

629 GROVE STREET

JERSEY CITY, NEW JERSEY

BEST VALUE AND LOCATION IN HUDSON COUNTY

LEASE OPPORTUNITY

For information, contact:

William R. Waxman

T 201.712.5810

F 201.712.5885

william.waxman@cbre.com

Nicholas J. Nitti

T 201.712.5827

F 201.712.5885

nicholas.nitti@cbre.com

Carrie Brown

T 201.712.5809

F 201.712.5885

carrie.brown@cbre.com

Brian Schulz

T 201.712.5649

F 201.712.5885

brian.schulz@cbre.com

CB Richard Ellis

Licensed Real Estate Broker

Park 80 West Plaza II

Saddle Brook, NJ 07663

T 201.712.5600

F 201.712.5650

www.cbre.com



BUILDING SIZE: 1,284,534 square feet

AVAILABLE SIZE: 345,000 square feet

OFFICE SIZE: To suit

CEILING HEIGHT: Spaces available 11' to 17' clear

LOADING: Private docks with staging area

COLUMN SPAN: 25' x 25'

SPRINKLER: Dry system

HEAT: Gas

POWER: Spaces available 200 to 2000 amps

PARKING: Off street

ELEVATORS: Private or semi-private at 12,000 lbs load;
17' x 9' and 21' x 9'

LEASE AVAILABILITES

PRICING: • 1st Floor - 153,000 SF
\$6.50 per square foot gross

• 2nd Floor - 27,400 SF
\$6.50 per square foot gross

• 3rd Floor - 27,221 SF
\$5.00 per square foot gross

• 4th Floor - 27,400 SF
\$5.00 per square foot gross

POSSESSION: Immediate

COMMENTS: • Adjacent to the Holland Tunnel

• Great Labor Market

• Near public transportation:
PATH, bus, light rail

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CBRE
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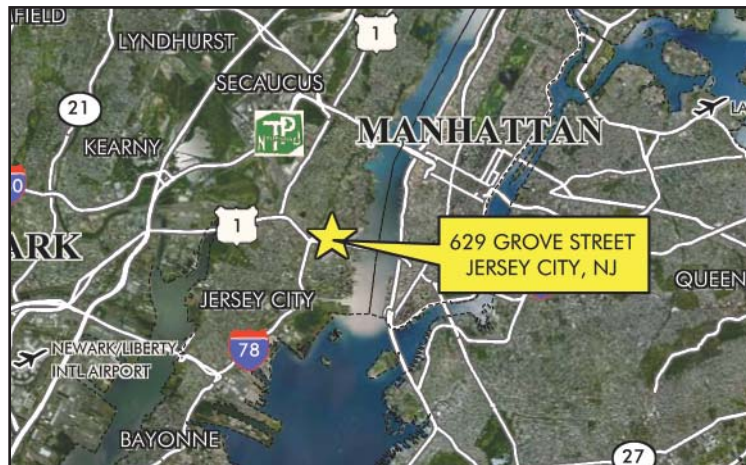
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LOCATION MAP



AERIAL

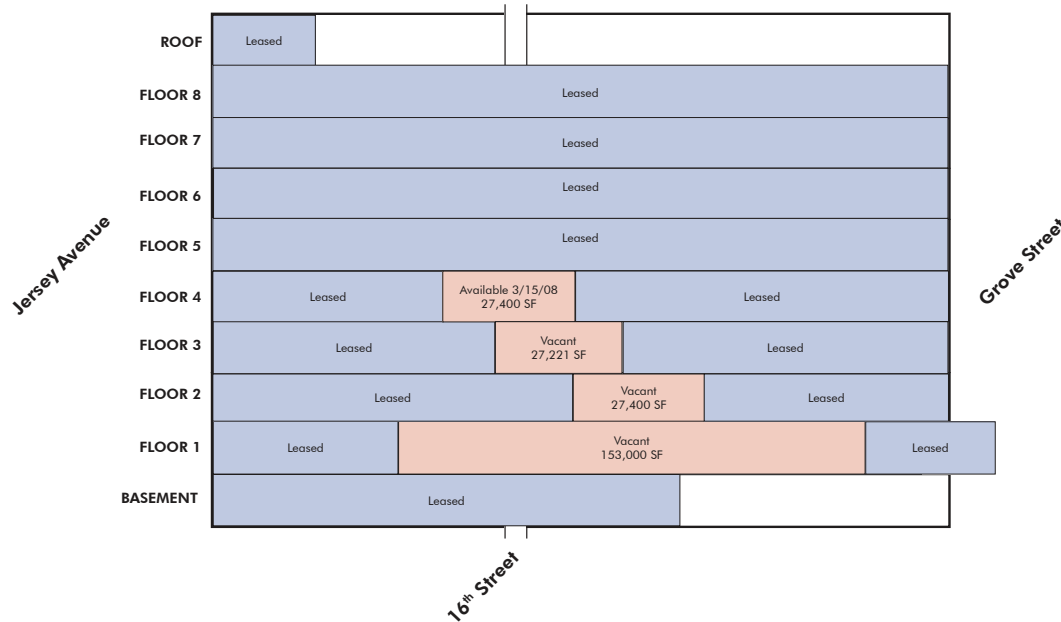


STACKING PLAN

- Leased
- Vacant
- Lease Pending

629 Grove Street • Jersey City, NJ

AS OF NOVEMBER, 2007



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