

150 WARREN STREET

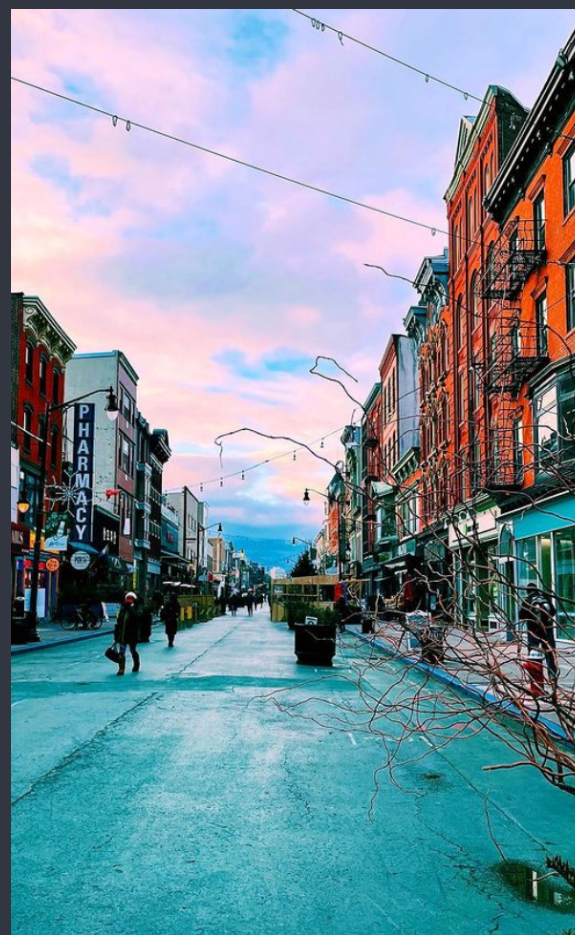
JERSEY CITY | NEW JERSEY

MEDICAL/OFFICE SPACE AVAILABLE
3,200 SF & 7,800 SF
can be combined for 11,000 SF

RIPCO
REAL ESTATE



THE NEIGHBORHOOD



THE DETAILS

SIZE

3,200 SF - Former Medical Office
7,800 SF - Former General Office but can be medical

*Can be combined for 11,000 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Minimum 5 years

NEIGHBORING RETAIL TENANTS

Starbucks, Gregory's Coffee, Cava Grill, Whole Foods, Hyatt Regency Hotel and CVS nearby

Surrounding 5 blocks has 5 Hotels and over 70 Restaurants and Bars

Greene Hook Bar & Kitchen and Hudson Greene Market nearby

THE JERSEY CITY WATERFRONT

POPULATION

58,396

DAYTIME POPULATION

165,828

CLASS A OFFICE SPACE

18 MILLION SF

EMPLOYEES

60,000 +

OFFICE ENTRANCES



**FORMER
MEDICAL OFFICE**

3,200 SF -

Virtual Tour



**FORMER
GENERAL OFFICE**

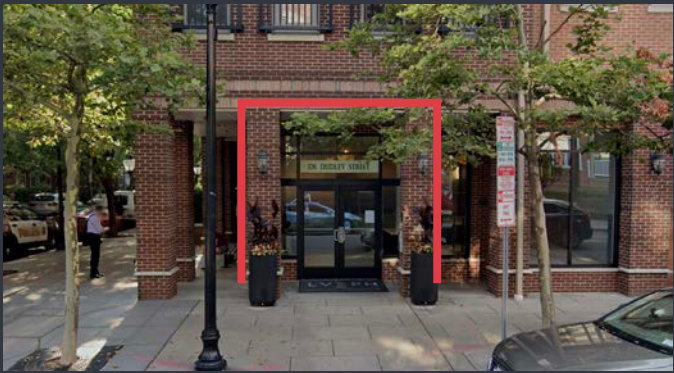
7,800 SF -

Virtual Tour



Can be combined
for 11,000 SF

**BUILDING ENTRANCE & ACCESS TO ELEVATOR & LOBBY
LOCATED AT THE CORNER OF DUDLEY & WARREN STREETS**





PATH STATION - EXCHANGE PLACE



FERRY



TRANSPORTATION

WALK SCORE

90

BIKE SCORE

55

TRANSIT SCORE

77

PATH STATION DAILY RIDERSHIP

46,865 YTD AVG RIDERSHIP

FERRY TERMINALS

WARREN STREET - 2 blocks away
PAULUS HOOK

LIGHT RAIL

Just two blocks down from Essex St Light Rail station and four minutes from Exchange Place station - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City, and North Bergen



NEWARK

20 MIN



NY PENN

28 MIN



HOLLAND TUNNEL

22 MIN

LAGUARDIA

51 MIN

JFK

1 HR

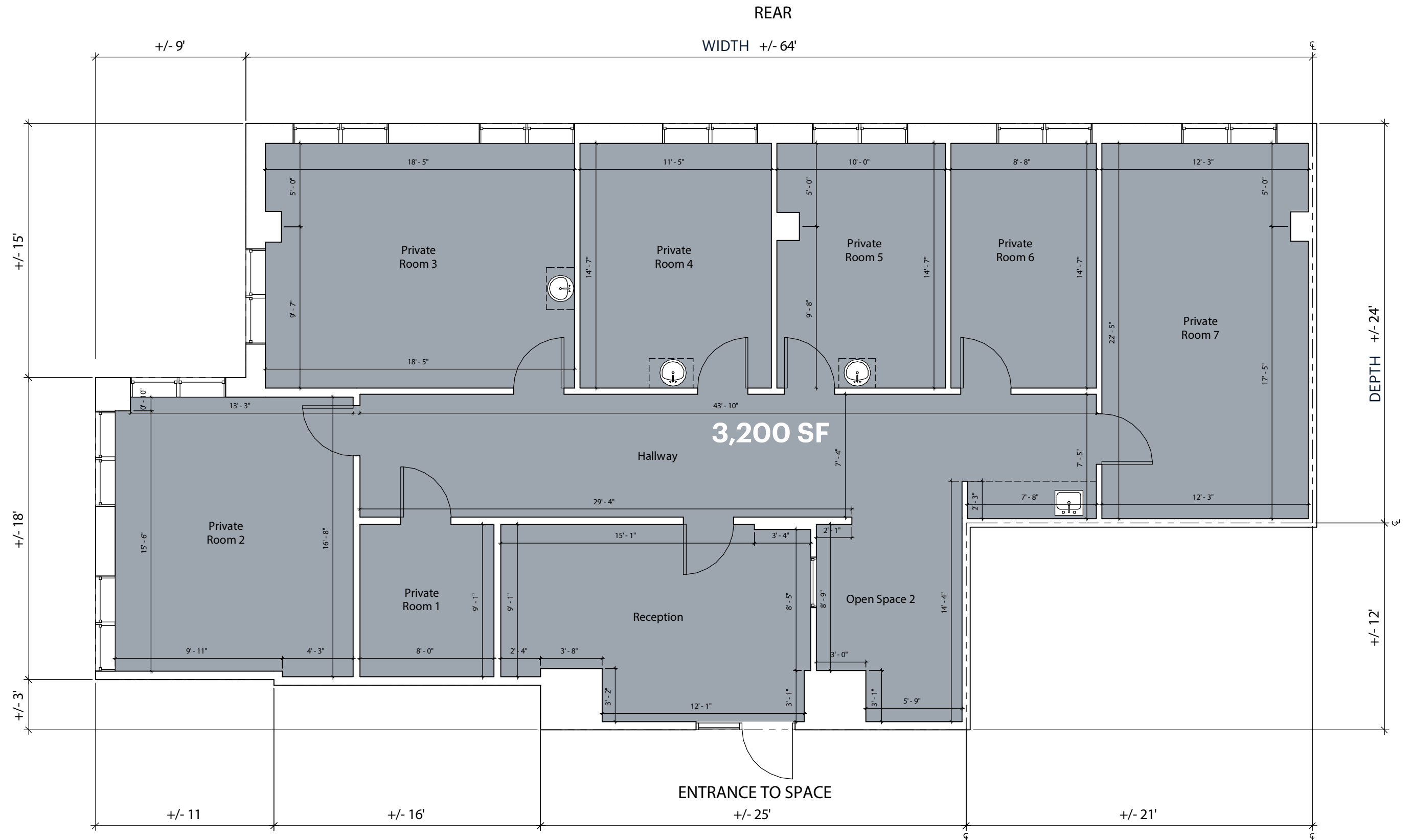
STREET MAP



2ND FLOOR PLAN

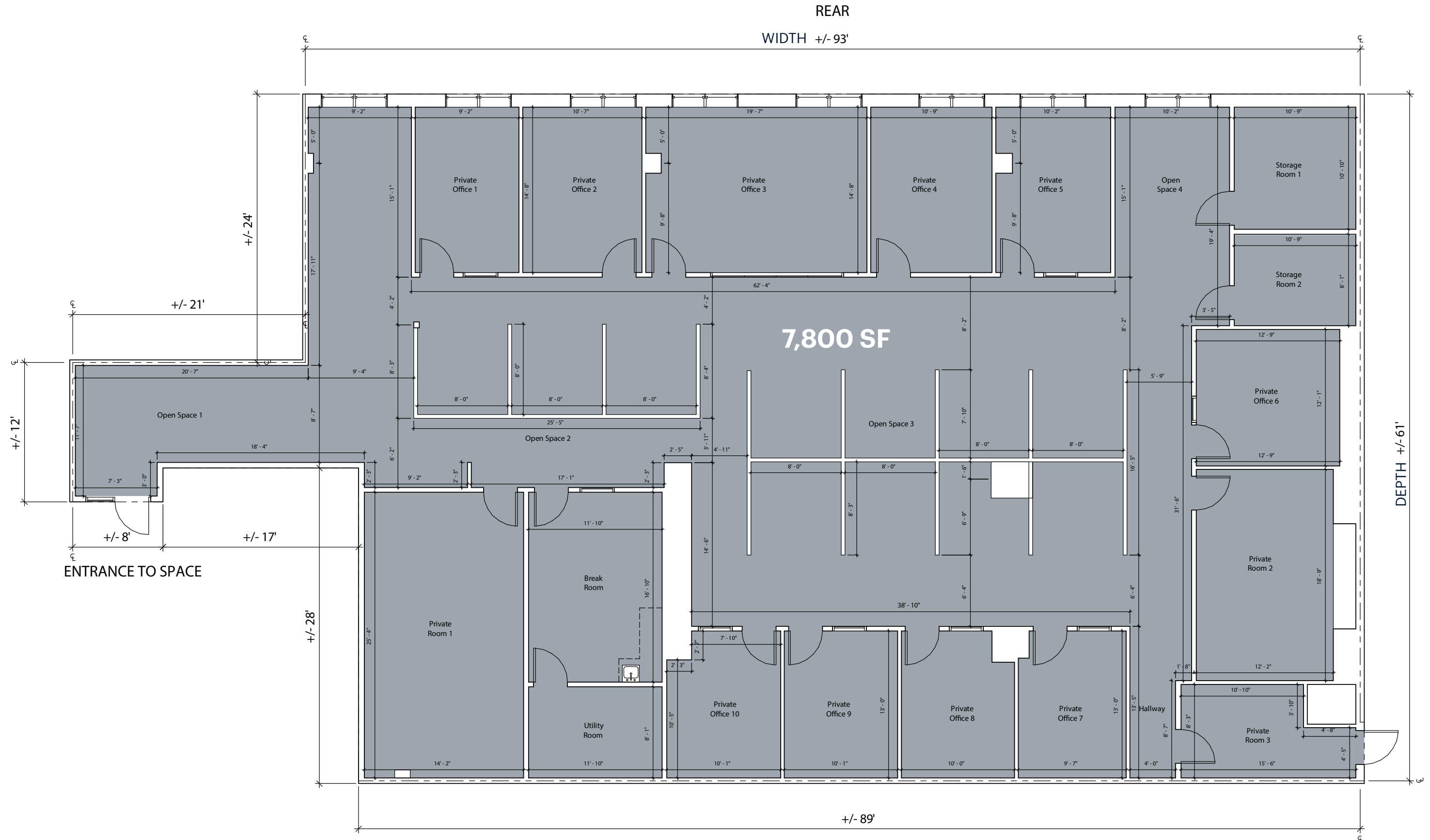
3,200 SF AVAILABLE

Former Medical Office



2ND FLOOR PLAN

7,800 SF AVAILABLE



DEMOGRAPHICS



.5 MILE RADIUS	
POPULATION	TOTAL BUSINESSES
22,109	562
HOUSEHOLDS	TOTAL EMPLOYEES
11,259	14,043
MEDIAN AGE	TOTAL DAYTIME POPULATION
36.8	21,857
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
15,775 - 87%	\$235,200

1 MILE RADIUS* (excludes NYC)	
POPULATION	TOTAL BUSINESSES
58,396	1,789
HOUSEHOLDS	TOTAL EMPLOYEES
29,484	51,072
MEDIAN AGE	TOTAL DAYTIME POPULATION
36.4	71,664
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
39,798 - 84%	\$231,314

2 MILE RADIUS* (excludes NYC)	
POPULATION	TOTAL BUSINESSES
162,624	4,952
HOUSEHOLDS	TOTAL EMPLOYEES
75,235	113,034
MEDIAN AGE	TOTAL DAYTIME POPULATION
35.7	182,011
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
87,276 - 70%	\$177,855

*2024 estimates

CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at ripconj.com for more information

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