

**POWER HOUSE ARTS DISTRICT RETAIL SPACE FOR LEASE
THE FINAL AND BEST SPACE REMAINING IN PROVOST SQUARE!**

10 Provost Street, Jersey City, NJ 07302



EXCLUSIVE RETAIL LEASING
GRID COMMERCIAL
REAL ESTATE

BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
bobby@gridcre.com
(551) 795-2836

10 PROVOST STREET JERSEY CITY, NJ 07302

PRIME LOCATION IN THE POWERHOUSE ARTS DISTRICT: Nestled in a burgeoning cultural hub, the area blends historic stone streets and brick buildings with shops, galleries, restaurants, and markets, transforming an industrial past into a lively entertainment scene just steps from downtown Jersey City's farmers markets and Newark Avenue retail plaza.

EXCELLENT COMMUTER ACCESS: Adjacent to the Grove Street PATH station, it offers quick subway rides to Manhattan, plus easy access to ferries, Light Rail, I-78, and the Holland Tunnel—ideal for seamless travel to New York City and beyond.

CULTURAL ANCHOR WITH SYMPHONY INTEGRATION: The latest phase at Provost Square is 151 Bay Street which includes a ground-floor theater for the New Jersey Symphony Orchestra, enhancing the area's role as an iconic center for arts, culture, and community events in Jersey City's revitalized waterfront.

THRIVING COMMERCIAL RETAIL HUB: Provost Square features ground-floor retail spaces hosting vibrant shops, cafes, and restaurants, capitalizing on high foot traffic from residents and commuters in the Powerhouse Arts District, making it a prime spot for businesses seeking visibility and accessibility.

PROVOST SQUARE RETAILERS:



青花椒
PEPPERCORN
S-TATI O N

Sophia
Nails & Spa

UNI
NATURAL WAX STUDIO
WAX



Rui Tea

barre3
Belonged in body. Empowered from within.



NEW
JERSEY
SYMPHONY
XIAN ZHANG MUSIC DIRECTOR

pizzatwist



2,400 SF
AVAILABLE



2,400 SF
AVAILABLE



New Jersey Symphony: 550 Seat Theater Located Directly Across the Street

HIGHLIGHTS:

10 Provost Street at Provost Square is Phase II of the Toll Brothers City Living ultra-luxury, mixed-use development in Jersey City's Powerhouse Arts District, which consists of 242 high-end condominium units approx of 14,500 SF of retail space.

A four-phase project, that consists of 950 condominium and rental units, a 550-seat performing arts space and a pedestrian plaza.

The prime corner retail space sits on the well-known cobblestone street, Provost Street, and provides access for outdoor seating.

LOCATION:

Powerhouse Arts District

Located between Bay and Morgan Streets

Less than 2 Blocks from the Grove Street PATH

SPACE AVAILABLE:

Ground Floor 2,400 SF

CEILING HEIGHT:

15 FT

FRONTAGE:

60 FT on Provost Street

40 FT on Bay Street

TERM:

Negotiable

CURRENT FIT OUT:

Office Space

POSSESSION:

Q1 2026

LEASE TYPE:

NNN

ASKING RENT:

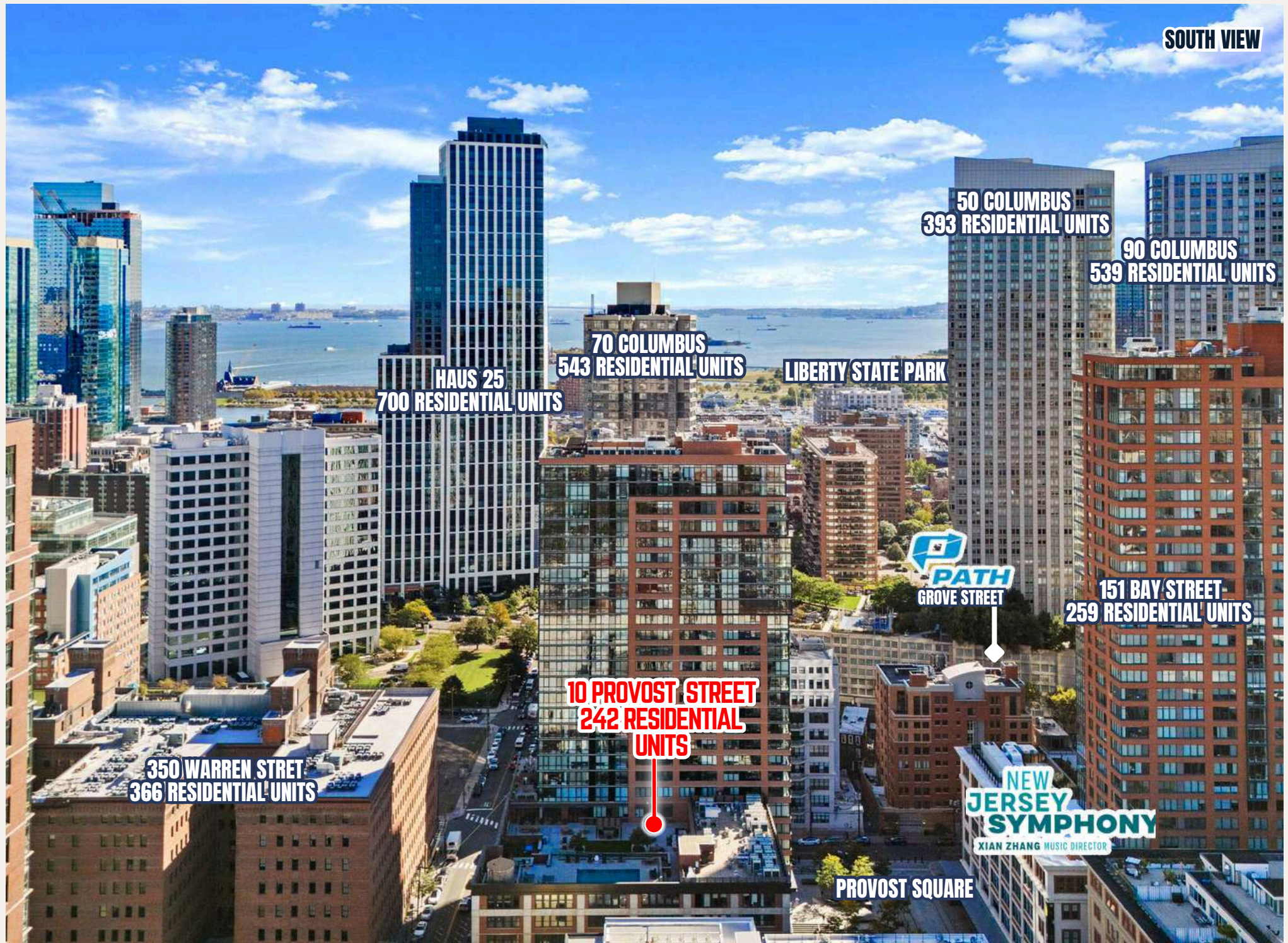
Upon Request

NEIGHBORHOOD RETAILERS:



POWER HOUSE ARTS DISTRICT - AERIAL

SOUTH VIEW



**50 COLUMBUS
393 RESIDENTIAL UNITS**

**90 COLUMBUS
539 RESIDENTIAL UNITS**

**70 COLUMBUS
543 RESIDENTIAL UNITS**

**HAUS 25
700 RESIDENTIAL UNITS**

LIBERTY STATE PARK

**PATH
GROVE STREET**

**151 BAY STREET
259 RESIDENTIAL UNITS**

**10 PROVOST STREET
242 RESIDENTIAL UNITS**

**350 WARREN STRET
366 RESIDENTIAL UNITS**

**NEW JERSEY SYMPHONY
XIAN ZHANG MUSIC DIRECTOR**

PROVOST SQUARE

POWER HOUSE ARTS DISTRICT - AERIAL

SOUTH EAST VIEW



**99 HUDSON
781 RESIDENTIAL UNITS**

**HAUS 25
700 RESIDENTIAL UNITS**

**70 COLUMBUS
543 RESIDENTIAL UNITS**

**88 MORGAN STREET
445 RESIDENTIAL UNITS**

**65 BAY STREET
447 RESIDENTIAL UNITS**

**WHOLE FOODS
MARKET**

**PATH
EXCHANGE PLACE**

**350 WARREN STRET
366 RESIDENTIAL UNITS**

**10 PROVOST STREET
242 RESIDENTIAL UNITS**

**151 BAY STREET
259 RESIDENTIAL UNITS**

**111 FIRST STREET
1.6 MILLION SF
DEVELOPMENT SITE
1,300 UNITS**

**CHELSEA PIERS
NEW YORK CITY**

HEALTH CLUB (COMING SOON)

PROVOST SQUARE

WARREN STREET

BAY STREET

POWER HOUSE ARTS DISTRICT - RETAIL AERIAL

SOUTH VIEW

Logos for: CAVA, &pizza, FedEx Office, DUNKIN', BLANK STREET, FIVE GUYS, ROYAL HOUSE, CITY Diner, POTBELLY, and sweetgreen.

MEXIMODO
COCINA MEXICANA & TEQUILA BAR

WHOLE FOODS
MARKET

TO PROVOST STREET

CVS
pharmacy

COOLVINES

PROVOST SQUARE RETAILERS

Logos for: 青花椒 PEPPERCORN S-TATI D-N, Sophia, UNI WAX, ALPHA FIT CLUB, RnTea, barre3, HEYDAY, NEW JERSEY SYMPHONY, and pizzatwist.

CHASE

Base
Build a better you.

PATH

GREEN MARKET PLACE
LOCAL MARKET

PROVOST SQUARE

NEW JERSEY SYMPHONY
XIAN ZHANG MUSIC DIRECTOR

Logos for: CHelsea PIERS, Hudson Golf, Daily Provisions, one medical, and RUMBLE.

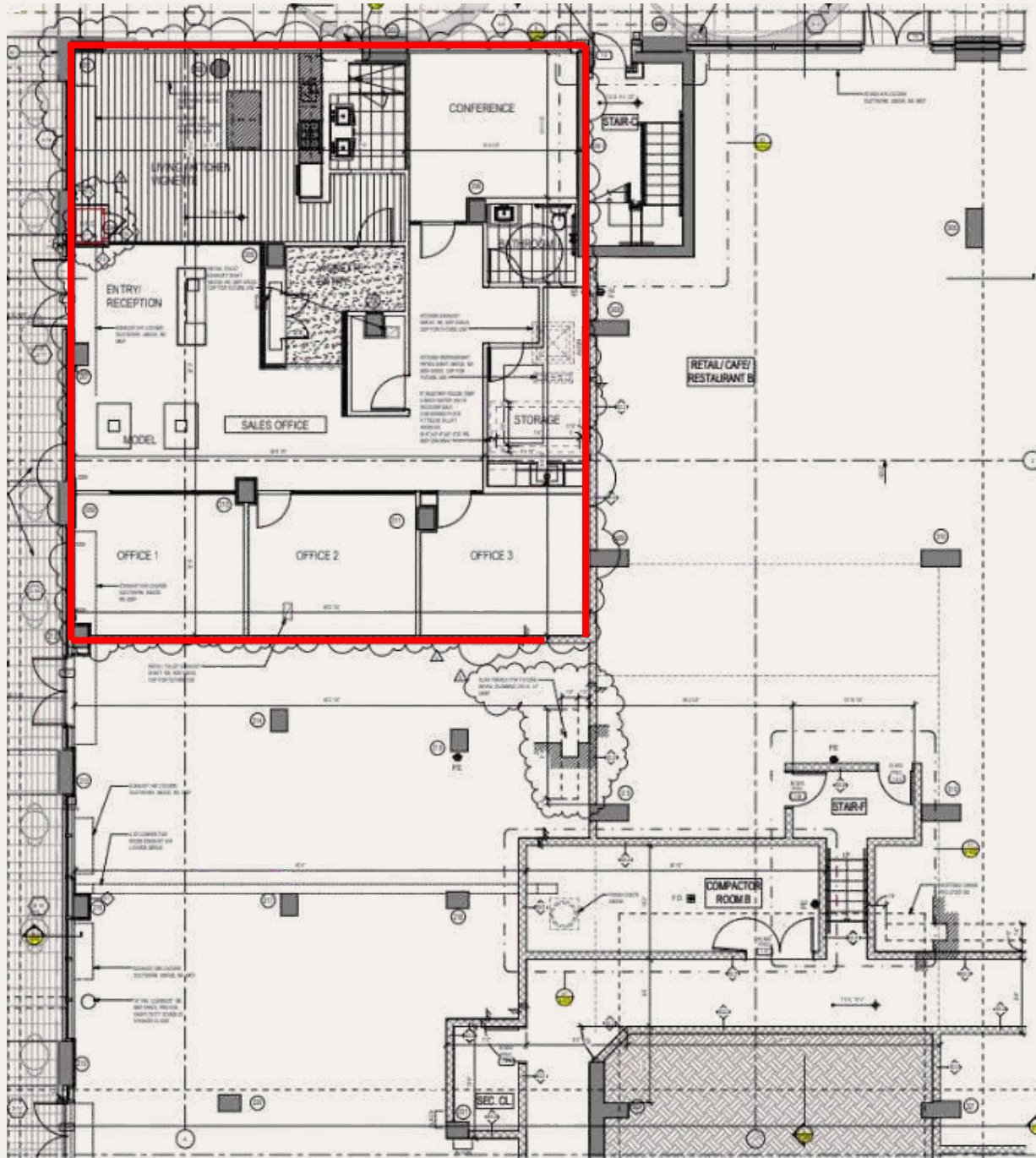
LACKAWANACO FEE

10 PROVOST STREET - RETAIL LAYOUT



10 PROVOST STREET - FLOOR PLAN

NORTH

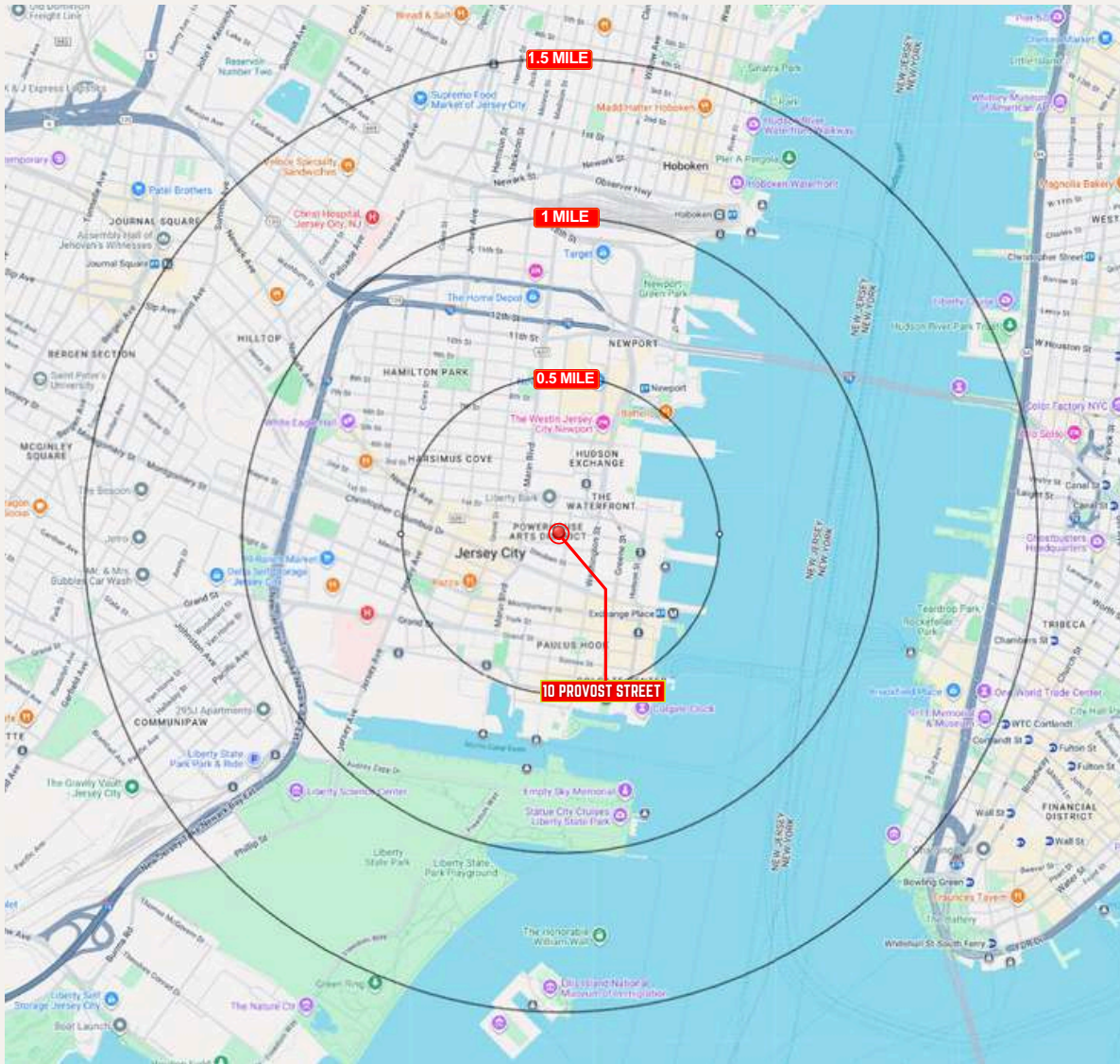


PROVOST SQUARE
WEST

EAST

SOUTH

DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION

34,734

HOUSEHOLDS

18,004

MEDIAN AGE

33.7

COLLEGE GRADUATES (Bachelor's +)

20,648 - 74.7%

TOTAL BUSINESSES

1,362

TOTAL EMPLOYEES

19,145

DAYTIME POPULATION (w/ 16 yr +)

24,970

AVERAGE HOUSEHOLD INCOME

\$154,002

1 MILE RADIUS

POPULATION

71,740

HOUSEHOLDS

35,439

MEDIAN AGE

33.4

COLLEGE GRADUATES (Bachelor's +)

41,459 - 73.9%

TOTAL BUSINESSES

3,033

TOTAL EMPLOYEES

51,097

DAYTIME POPULATION (w/ 16 yr +)

64,808

AVERAGE HOUSEHOLD INCOME

\$154,561

1.5 MILE RADIUS

POPULATION

131,657

HOUSEHOLDS

61,546

MEDIAN AGE

33.8

COLLEGE GRADUATES (Bachelor's +)

65,858 - 66.1%

TOTAL BUSINESSES

5,672

TOTAL EMPLOYEES

75,575

DAYTIME POPULATION (w/ 16 yr +)

105,010

AVERAGE HOUSEHOLD INCOME

\$136,380

POWER HOUSE ARTS DISTRICT

POWER HOUSE ARTS DISTRICT

10 PROVOST ST, JERSEY CITY, NJ 07302



GRIDCRE.COM

CONTACT AGENT:

BOBBY ANTONICELLO JR.

LICENSED REAL ESTATE BROKER

Bobby@gridcre.com

(551) 795-2836

GRID REAL ESTATE LLC DISCLAIMER. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT INDEPENDENTLY VERIFIED IT AND MAKE NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS. ANY PROJECTIONS, RENDERINGS, OPINIONS, ASSUMPTIONS, OR ESTIMATES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT OR GUARANTEE THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. PROSPECTIVE PURCHASERS, LESSEES, AND THEIR ADVISORS ARE URGED TO CONDUCT THEIR OWN THOROUGH, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS.