

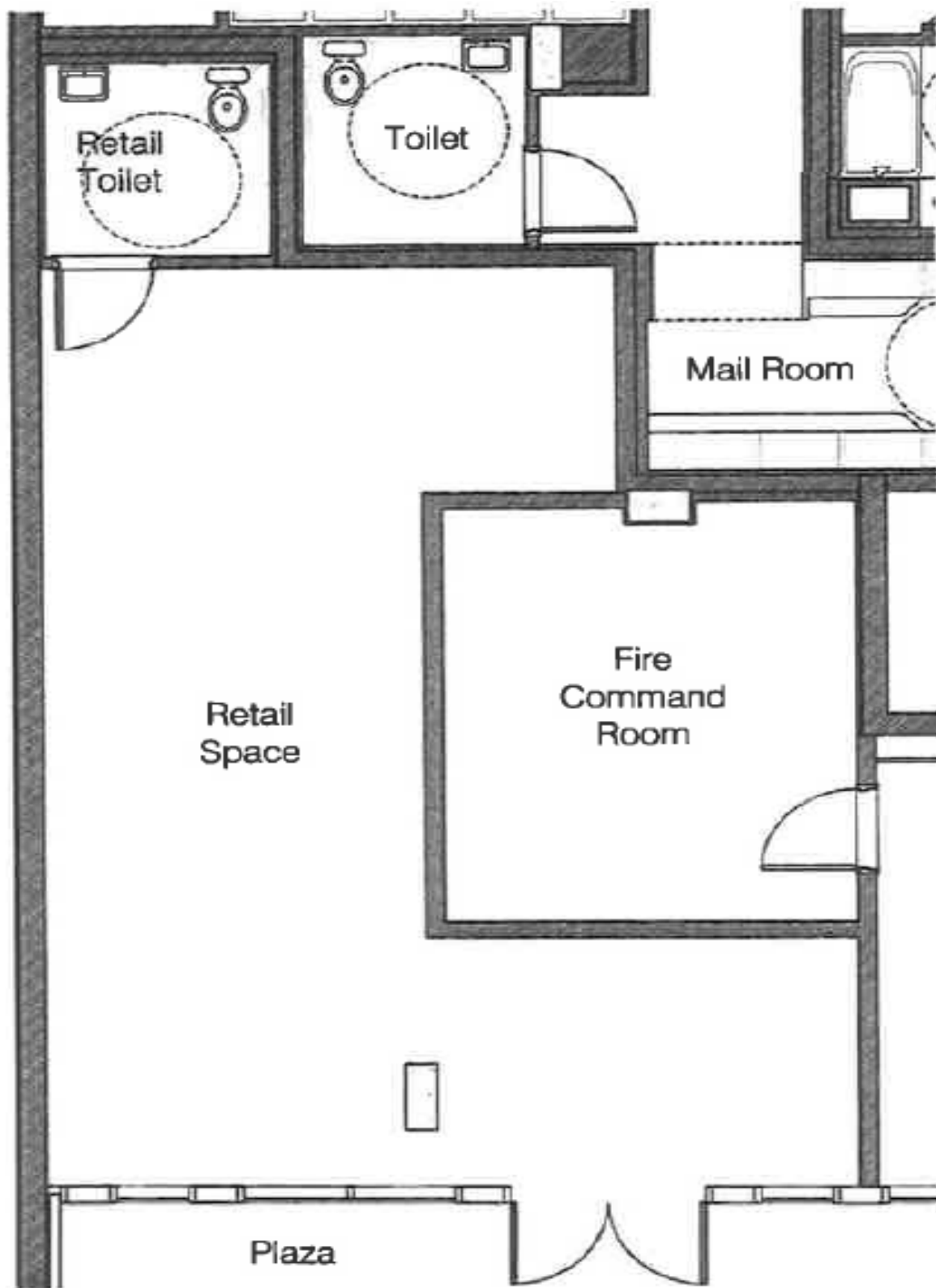
# 148 1ST STREET

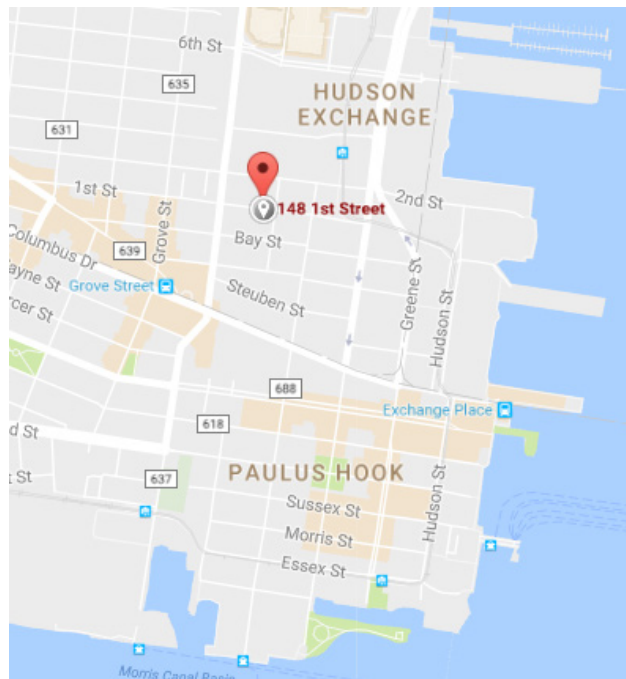
RETAIL • FLEX • STOREFRONT SPACE

## SPACE HIGHLIGHTS:

- Sits at the Base of 278 Residential Homes
- New Construction (2014)
- Heavy Foot Traffic
- Major Development Area
- Use of Outdoor Space Available
- Three Blocks to the PATH
- Short Distance to the Light Rail
- Instant Clientelle

BUILDING	Class A
AVAILABLE	600 ft <sup>2</sup>
AREA	Ground Floor
RENTAL RATE	\$3000 per Month Gross Modified
POSSESSION	2017
TERM	5 - 10 Years





## LISTING AGENT

Don Johnston  
REALTOR®  
(551) 233-9699  
Don@JCityRealty.com



# Harsimus Cove Station Redevelopment Plan



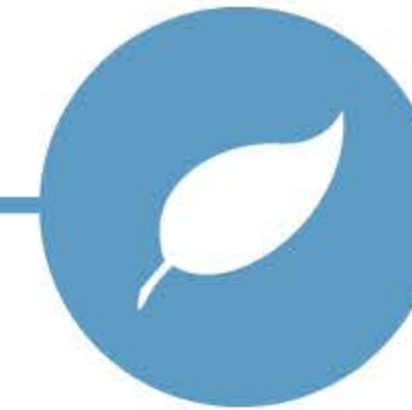
INTRODUCED  
THIRD STREET TO  
REDUCE BLOCK  
SCALE



INCREASED  
ACTIVE RETAIL  
AND PRESERVE  
SHOPRITE



148 1st Street Retail Space



NEW OPEN SPACE  
AT PHASE 1



INCREASED OPEN  
SPACE BY 1/3  
NEW CENTRAL  
OPEN SPACE



REVISED OPEN  
SPACE TO  
ADDRESS LIGHT  
RAIL STATION



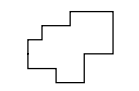






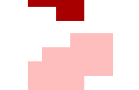









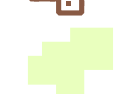




PROTECTED  
BIKE PATH

# CITY OF JERSEY CITY

## ZONING MAP

AS OF MAY 28, 2015


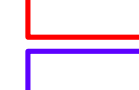





### ZONING DISTRICTS

-  R-1 ONE AND TWO FAMILY HOUSING
-  R-1A ONE AND TWO FAMILY HOUSING
-  R-1F ONE AND TWO FAMILY HOUSING
-  R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
-  R-3 MULTI-FAMILY MID-RISE
-  R-4 MULTI-FAMILY HIGH-RISE
-  H HISTORIC DISTRICTS
-  OR OFFICE/RESIDENTIAL
-  NC NEIGHBORHOOD COMMERCIAL
-  C/A COMMERCIAL/AUTOMOTIVE
-  HC HIGHWAY COMMERCIAL
-  CBD CENTRAL BUSINESS DISTRICT
-  U UNIVERSITY
-  M MEDICAL
-  G GOVERNMENT
-  I INDUSTRIAL
-  PI PORT INDUSTRIAL
-  WPD WATERFRONT PLANNED DEVELOPMENT
-  DT DESTINATION TOURISM
-  C CEMETERY
-  P/O PARKS/OPEN SPACE
-  NJMC NEW JERSEY MEADOWLANDS COMMISSION

### REDEVELOPMENT PLAN AREAS

 see top right panel for full listing.

### OVERLAY DISTRICTS

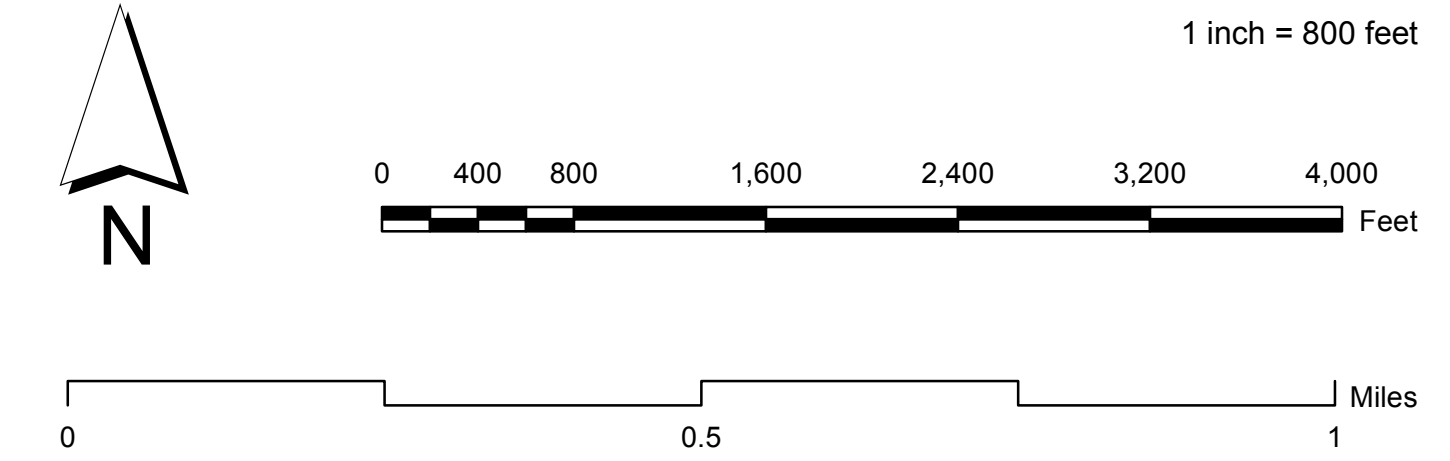
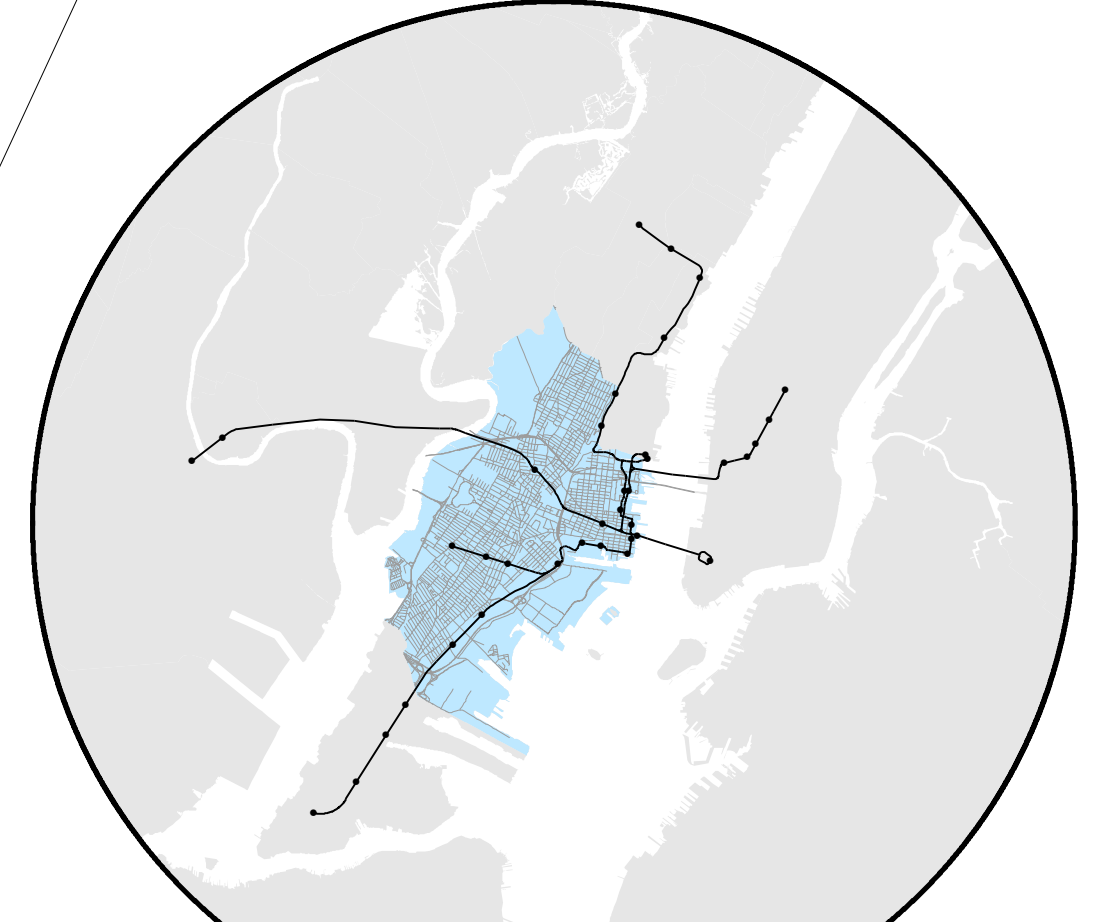
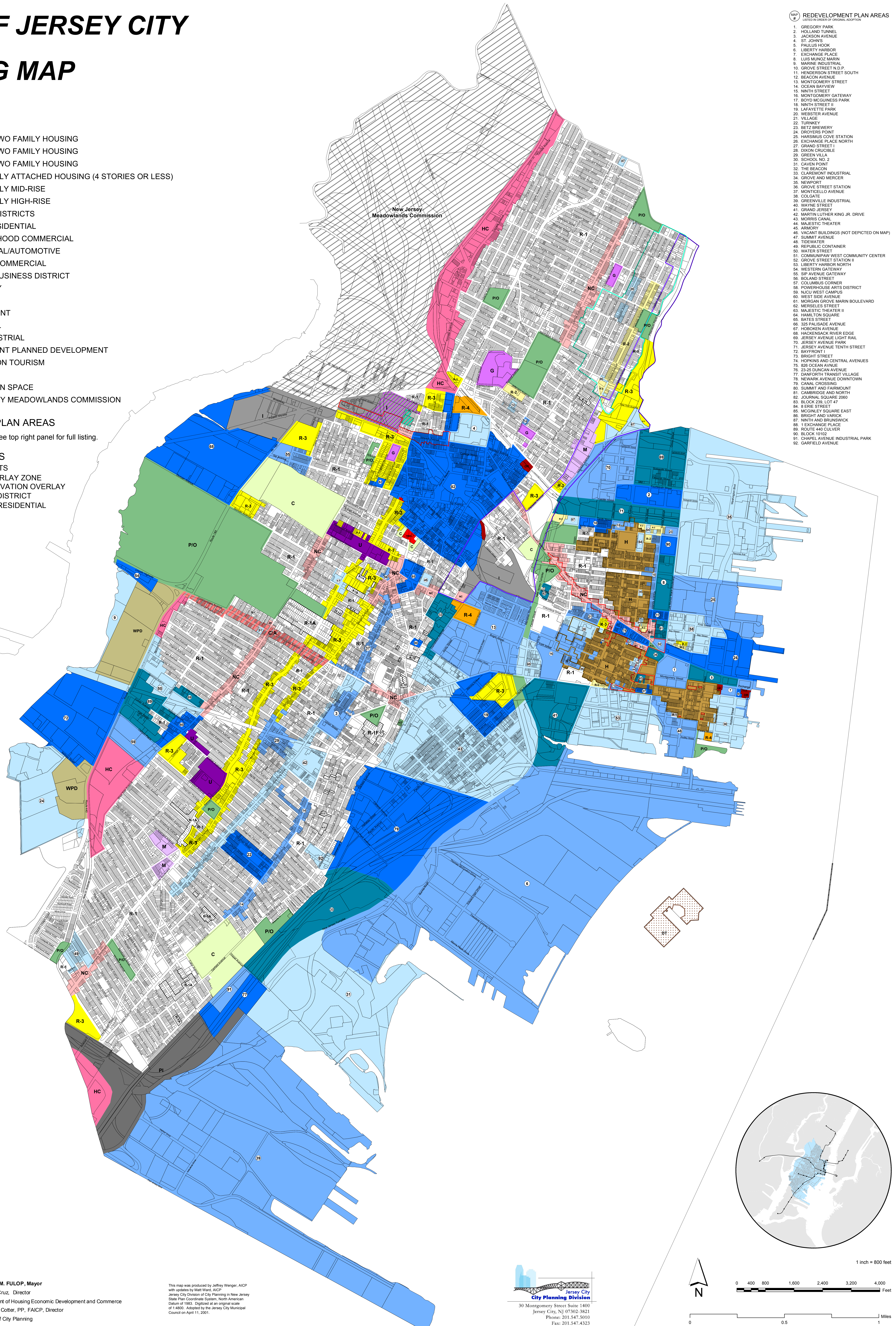
-  HISTORIC DISTRICTS
-  RESTAURANT OVERLAY ZONE
-  PALISADE PRESERVATION OVERLAY
-  RIVERVIEW ARTS DISTRICT
-  MARION WORKS OFFICE/RESIDENTIAL
-  SUBDISTRICT A
-  SUBDISTRICT B


### MAP AMENDMENTS

- APRIL 11, 2001 - Zoning Map Adopted
- OCTOBER 18, 2001 - add the Western Gateway Redevelopment Plan Area
- MARCH 10, 2004 - add the St. Avenue Gateway Redevelopment Plan Area
- APRIL 28, 2004 - add the Bond Street Redevelopment Plan Area
- JULY 15, 2004 - adjust zoning boundaries in accordance with amendments to the Jersey City Master Plan
- AUGUST 11, 2004 - add the Columbus Corner Redevelopment Plan
- SEPTEMBER 1, 2004 - adjust the boundaries of the Water Street Redevelopment Plan Area
- OCTOBER 6, 2004 - add the Warehouse Historic District
- OCTOBER 27, 2004 - add the Powerhouse Redevelopment Plan
- FEBRUARY 16, 2005 - add the NJCU West Campus Redevelopment Plan
- MARCH 23, 2005 - add the West Side Avenue Redevelopment Plan Area
- MAY 18, 2005 - add Marion Works Office/Residential District and new HC and R-3 zone boundaries
- JUNE 22, 2005 - adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area
- SEPTEMBER 28, 2005 - remove a Medical District zone at the St. Francis Hospital site
- NOVEMBER 18, 2005 - remove the Warehouse Historic District
- FEBRUARY 22, 2006 - add the Morgan Grove Main Redevelopment Plan Area
- MARCH 12, 2006 - add the Morris Canal and Marinette Street Redevelopment Plan Area
- APRIL 12, 2006 - Green Villa Redevelopment Plan Area
- APRIL 26, 2006 - add the St. Francis Redevelopment Plan Area
- MAY 24, 2006 - add the States Street Redevelopment Plan Area
- JUNE 13, 2006 - add the 325 Palisade Avenue Redevelopment Plan Area
- SEPTEMBER 13, 2006 - add the Hoboken River Edge Redevelopment Plan
- OCTOBER 11, 2006 - add the Hackensack River Edge Redevelopment Plan
- JANUARY 24, 2007 - add the R-1A Zoning District in the Greenville Neighborhood
- FEBRUARY 14, 2007 - correct a drafting error removing the 100' to 4.0' from the Marion Canal Redevelopment Plan
- FEBRUARY 14, 2007 - expand the Journal Square Redevelopment Plan Area
- FEBRUARY 14, 2007 - partition the Jersey Avenue Redevelopment Plan Area
- FEBRUARY 14, 2007 - expand the R-1A Zoning District in the Greenville Neighborhood
- AUGUST 12, 2008 - add the Varian Avenue Redevelopment Plan Area
- SEPTEMBER 11, 2007 - add the R-1F Zoning District and correct the MAR Redevelopment plan area boundaries
- MARCH 12, 2008 - add the Day Street Redevelopment Plan Area
- MARCH 26, 2008 - add the Bright Street Redevelopment Plan Area
- APRIL 23, 2008 - add the Horne and Central Redevelopment Plan Area
- MAY 28, 2008 - add the K Redevelopment Plan to include the Claremont Ave M.K. Extension
- JUNE 25, 2008 - add the 826 Ocean Avenue Redevelopment Plan and adjust the boundaries of the Morris Canal and Claremont Industrial Redevelopment Plans
- AUGUST 6, 2008 - add the 23-25 Duncan Avenue Redevelopment Plan
- SEPTEMBER 24, 2008 - add the Newark Avenue Downtown Redevelopment Plan
- OCTOBER 7, 2008 - add the Darbith Avenue Transit Village Redevelopment Plan
- OCTOBER 17, 2008 - remove 3.0' from the Morris Canal Plan to the Medical Center Plan and rename Medical Center to The Beacon Redevelopment Plan
- JANUARY 28, 2009 - add the Canal Crossing Redevelopment Plan Area
- AUGUST 12, 2009 - add the Summit and Fairmount Redevelopment Plan
- NOVEMBER 24, 2009 - add the Cambridge North Redevelopment Plan
- APRIL 28, 2010 - expand the R-1A Zoning District in the West Side neighborhood
- AUGUST 25, 2010 - add the Journal Square 2060 Redevelopment Plan
- APRIL 13, 2011 - add the Block 239 Lot 47 Redevelopment Plan
- MAY 25, 2011 - add the 8 Erie Street Redevelopment Plan
- AUGUST 31, 2011 - expand the Restaurant Overlay Zone
- OCTOBER 12, 2011 - add the McKinley Square East Redevelopment Plan
- OCTOBER 26, 2011 - add the Bright and Varick Redevelopment Plan
- DECEMBER 14, 2011 - expand R-1A, Zone in the Heights Neighborhood
- DECEMBER 14, 2011 - add the North and Brunswick Redevelopment Plan
- JANUARY 25, 2012 - expand the Restaurant Overlay Zone
- APRIL 11, 2012 - expand the Restaurant Overlay Zone
- MAY 8, 2012 - amended name of Harsimus Cove Station Redevelopment Plan formerly known as Hudson Exchange
- JUNE 27, 2012 - add the 1 Exchange Place Redevelopment Plan
- FEBRUARY 27, 2013 - add the RiverView Arts District
- MARCH 13, 2013 - add the Route 440 / Culver Redevelopment Plan
- MAY 8, 2013 - amended name of Hamilton Square Redevelopment Plan formerly known as St. Francis Hospital
- SEPTEMBER 25, 2013 - expand the Darbith Transit Village Redevelopment Plan
- MAY 14, 2014 - adjust the boundaries of the Darbith Transit Village Redevelopment Plan
- JUNE 25, 2014 - add the Block 10102 Redevelopment Plan
- SEPTEMBER 10, 2014 - expand the Square 2060 Redevelopment Plan by incorporating the SixPlan Redevelopment Plan
- NOVEMBER 25, 2014 - add the Cluett Avenue Industrial Park Redevelopment Plan
- FEBRUARY 17, 2015 - add new customer sites and updated shoreline
- MAY 13, 2015 - add the Garfield Avenue Redevelopment Plan
- MAY 27, 2015 - expand R-1A in areas of Greenville


### REDEVELOPMENT PLAN AREAS LISTED IN ORDER OF ORIGINAL ADOPTION

1. GREGORY PARK
2. HOLLAND TUNNEL
3. JACKSON AVENUE
4. ST. JOHNS
5. PAULUS HOOK
6. LIBERTY HARBOR
7. EXCHANGE PLACE
8. LUIS MUNOZ MARIN
9. MARINE INDUSTRIAL
10. GROVE STREET N.D.P.
11. HENDERSON STREET SOUTH
12. BEACON AVENUE
13. MONTGOMERY STREET
14. OCEAN BAYVIEW
15. NINTH STREET
16. MONTGOMERY GATEWAY
17. ROYD MCCUNE'S PARK
18. NINTH STREET II
19. LAFAYETTE PARK
20. WEBSTER AVENUE
21. VILLAGE
22. TURNKEY
23. BETZ BREWERY
24. DROVERS POINT
25. HARSIMUS COVE STATION
26. EXCHANGE PLACE NORTH
27. GRAND STREET I
28. DIXON CRUCIBLE
29. GREEN VILLA
30. SCHOOL NO. 2
31. CAVEN POINT
32. THE BEACON
33. CLAREMONT INDUSTRIAL
34. GROVE AND MERCER
35. NEWPORT
36. GROVE STREET STATION
37. MONTICELLO AVENUE
38. COLGATE
39. GREENVILLE INDUSTRIAL
40. WAYNE STREET
41. GRAND JERSEY
42. MARTIN LUTHER KING JR. DRIVE
43. MORRIS CANAL
44. MAJESTIC THEATER
45. ARMORY
46. VACANT BUILDINGS (NOT DEPICTED ON MAP)
47. SUMMIT AVENUE
48. TIDEWATER
49. REPUBLIC CONTAINER
50. WATER STREET
51. COMMUNIPAW WEST COMMUNITY CENTER
52. GROVE STREET STATION II
53. LIBERTY HARBOR NORTH
54. WESTERN GATEWAY
55. SIP AVENUE GATEWAY
56. BOLAND STREET
57. COLUMBUS CORNER
58. POWERHOUSE ARTS DISTRICT
59. NJCU WEST CAMPUS
60. WEST SIDE AVENUE
61. MORGAN GROVE MARIN BOULEVARD
62. MERSELES STREET
63. MAJESTIC THEATER II
64. HAMILTON SQUARE
65. BATES STREET
66. 325 PALISADE AVENUE
67. HOBOKEN AVENUE
68. HACKENSACK RIVER EDGE
69. JERSEY AVENUE LIGHT RAIL
70. JERSEY AVENUE PARK
71. JERSEY AVENUE TENTH STREET
72. BAYFRONT
73. BRIGHT STREET
74. HOPKINS AND CENTRAL AVENUES
75. 826 OCEAN AVENUE
76. 23-25 DUNCAN AVENUE
77. DANFORTH TRANSIT VILLAGE
78. NEWARK AVENUE DOWNTOWN
79. CANAL CROSSING
80. SUMMIT AND FAIRMOUNT
81. CAMBRIDGE AND NORTH
82. JOURNAL SQUARE 2060
83. BLOCK 239, LOT 47
84. 8 ERIE STREET
85. MCCINLEY SQUARE EAST
86. BRIGHT AND VARICK
87. NINTH AND BRUNSWICK
88. 1 EXCHANGE PLACE
89. ROUTE 440 CULVER
90. BLOCK 10102
91. CHAPEL AVENUE INDUSTRIAL PARK
92. GARFIELD AVENUE



 **STEVEN M. FULOP, Mayor**  
 Anthony Cruz, Director  
 Department of Housing Economic Development and Commerce  
 Robert D. Cotter, PP, FAICP, Director  
 Division of City Planning

This map was produced by Jeffrey Wenger, AICP with updates by Matt Ward, AICP  
 Jersey City Division of City Planning in New Jersey State Plan Coordinate System, North American Datum of 1983. Digitized at an original scale of 1:4800. Adopted by the Jersey City Municipal Council on April 11, 2001.

  
 Jersey City  
 City Planning Division  
 30 Montgomery Street Suite 1400  
 Jersey City, NJ 07302-3821  
 Phone: 201.547.5010  
 Fax: 201.547.4533

# CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

AUGUST 26, 2015

Jersey City  
City Planning Division  
30 Montgomery Street Suite 1400  
Jersey City, NJ 07302-3821  
Phone: 201.547.5010  
Fax: 201.547.4323



DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility.



- DEVELOPMENT PROJECTS**
- 1 PROPOSED DEVELOPMENT
  - 2 APPROVED DEVELOPMENT
  - 3 UNDER CONSTRUCTION
  - 4 COMPLETED DEVELOPMENT
  - 5 RECREATION / PARK

- HISTORIC DISTRICT
- RESTAURANT ROW
- EXISTING PARKS
- PATH
- LIGHT RAIL
- NJ TRANSIT
- FERRIES TO NYC

CREATED BY: Jeff Wenger  
UPDATES BY: Matt Ward

1 inch = 700 feet

0 0.5 1 Miles



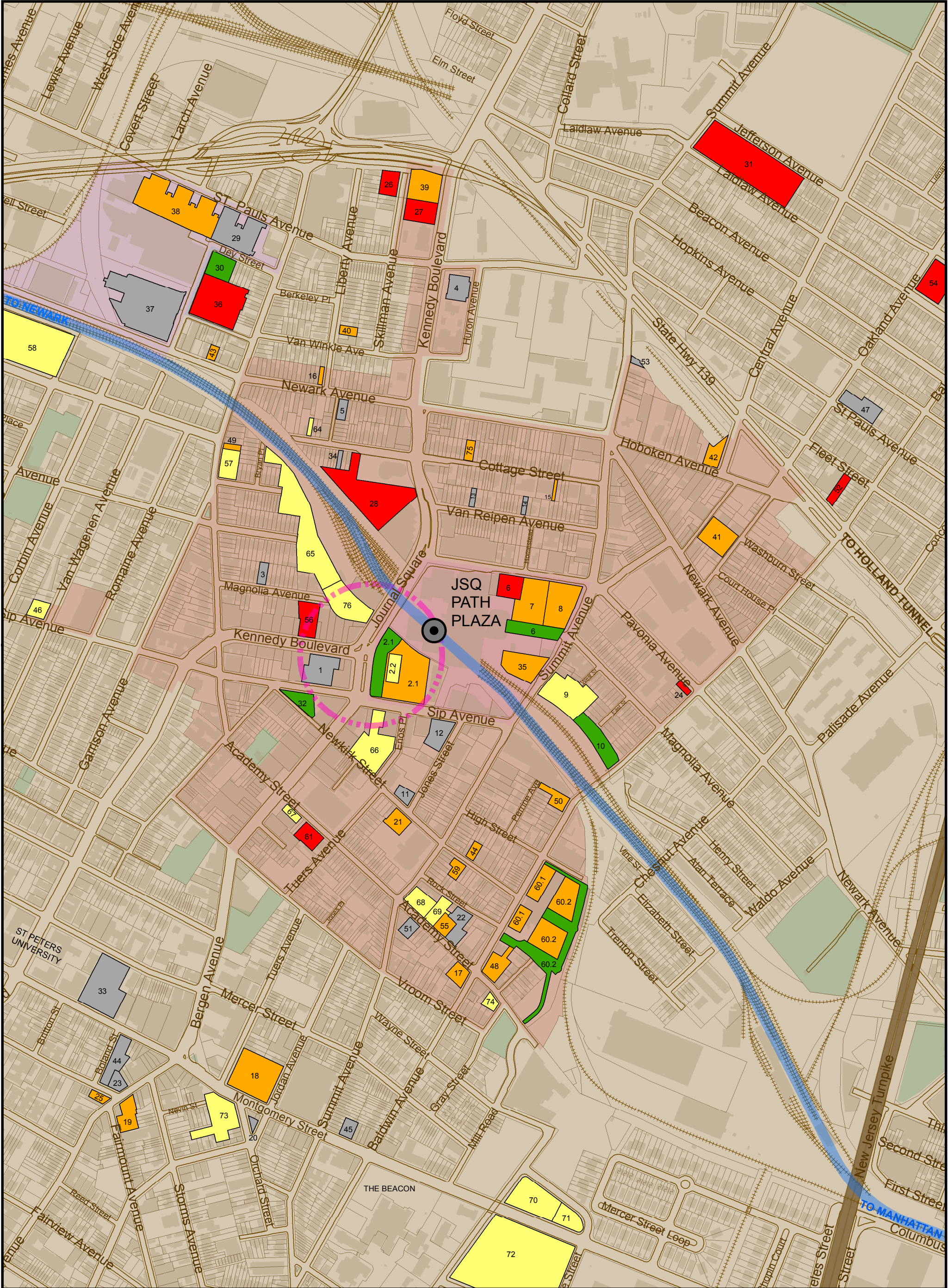
# CITY OF JERSEY CITY

## JOURNAL SQUARE DEVELOPMENT MAP

AUGUST 25, 2015



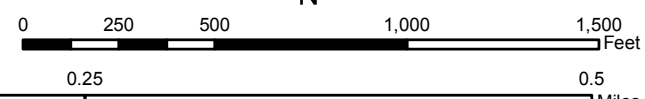
DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility.



- DEVELOPMENT PROJECTS**
- 1 PROPOSED DEVELOPMENT
  - 2 APPROVED DEVELOPMENT
  - 3 UNDER CONSTRUCTION
  - 4 COMPLETED DEVELOPMENT
  - 5 RECREATION / PARK
  - 6 NO HEIGHT LIMIT AREA
  - 7 REDEVELOPMENT AREA
  - 8 EXISTING OPEN SPACE
  - 9 MWORKS 1
  - 10 MWORKS 2

- PATH
- BILLBOARD ZONE

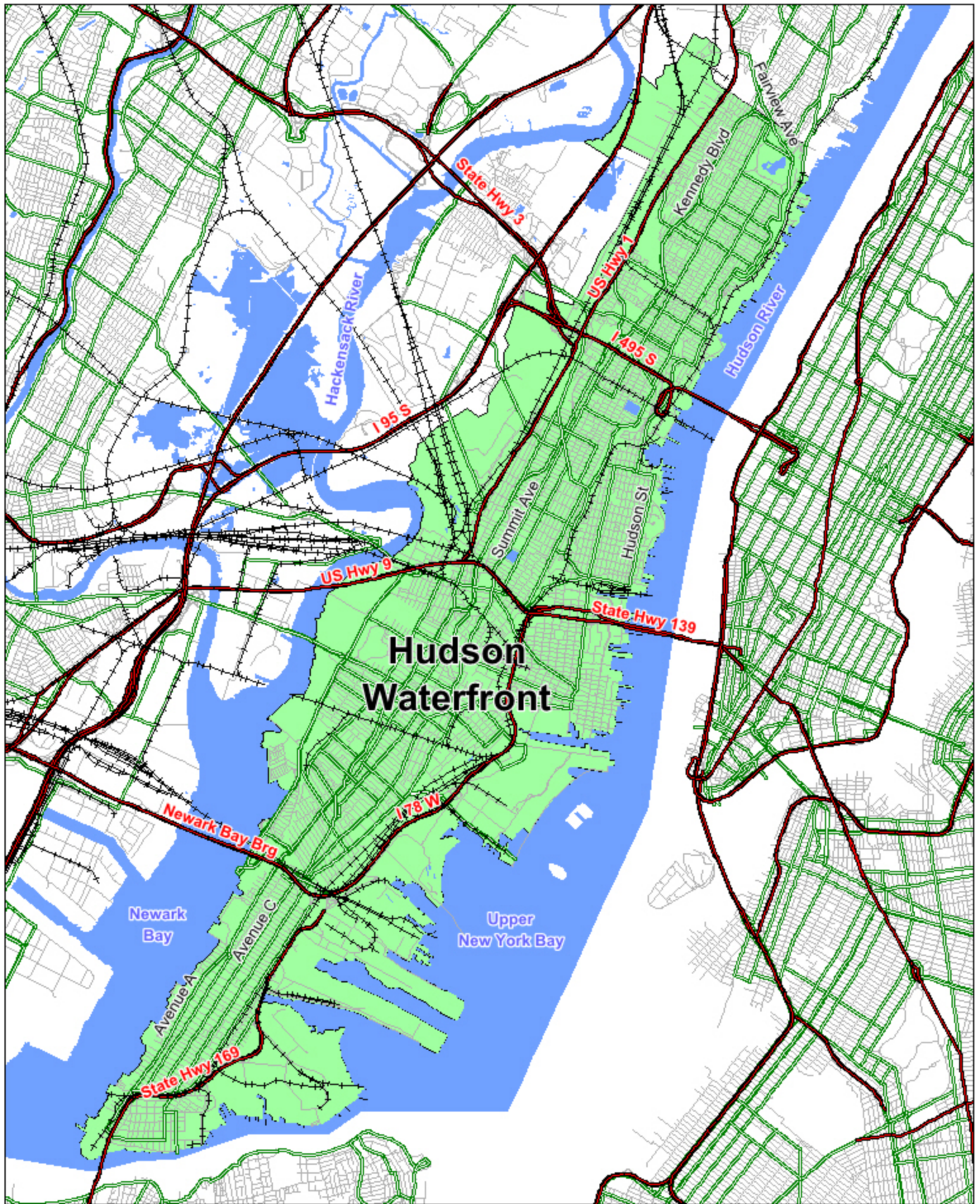
1 inch = 500 feet



CREATED BY:  
Jeff Wenger  
UPDATES BY:  
Matt Ward



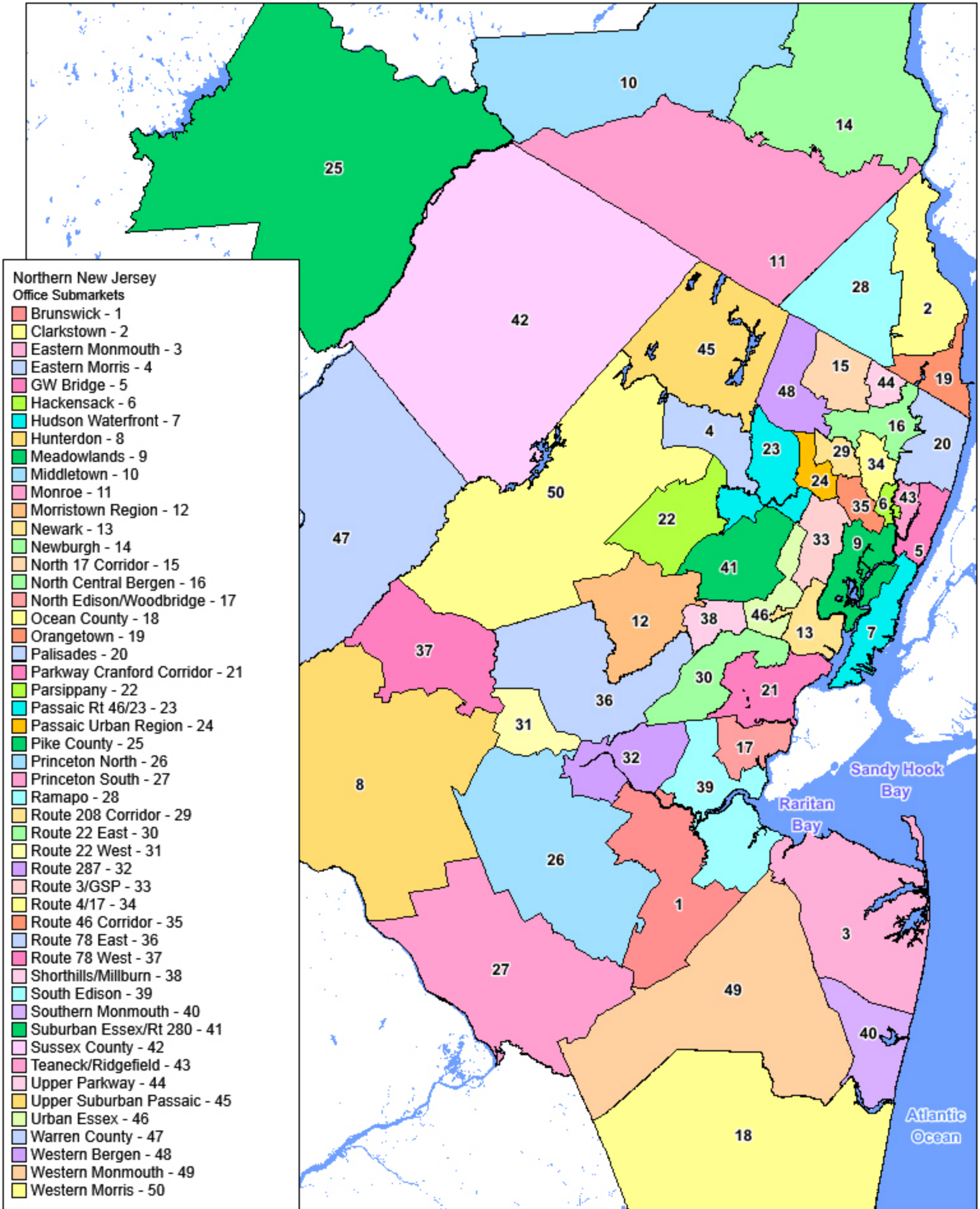
SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	DATE APPROVED	YEAR COMPLETE			
<b>DEVELOPMENT PROPOSALS</b>									<b>SUMMARY:</b>				<b>3,851</b>	<b>185,815</b>	<b>84,297</b>	<b>1,448</b>		
2.2	10 JOURNAL SQUARE (56)	744	100,000	0	0			67	880 BERGEN (10)	55	0	3,337	11					
9	ROBINHOOD PLAZA (42)	492	0	5,000	250			68	362 SUMMIT (12)	120	0	5,000	70					
46	NEW RESIDENTIAL (8)	75	0	3,104	12			69	362 SUMMIT (6)	69	0	1,740	18					
57	96-110 TONNELLE AVE (8)	130	0	6,575	10			70	580 MONTGOMERY (3)	0	17,093	11,541	62					
58	BROADWAY AVE.	500	0	15,000	250			71	530 MONTGOMERY MOSQUE (2)	0	18,722	0	0					
62	711 MONTGOMERY	210	0	5,000	105			72	MONTGOMERY GARDENS									
64	134 COTTAGE(3)	8	0	0	0			73	711 MONTGOMERY (16)	240	0	6,000	120					
65	HARWOOD (12) (45)	660	0	6,000	330			74	147 ACADEMY (8)	48	0	1,000	10					
66	KUSHNER COMPANY (50)	500	50,000	15,000	200			76	LOWES THEATRE RENOVATION									
<b>APPROVED DEVELOPMENT PROJECTS</b>									<b>SUMMARY:</b>				<b>4,687</b>	<b>159,240</b>	<b>401,526</b>	<b>2,979</b>		
2.1	10 JOURNAL SQUARE (56)	744	117,840	121,640	388			38	CANCO LOFTS PHASE 2 ( 8)	327	0	0	335	7/25/2006				
7	JOURNAL SQUARED PHASE 2 / KRE (70)	700	0	18,000	522	12/5/2012		39	3085 KENNEDY BLVD / CORNUCOPIA MRKT (3)	0	0	29,416	30	6/17/2010				
8	JOURNAL SQUARED PHASE 3 /KRE (60)	600	0	14,000	245	12/5/2012		40	22 LIBERTY AVE ( 5)	24	0	0	0	9/20/2012				
15	23 COTTAGE STREET (3)	3	0	0	0	2/5/2013		41	12 COOK ST ( 8)	106	0	2,350	53	9/18/2008				
16	804 NEWARK AVE (5)	9	0	3,450	0	7/12/2014		42	414 HOBOKEN AVE / TRIBECA GRAND ( 23)	121	0	47,500	88	11/6/2006				
17	165-169 ACADEMY ST (12)	91	0	5,240	0	3/24/2015		43	850-852 NEWARK AVE (4)	11	0	3,266	0	8/22/2014				
18	688-700 MONTGOMERY ST / SPU (21)	595	0	100,146	717	8/12/2014		44	60-62 NEWKIRK ST (5)	20	0	0	0	5/16/2014				
19	720-726 BERGEN AVE (5)	58	0	3,219	32	7/7/2015		48	156-160 ACADEMY ST (8)	74	0	1,128	30	10/21/2014				
21	87 NEWKIRK (12)	111	0	5,000	0	11/18/2014		49	110 TONNELLE AVE ( 4)	7	0	1,000	0	10/21/2014				
25	725-727 BERGEN AVE (5)	18	0	2,871	0	7/7/2015		50	205 BALDWIN (9)	40	0	0	15	7/21/2015				
35	501 SUMMIT AVE / SOCIAL SECURITY (4)	0	41,400	6,300	34	7/20/2010		55	190 ACADEMY ST (6)	122	0	0	0	3/10/2015				
								59	61-65 NEWKIRK ST (5)	29	0	0	0	5/19/2015				
								60.1	180 BALDWIN AVE (7)	156	0	16,000	0	6/23/2015				
								60.2	180 BALDWIN AVE (25)	700	0	21,000	490	6/23/2015				
								75	60 COTTAGE STREET (5)	21	0	0	0	12/9/2014				
<b>PROJECTS UNDER CONSTRUCTION</b>									<b>SUMMARY:</b>				<b>1,334</b>	<b>70,070</b>	<b>13,267</b>	<b>439</b>		
6	JOURNAL SQUARED PHASE 1 / KRE (54)	540	0	4,000	153	12/5/2012		31	PUBLIC SCHOOL - ELEMENTARY	0	0	0		-				
24	267 BALDWIN AVE (5)	8	0	0	0	6/4/2013		36	25 SENATE PLACE (6)	266	0	5,567	128	5/21/2013				
26	665-67 SKILLMAN AVE (5)	46	0	0	22	6/19/2012		52	63-65 FLEET ST (3 & 5)	16	0	0	14	12/18/2012				
27	3075 KENNEDY BLVD (6)	83	0	3,700	19	6/19/2012		54	146 OAKLAND AVE (4)	95	0	0	103	1/19/2012				
28	2 JOURNAL SQUARE / PHM II (13)	240	0	0	0	12/4/2012		56	2851-53 KENNEDY BLVD (6)	40	0	0	0	3/24/2015				
								61	257 ACADEMY HUD. CO. COMM. COL. STEM (6)	0	70,070	0	0	5/15/2015				
<b>RECENTLY COMPLETED DEVELOPMENT PROJECTS</b>									<b>SUMMARY:</b>				<b>677</b>	<b>5,178</b>	<b>47,826</b>	<b>604</b>		
1	2854 KENNEDY BLVD / SATE SQUARE (12)	130	0	14,000	395	10/22/2002	2007?	29	50 DEY ST - CANCO LOFTS PHASE 1 (8)	224	0	17,082	0	7/25/2006	2008			
3	300 MAGNOLIA AVE / CHOSEN ESTATES (4)	15	0	0	0	4/5/2011	2011	33	ST. PETER'S UNIVERSITY STUDEN CTR (6)	0	0	0	3		2013			
4	SCHOOL RENOVATION	0	0	0	0	-		34	119 COTTAGE ST (4)	3	0	0	3	8/16/2007	2009			
5	789 NEWARK AVE / HOTEL (4)	27	0	4,000	0	1/25/2011	2013	37	888 NEWARK AVE / MANA FINE ARTS (3 & 6)	0	2mill. sq. ft. art facility		39					
11	100 NEWKIRK ST / KENNEDY LOFTS (8)	56	0	0	0	12/4/2012	2014	44	769 MONTGOMERY ST - SOLEIL LOFTS (6)	38	5,178	0	31	1/24/2006	2010			
12	HCCC LIBRARY - 112K SF (6)	0	0	0	0		2014	45	650-654 MONTGOMERY ST (5)	22	0	900	23	8/28/2007	2008			
13	60 VAN REIPEN AVE (3)	8	0	0	0	5/15/2012	2014	47	76 ST. PAULS AVE (5)	55	0	0	60		2012			
14	36 VAN REIPEN AVE (3)	4	0	0	0	2/5/2013	2014	51	197 ACADEMY ST	20	0	0	15	4/20/2004	2009			
20	52 ORCHARD STREET RENO (5)	12	0	1,000	0		2014	53	628 SUMMIT AVE (4)	7	0	444	0	11/12/2013	2015			
22	182 ACADEMY ST / TOVASTE (7)	56	0	0	35	8/7/2010	2014											
23	729 BERGEN AVE (2)	0	0	10,400	0	10/1/2013	2014											
<b>NEW OPEN SPACE AND PUBLIC AMENITIES</b>													<b>187,000</b>					
2.2	RENOVATED JOURNAL SQUARE PLAZA		30,000					60.2	PLAZA AND PROMENADE		65,000							
6	NEW PATH PLAZA BY KRE		21,000															
10	NEW PARK		38,000															
30	CANCO LOFTS PARK		18,000															
32	NEW PLAZA		15,000															
									<b>TOTAL:</b>				<b>10,549</b>	<b>607,303</b>	<b>546,916</b>	<b>5,470</b>		



# Hudson Waterfront Office Submarket

Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.

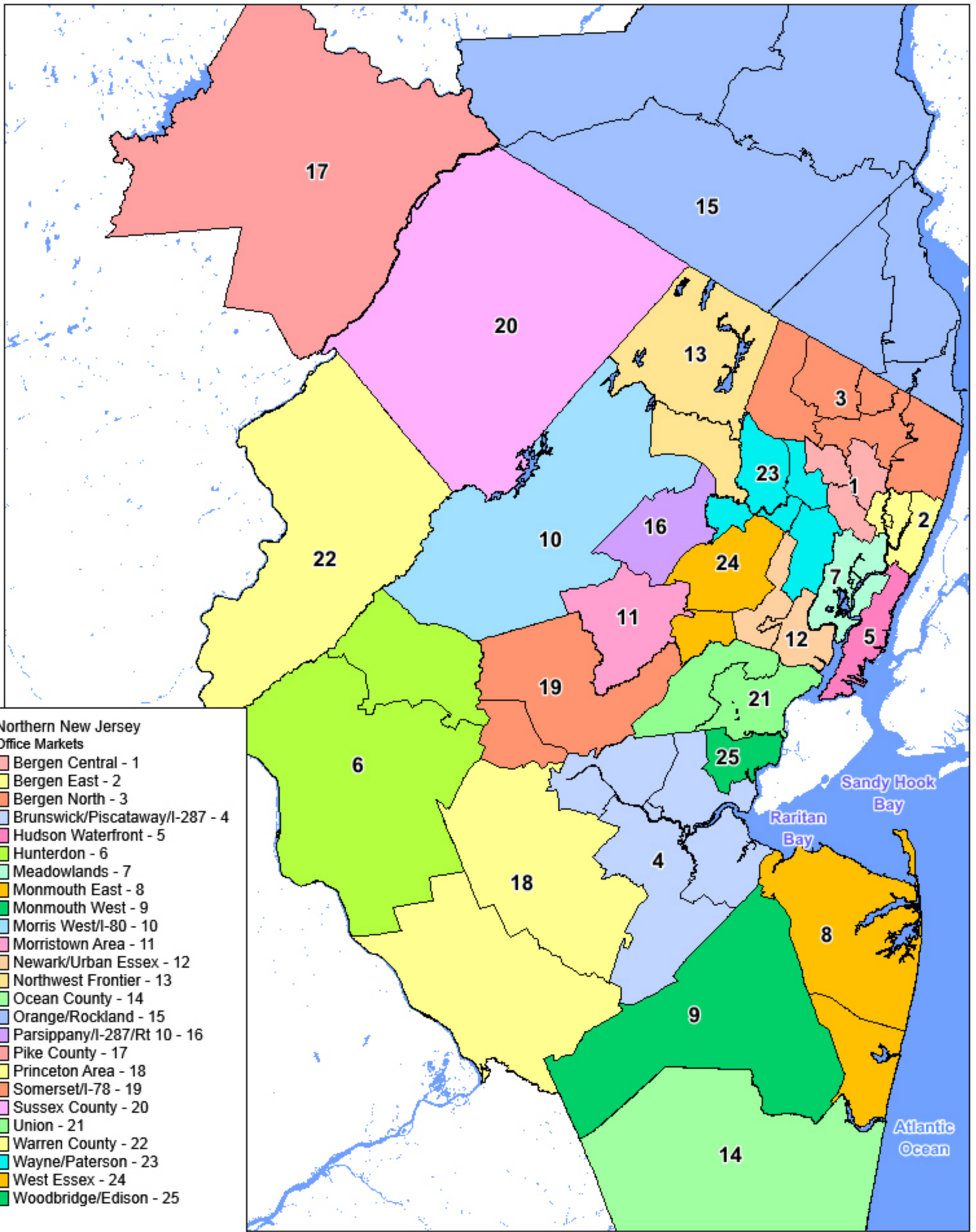




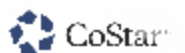
# Northern New Jersey Office Submarket Overview



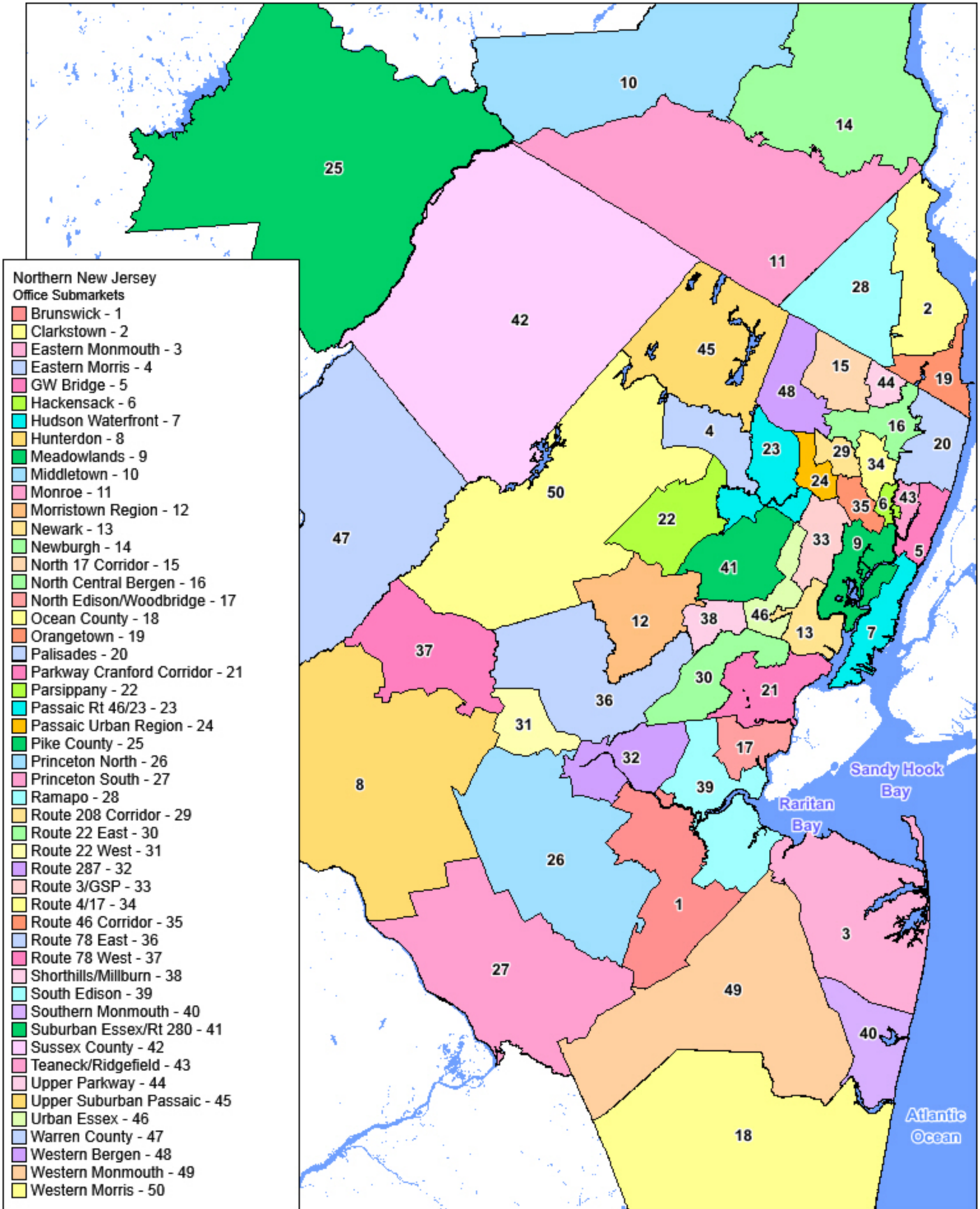
Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.



# Northern New Jersey Office Market Overview



Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.



# Northern New Jersey Office Submarket Overview



Per Copyright © 2014 CoStar Realty Information, Inc. All rights reserved.