

50 WARREN STREET

JERSEY CITY | NEW JERSEY

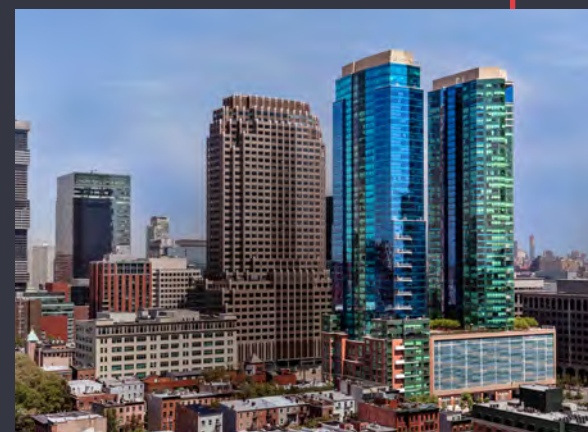
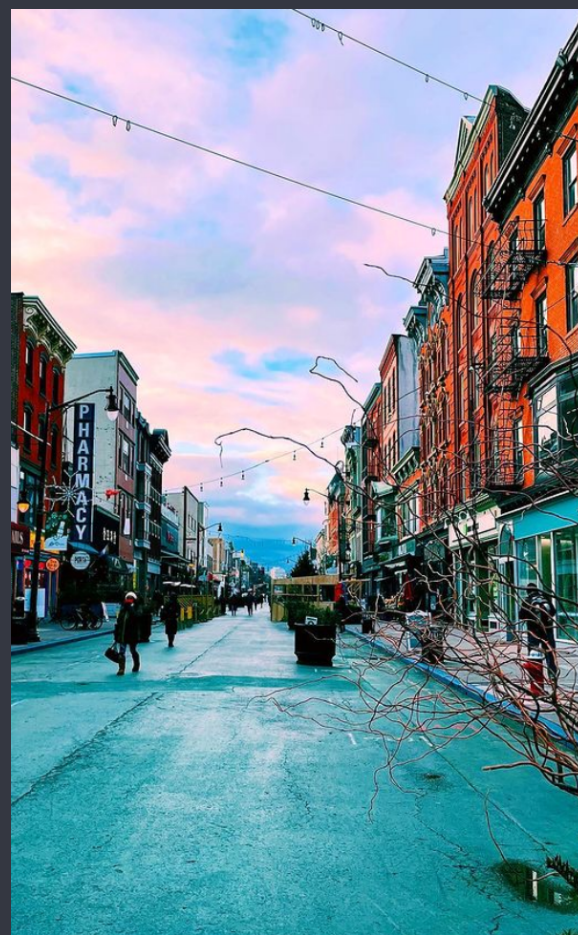
1,363 SF

Fully Built Out Retail/Medical Space

RIPCO
REAL ESTATE



THE NEIGHBORHOOD



THE DETAILS

SIZE

SUITE 118 - 1,363 SF [Virtual Tour](#) 
Former medical office, ground floor with 4 exam rooms, 2 bathrooms, reception area, loft space for storage, and office area. Kitchenette

ASKING RENT

Upon Request

CAM - RET

CAM - Estimated to be \$4.13 PSF
RET - Estimated to be \$8.00 PSF
Total - \$12.13 PSF
escalating to 3% annually

POSSESSION

Immediate

TERM

Minimum 5 years

NEIGHBORING 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

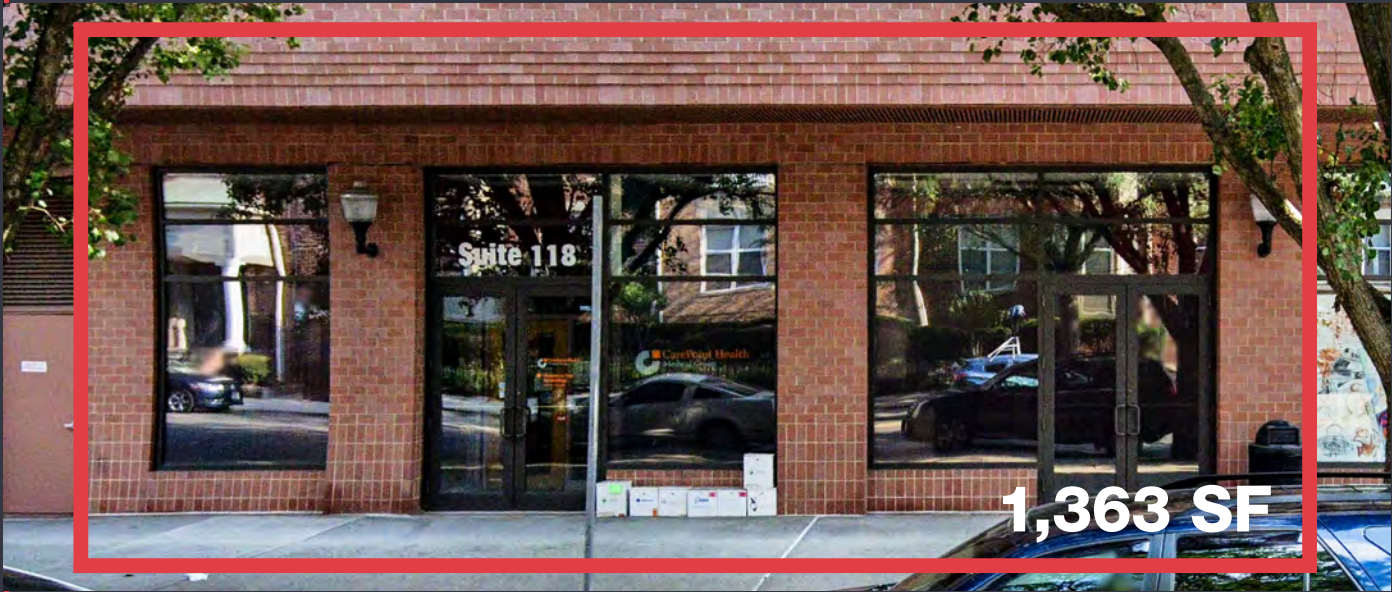
CLASS A OFFICE SPACE

18 MILLION SF

EMPLOYEES

60,000 +

SUITE 118



THE BLOCK





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 four blocks from two light rail stops
Essex St & Exchange Place- 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

**1,363 SF FORMER MEDICAL
OFFICE/RETAIL SPACE AVAILABLE**

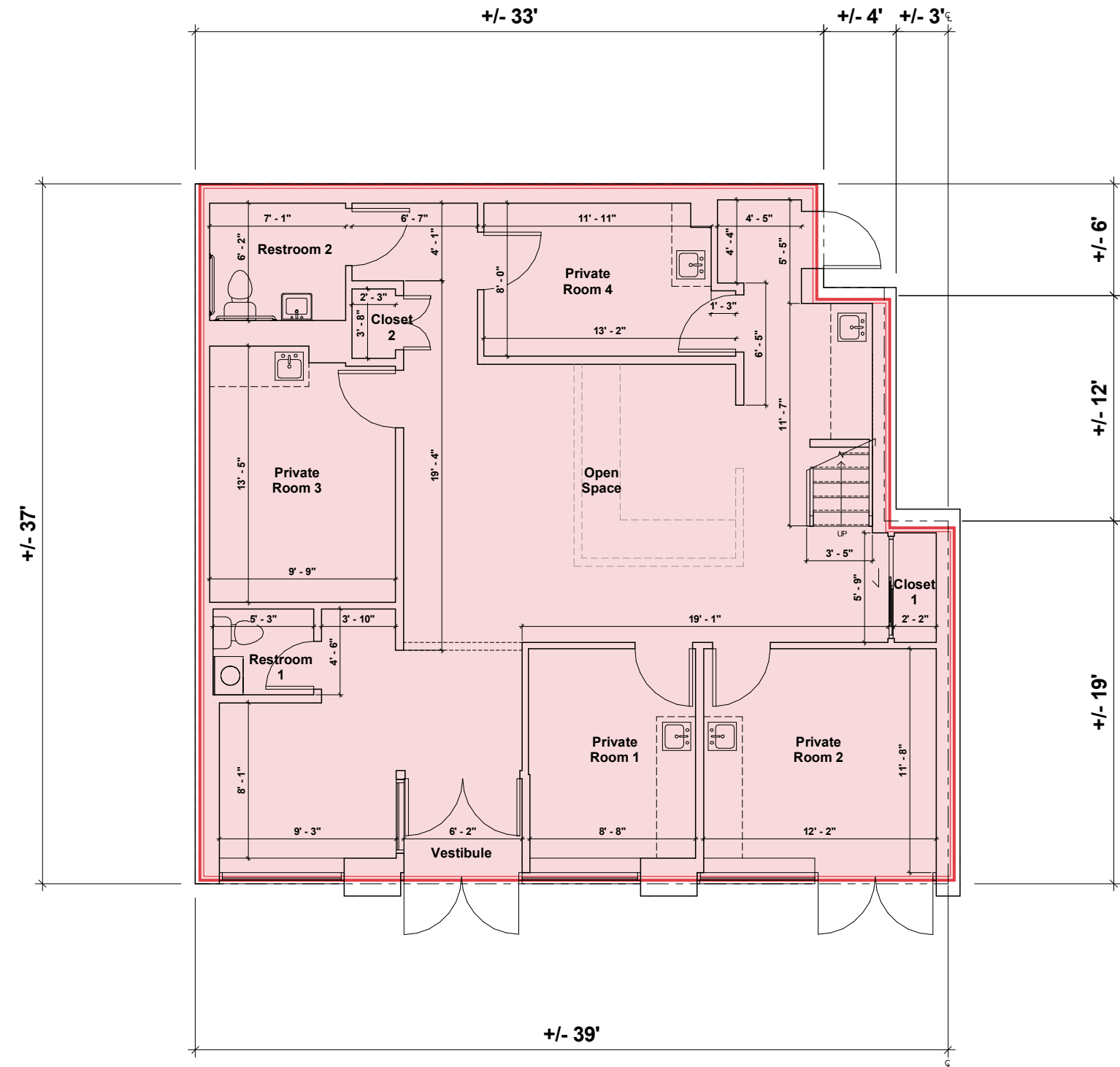
50 WARREN STREET



FLOOR PLAN

Suite 118 - 1,363 SF Available

- ±39' Frontage on Warren Street
- Ceiling Height from Bottom of Deck
 - Front 15' 7"
 - Back 7' 6"
- Former Medical Office
- Ground Floor
- 4 Exam Rooms
- 2 Bathrooms
- Reception Area
- Loft Space for Storage
- HVAC - 12.5 tons
- Electric - 200 amps



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

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.