

2JSQ

2 JOURNAL SQUARE

Jersey City, NJ

±195,000 SF

OFFICE SPACE
AVAILABLE FOR LEASE

STEPS FROM THE PATH

9TH FLOOR - 32,416 SF AVAILABLE

8TH FLOOR - 32,381 SF AVAILABLE

7TH FLOOR - 32,381 SF AVAILABLE

6TH FLOOR - 32,381 SF AVAILABLE

5TH FLOOR - 32,381 SF AVAILABLE

4TH FLOOR - 32,381 SF AVAILABLE

3RD FLOOR - FULLY LEASED

2ND FLOOR - FULLY LEASED

1ST FLOOR - FULLY LEASED

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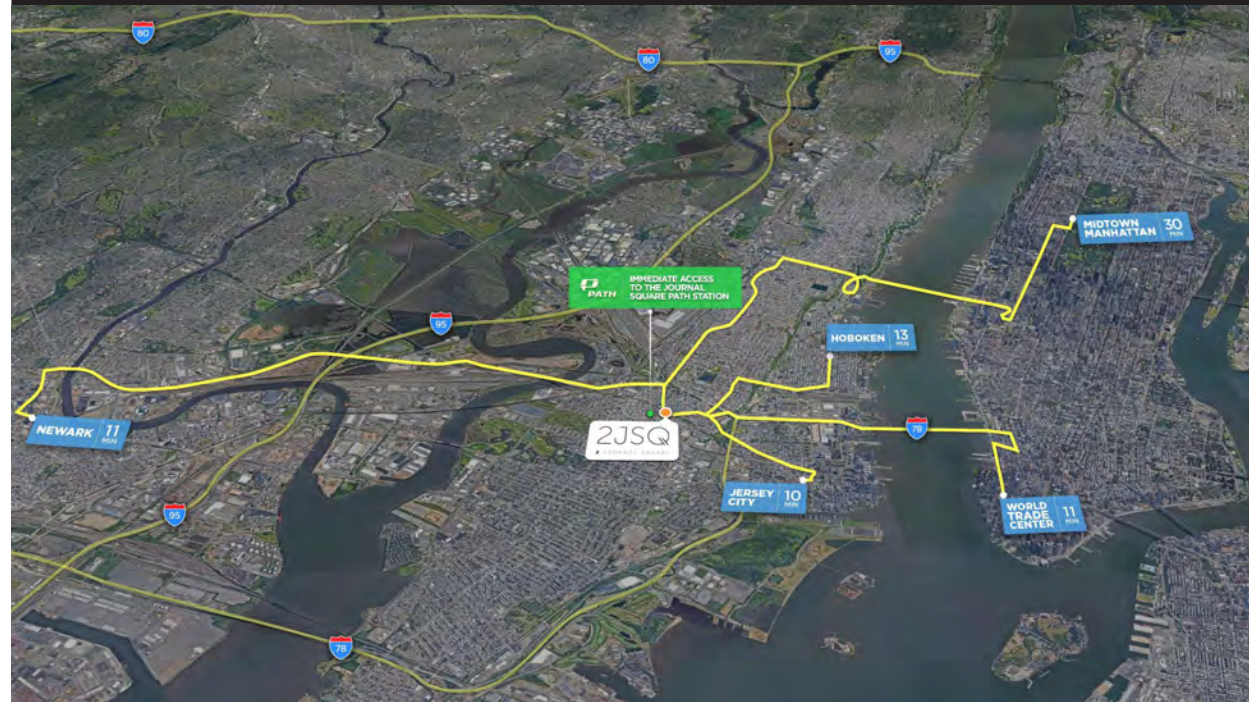


NYC SKYLINE VIEWS
& STEPS FROM **THE PATH**



2 JOURNAL SQUARE provides 280,517 square feet of Class A office space with immediate access to a PATH station — just minutes away from Manhattan.

Excellent opportunity to establish a **high-visibility headquarters** with **brand new** outdoor plaza, retail, and prominent building signage provides a **unique branding opportunity** in a rapidly expanding 24/7 community.



BUILDING FEATURES

- Fully-updated lobbies, bathrooms, elevators, common areas, mechanical, electrical, and plumbing
- 4-level garage operated by SP+ Corporation
- Located in a designated Opportunity Zone
- 14' slab-to-slab height
- 28' x 28' column spacing
- 100% building backup generator power with 10K gallon reserve fuel tank
- Tallest office in Journal Square

Sample FLOOR PLAN



Name	2 Journal Square
Legal Address	2935 John F. Kennedy Blvd, Jersey City, NJ 07306
Owner	Gaia Journal Square LLC
Renovations	Fully renovated in 2020
Zoning	Redevelopment Plan per Jersey City Zoning Map
Floors	9 stories above ground and 4 parking levels below ground
Elevators	6 passenger elevators (4 to be destination dispatch); 1 freight elevator
Parking	4-level garage operated by SP+ Corporation Video surveillance and employee card reader
Security	Card access control, video surveillance cameras installed inside and outside the building
Signage	Available

BRAND NEW LOBBIES & BUILDING AMENITIES



CONNECTED TO IT ALL

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- **Immediate** access to the Journal Square PATH Station
- Access to Midtown Manhattan, Jersey City, Hoboken, Newark, and all of NJ
- 11 minutes to WTC via PATH
- 30 minutes to Midtown Manhattan via PATH
- 11 minutes to Newark via PATH
- 13 minutes to Hoboken via PATH
- Covered parking available

For more information about office leasing, please contact:

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