



2J5Q

TWO JOURNAL SQUARE, JERSEY CITY

Located in a designated
Opportunity Zone, Two Journal
Square offers 330,000 sq. ft. of
office space—steps from the PATH.

GAIA
REAL ESTATE

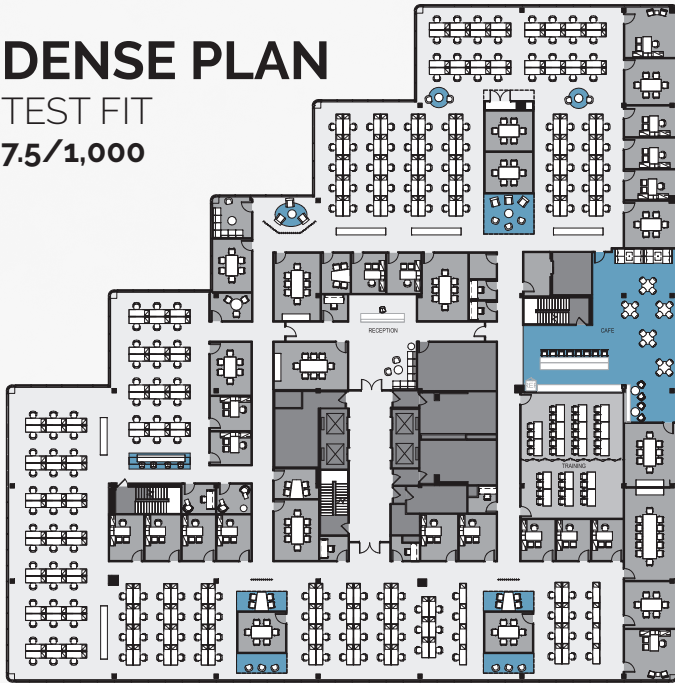
CBRE



DENSE PLAN

TEST FIT

7.5/1,000



OPEN PLAN

TEST FIT

6.0/1,000



MEETING SPACES

PHONE ROOM	6
Huddle Room	3
Small Meeting	6
Med. Meeting	4
Lg. Meeting	1
Training Room	1
Open Collab.	8
Pantry	1

WORKPLACE

Workstations	228
Offices	18
TOTAL	246

MEETING SPACES

PHONE ROOM	5
Huddle Room	5
Small Meeting	1
Med. Meeting	6
Lg. Meeting	2
Training Room	1
Open Collab.	22
Pantry	1

WORKPLACE

Workstations	181
Offices	12
TOTAL	193

BUILDING HIGHLIGHTS

- Located in a designated Opportunity Zone
- 9 Stories
- 33,000 RSF floorplates
- Prominent signage available
- 85 feet above sea level
- 600 parking spaces available
- 14' slab-to-slab height
- Steel-framed construction
- 28' x 28' column spacing
- 4 passenger elevators, 1 freight
- Built 1987
- Supported by two PSE&G grids
- 100% building backup generator power with 10,000 gallon reserve fuel tank

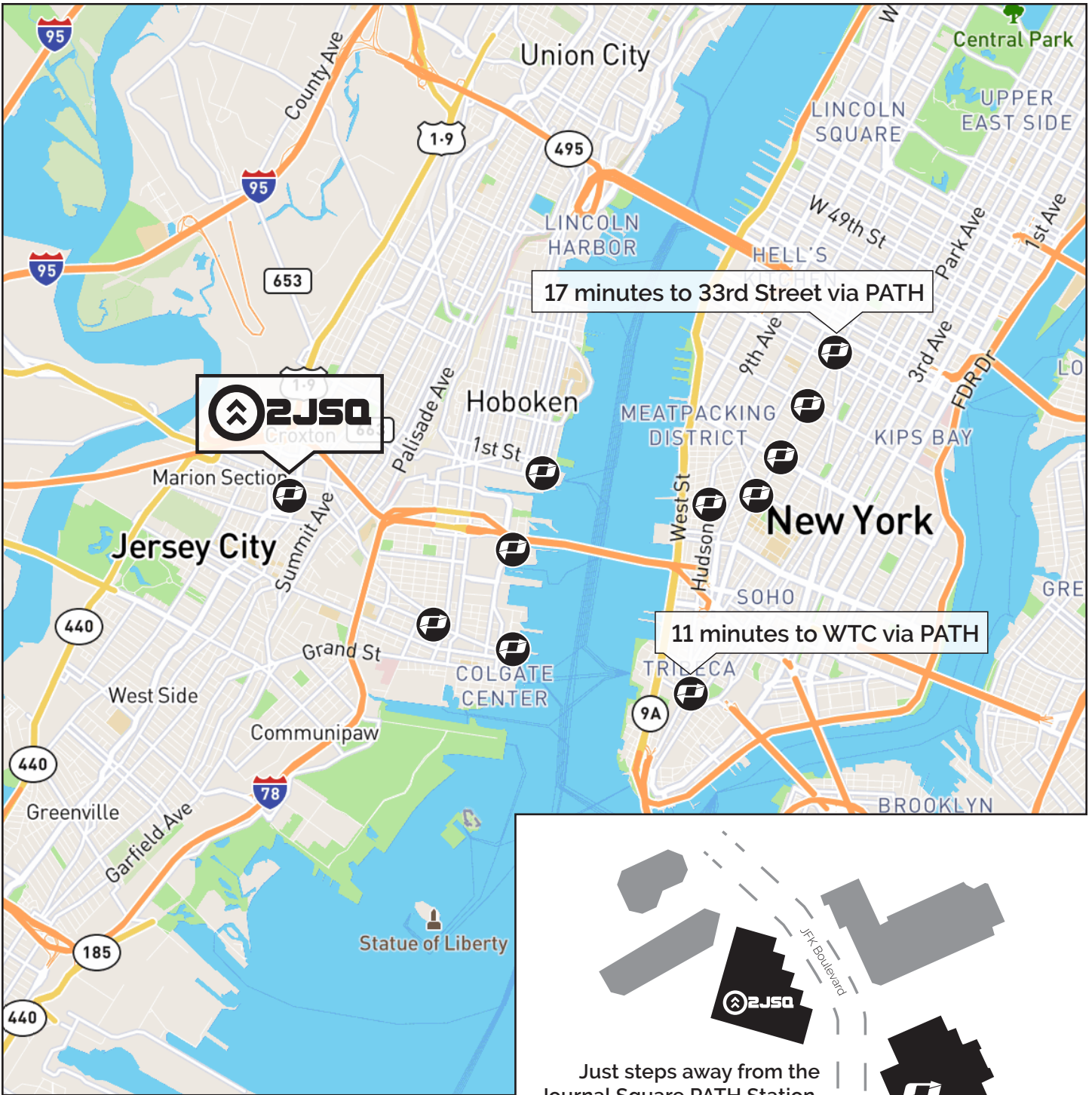


⌆ \$9,000,000 in capital improvements underway

Fully updated

- Lobbies
- Bathrooms
- Elevators
- Common Areas
- Mechanical
- Electrical
- Plumbing





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Just steps away from the Journal Square PATH Station, 2JSQ offers unparalleled access to Midtown Manhattan, Jersey City, Hoboken and Newark.



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