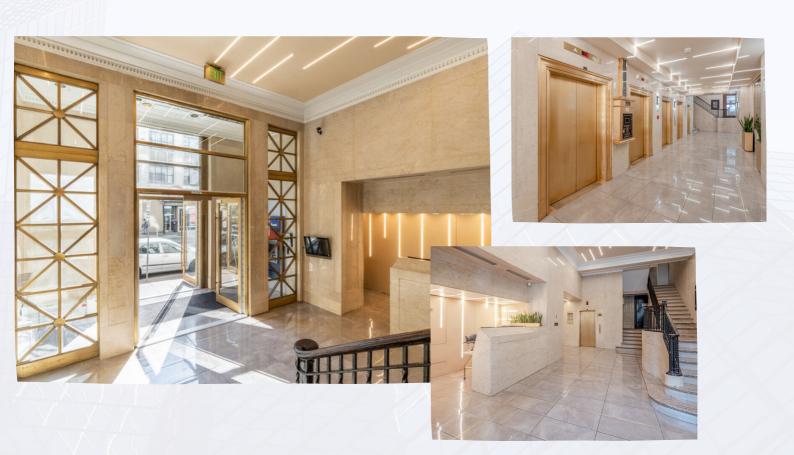


OFFICE SPACES IN THE HEART OF JERSEY CITY

RANGING FROM 600–16,000 SqFt





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

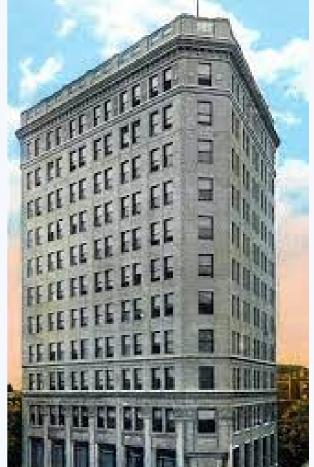
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THE REFERENCE



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.

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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





201.680.7100

Leasing@SalmanCapital.com



FULLY RENOVATED WITH MODERN AMENITIES





Full-time Doorman



Freight Elevator

Heating & Cooling Control Conference Rooms

ADA Compliant

With the state



Sunlit Offices









Shared Office Spaces

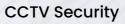


Separate Bathrooms



Lounge Area







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





TTT !!

201.680.7100 Leasing@SalmanCapital.com



A PRIME LOCATION IN THE HEART OF CITY



Conveniently Located Steps Away

20 MINUTES

Midtown Manhattan & World Trade Center

a b



5 MINUTES

Drive to the Holland Tunnel & NJ Turnpike

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