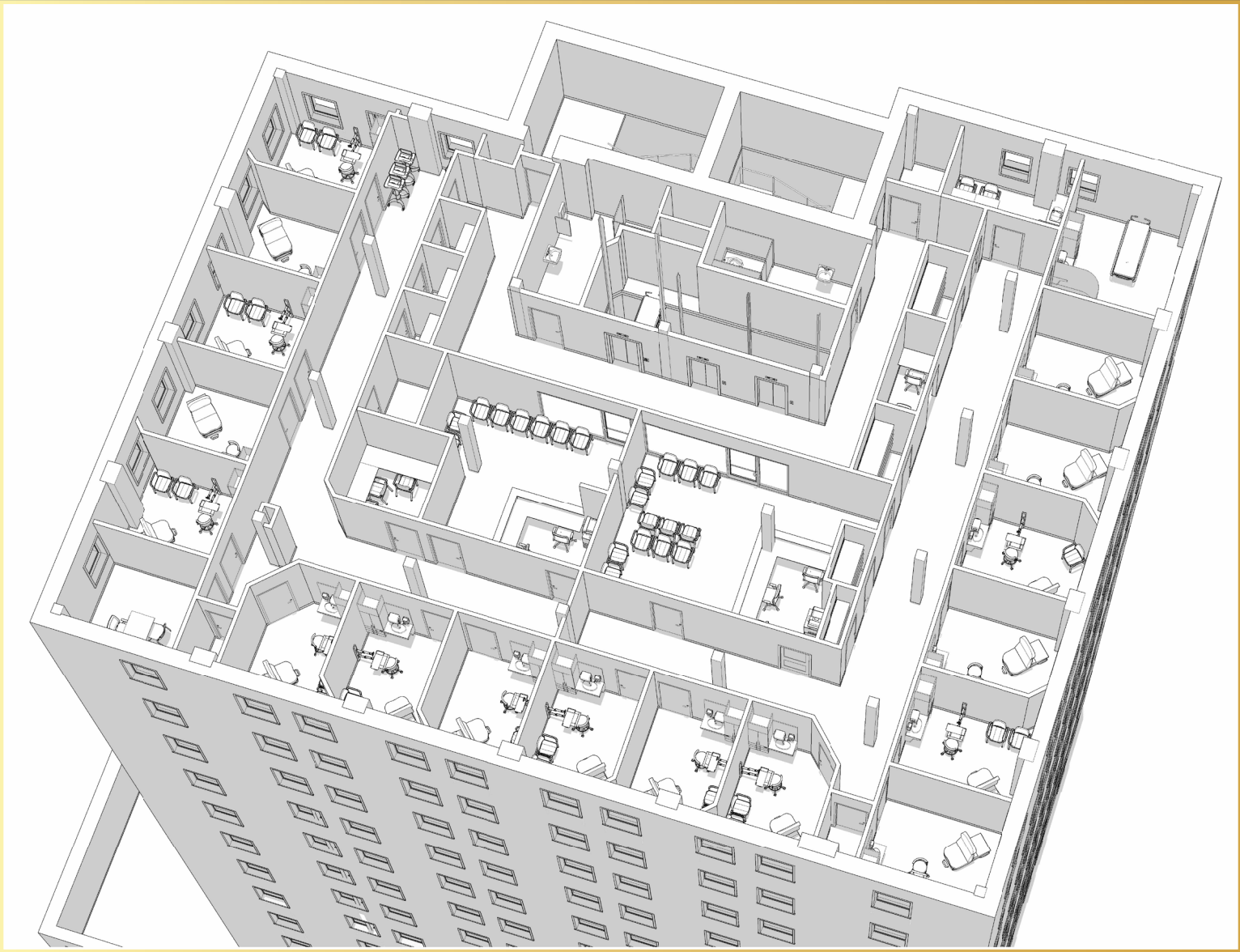
PARKING & TRANSIT MAP



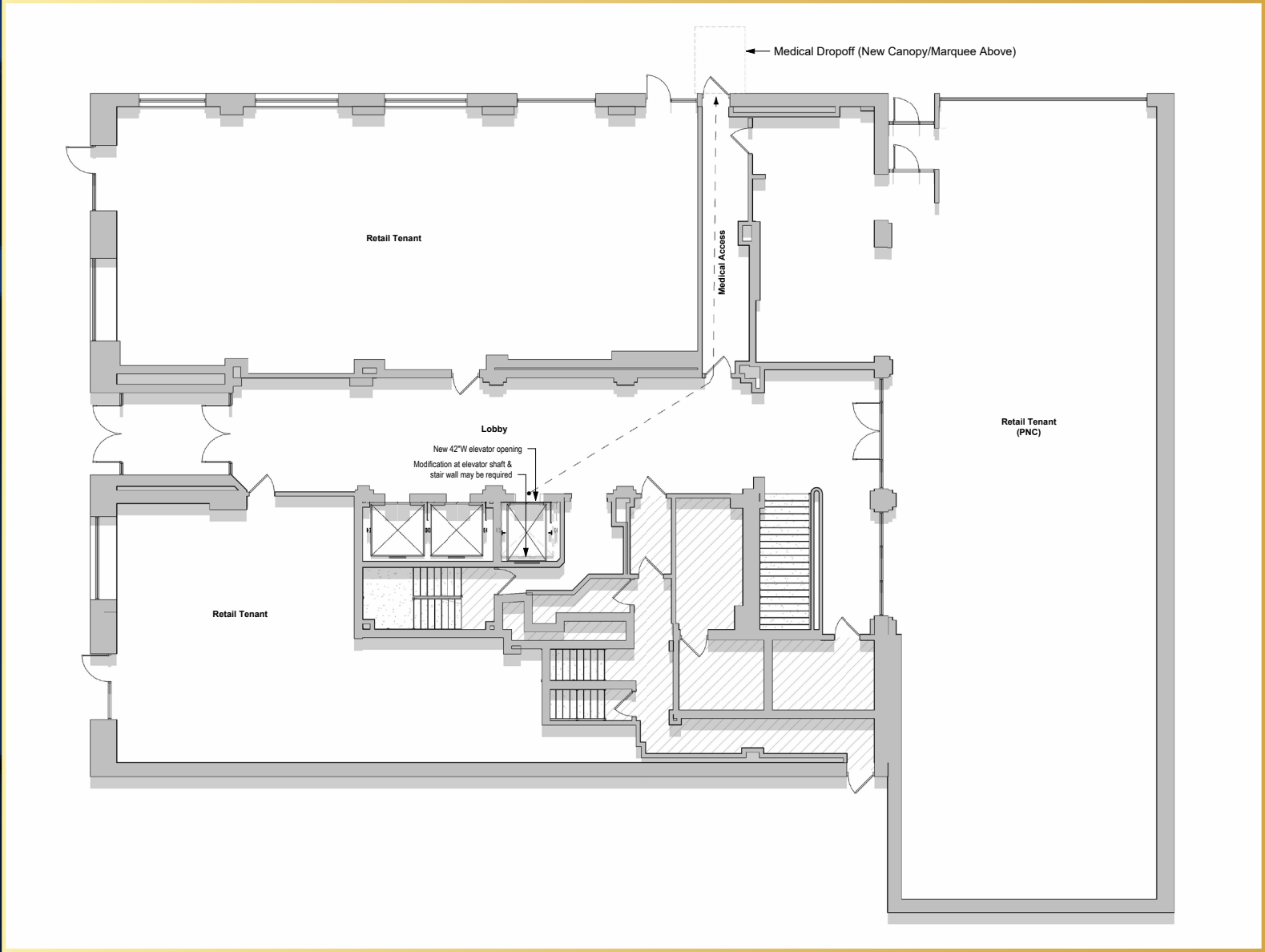
FLOOR PLAN - TYPICAL UPPER FLOOR (SINGLE TENANT)



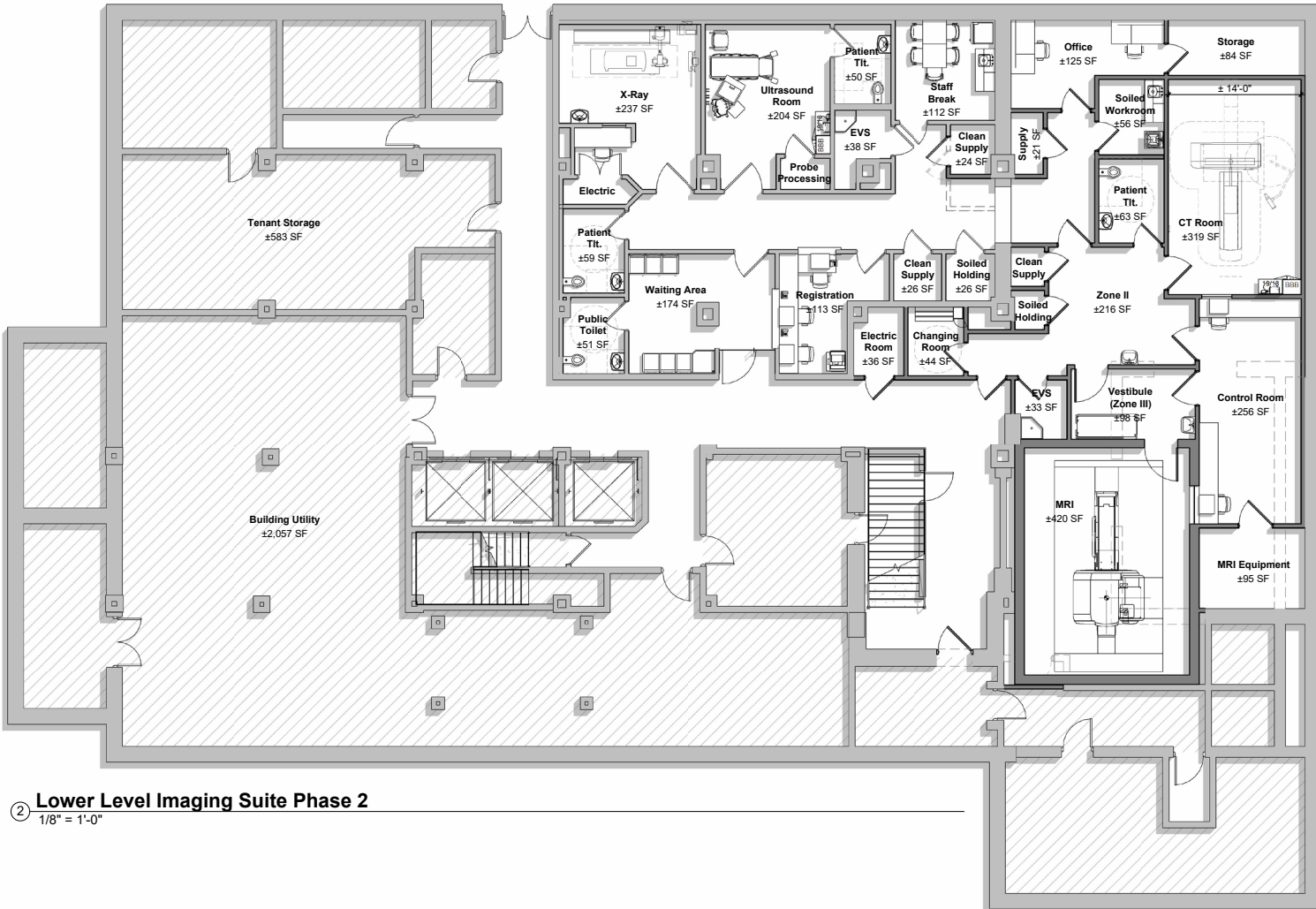
FLOOR PLAN - TYPICAL UPPER FLOOR (SINGLE TENANT)



FLOOR PLAN - GROUND FLOOR



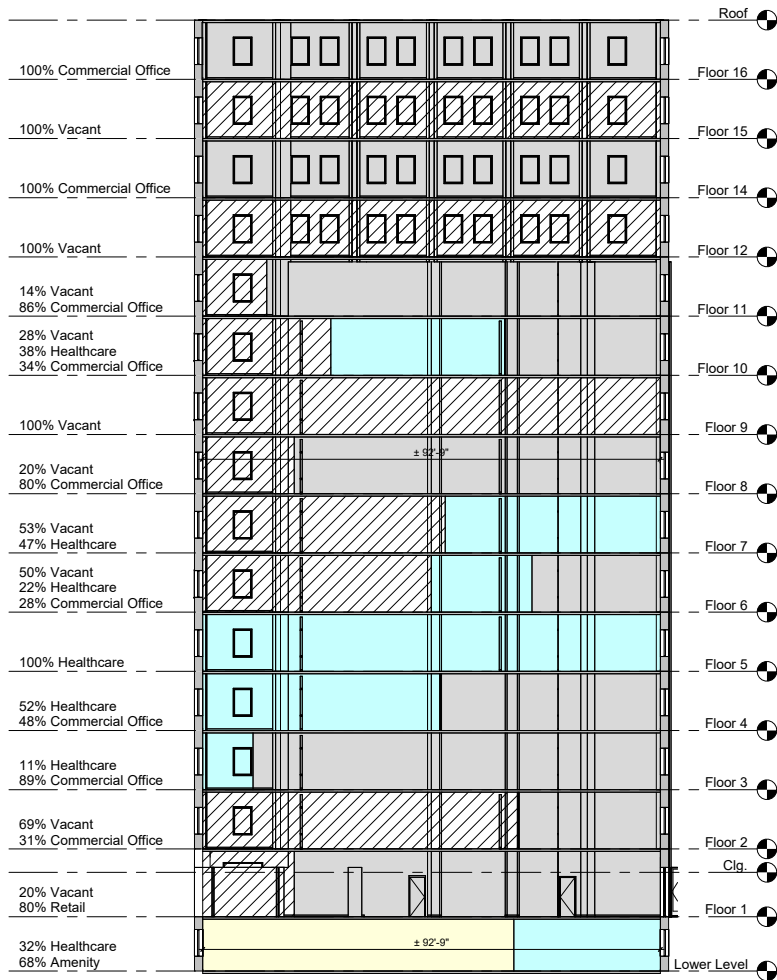
FLOOR PLAN - LOWER LEVEL (POTENTIAL IMAGING SUITE)



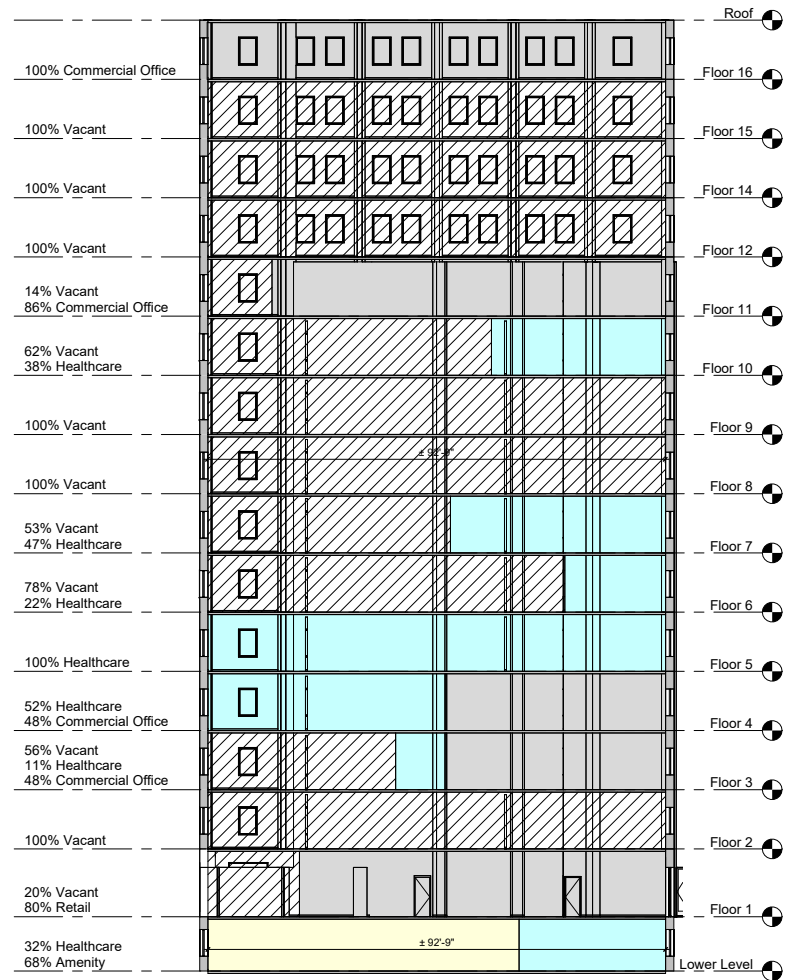
② Lower Level Imaging Suite Phase 2

1/8" = 1'-0"

STACKING PLAN BY USE



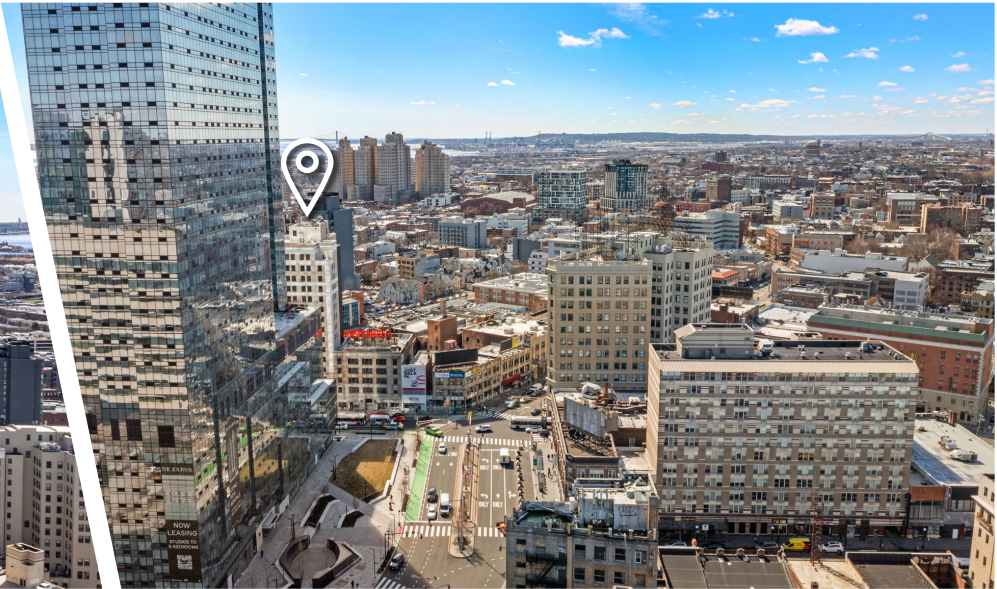
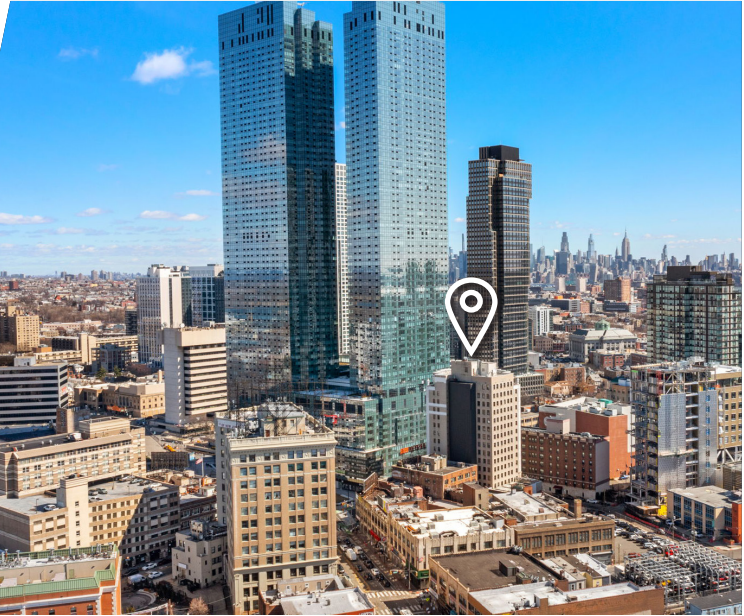
① **Current Stacking by Use**
1/16" = 1'-0"



② **2030 Stacking by Use**
1/16" = 1'-0"

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

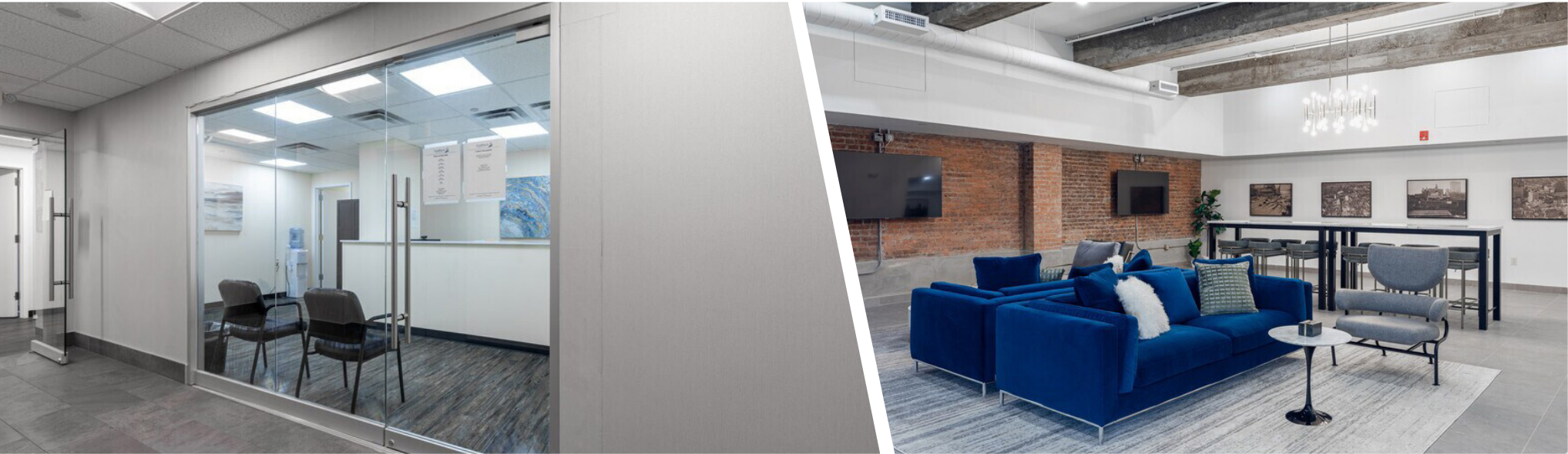
PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - EXISTING



PROPERTY PHOTOS - PROPOSED



PROPERTY PHOTOS - EXISTING





👤 For more information

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