



35 JOURNAL SQUARE

OFFICE SPACES IN THE HEART OF JERSEY CITY

RANGING FROM
600-16,000 SqFt



201.680.7100



Leasing@SalmanCapital.com



35 Journal Square, 4th Floor
Jersey City, NJ 07306



35 JOURNAL SQUARE

AN OVERVIEW

Discover 35 Journal Square, a meticulously renovated 12-story office building spanning 200,000 square feet, with a \$5,000,000 interior overhaul in 2019. The offices are designed to be bright and light-filled, creating an inspiring work environment. With our in-house leasing office, securing your space is efficient and seamless. Our experienced team ensures swift negotiations, facilitating a smooth transition to your new office.



Strategically located in a rapidly growing neighborhood, surrounded by over 20,000,000 square feet of new developments, including housing, a new fine arts center, the Frank J. Guarini Justice Complex, and various public amenities. What sets this office tower apart is its designation within an Opportunity Zone, offering unique government incentives to businesses. With modern facilities, a strategic location, and bright offices, 35 Journal Square stands as the perfect home for your business, providing a dynamic environment for success.

OPPORTUNITY ZONED BUILDING

- Near 5 major courthouses
- 13 minutes to Hoboken via PATH
- 11 minutes to Newark via PATH
- 30 minutes to Midtown Manhattan via PATH
- 11 minutes to WTC via PATH
- Access to Midtown Manhattan, Jersey City, Hoboken, Newark and all of NJ



\$5 M+
In Renovations

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**FULLY RENOVATED WITH
MODERN AMENITIES**



Full-time Doorman



Freight Elevator



ADA Compliant



Sunlit Offices



24/7 Access



Heating & Cooling Control



Conference Rooms



Shared Office Spaces



Separate Bathrooms



Lounge Area



CCTV Security



On Site Management



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Journal Square "The New Hub of Jersey City"

With easy access to essentials and a vibrant neighborhood buzz, take your business to new heights in Jersey City. As a central transportation hub with the Journal Square PATH and NJ TRANSIT, seamless connectivity to Manhattan and major New Jersey neighborhoods is at your doorstep. With a rich cultural and unwavering dedication to the community, Journal Square has undergone significant changes, witnessing over 20,000,000 square feet of new development. Be a trailblazer in this emerging market by positioning your business as a pioneer in "The New Hub of Jersey City."

Over **20,000,000** Square Feet of New Development

- ✓ **18,397** New Apartments
- ✓ **1,074** Affordable Apartments
- ✓ **2,000,000** Sq. Ft. of Fine Arts
- ✓ **518,034** Sq. Ft. of Office
- ✓ **579,800** Sq. Ft. of Retail
- ✓ **8,315** Private Parking Spaces
- ✓ **406,000** Sq. Ft. of Judicial Complex
- ✓ **132** New Developments
- ✓ **5** Super Structures
- ✓ **6** Open Spaces & Public Amenities

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FOURTH FLOOR

A SHARED OFFICE SPACE



35 Private Offices



40 Cubicles



2 Conference Rooms



1 Reception Area



Tea & Coffee Station



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A PRIME LOCATION IN THE HEART OF CITY



PATH TRAIN

Conveniently Located
Steps Away



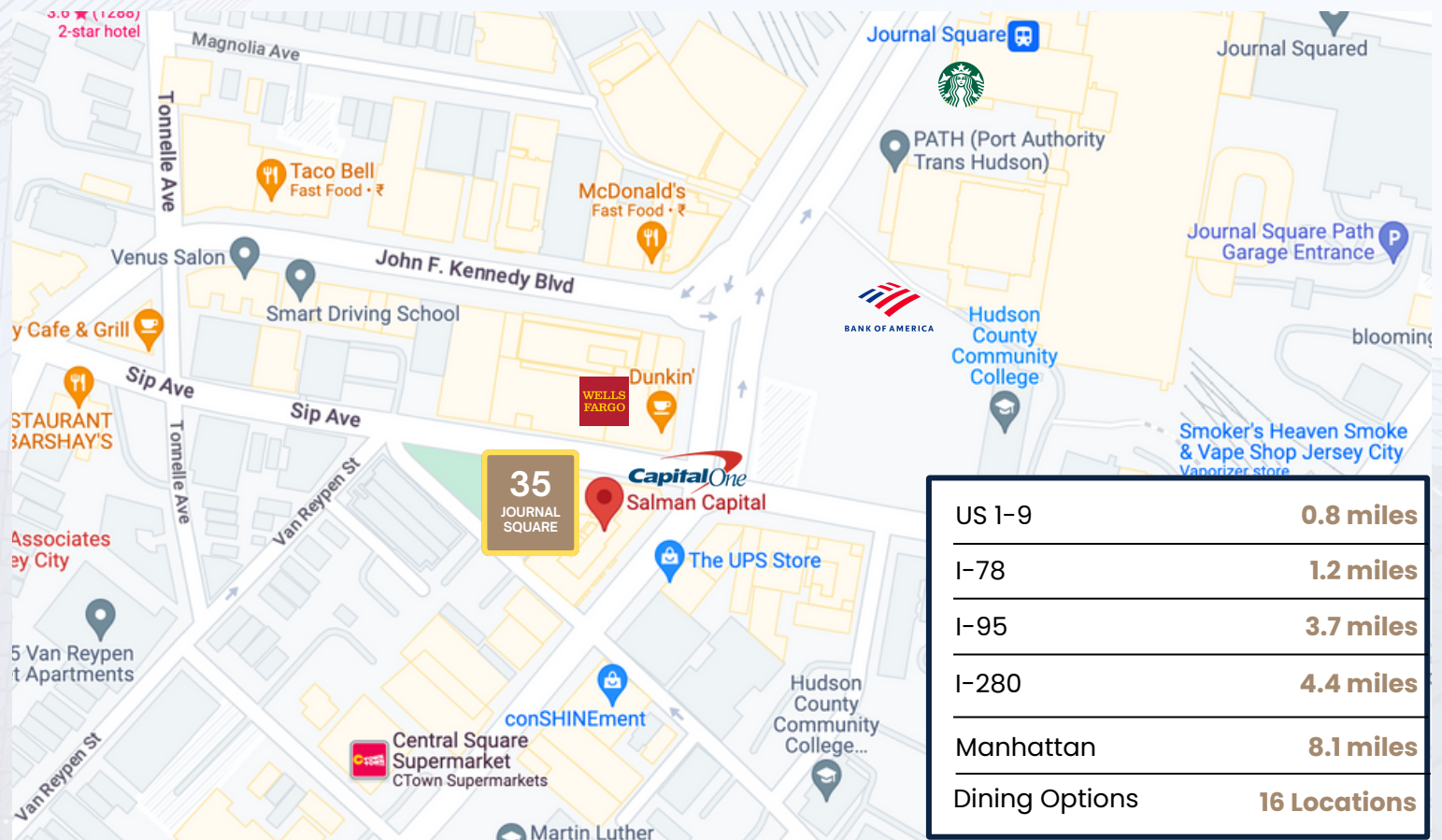
20 MINUTES

Midtown Manhattan &
World Trade Center



5 MINUTES

Drive to the Holland
Tunnel & NJ Turnpike



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