

# 480

WASHINGTON BLVD



## PRIME CORNER RETAIL SPACE AVAILABLE WITH PARKING

JERSEY CITY, NEW JERSEY



# JERSEY CITY HUDSON RIVER WATERFRONT



# AVAILABILITY

## RETAIL A

Size Approximately 20,000 SF - Divisible

## POSSESSION - FLEXIBLE

Immediate

## SITE STATUS

White box

## NEIGHBORS

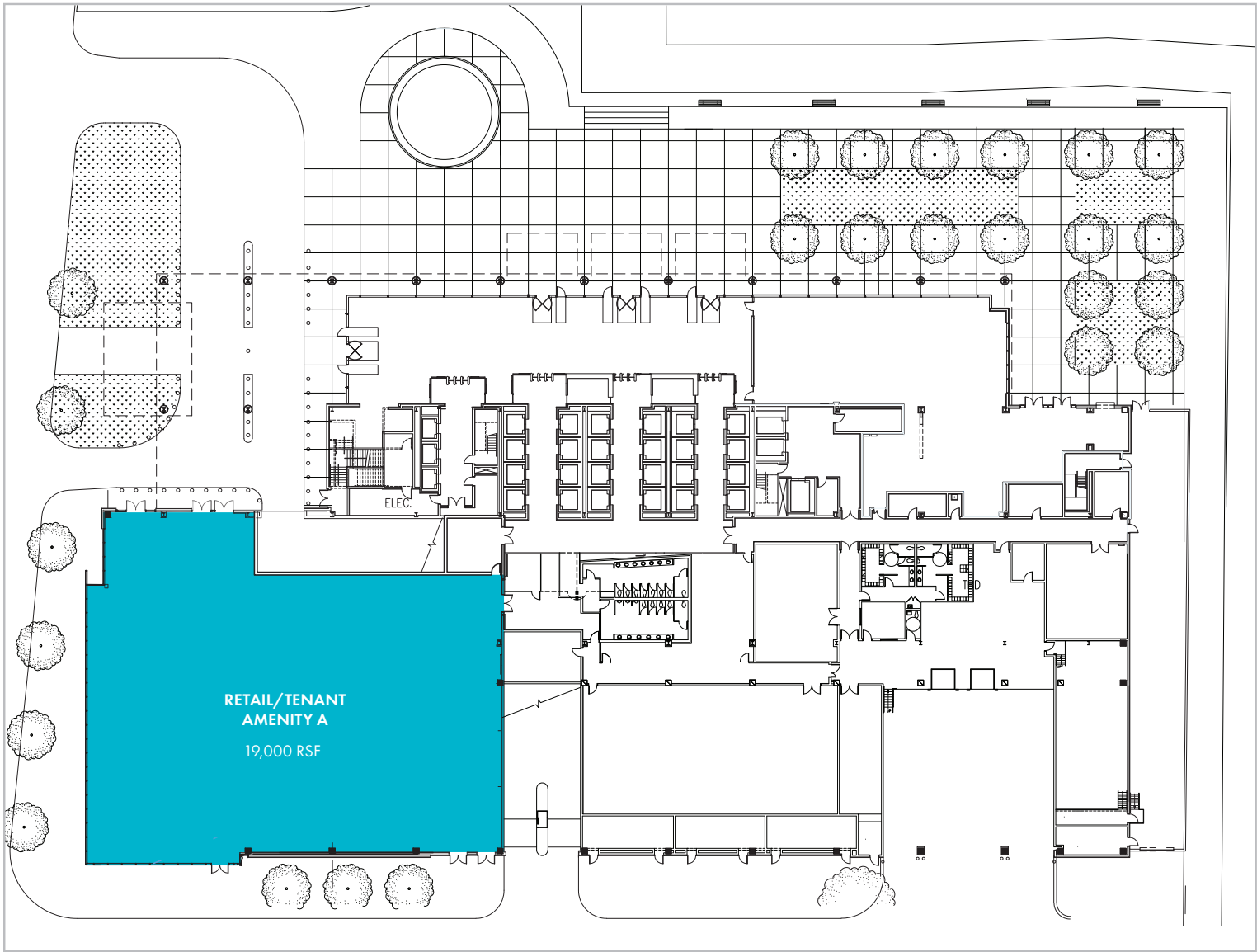
Westin Hotel, DoubleTree by Hilton, Ruth’s Chris Steak House, Newport Centre Mall, Distinguished Office Occupants (JPMorgan Chase, Citi, Forbes, Tory Burch, L’Oréal, and more)

## COMMENTS

- 19’ ceiling heights, column free space, potential connection to office building lobby.
- 5-level parking garage in building.
- Prime Washington Boulevard location.
- Direct proximity to PATH, bus, Light rail, ferry and customer parking.



# SITE PLAN



# PRIME WASHINGTON BOULEVARD LOCATION



**1-9 Marina**   **10-34 Town Square**   **65-89 River Market**   **90-103 Newport Green**

## Amenities

- N** Newport Leasing Office
- 40** AMC Movie Theater
- 8** Blade Newport Helistop
- 92** CarePoint Health
- 76** Funzy Play
- 65** Newport Medical Associates
- 26** Newport Residential Customer Service
- 69** Newport Skates
- 29** Newport Swim and Fitness
- 25** Newport Veterinary Center
- 101** Pawsome Vita
- 28** Ping Pod
- 77** Stevens Cooperative School
- 71** Tennis Courts
- 21** The Franklin School

## Restaurants

- |                                |                                       |
|--------------------------------|---------------------------------------|
| <b>9</b> Battello              | <b>43</b> Kura Sushi                  |
| <b>98</b> Blue Anchor          | <b>82</b> Loradella's Family Pizzeria |
| <b>93</b> Bwè Kafe             | <b>6</b> Los Cuernos                  |
| <b>31</b> Chef Tan             | <b>34</b> Menya Sandaime              |
| <b>44</b> Chipotle             | <b>20</b> North Bowl                  |
| <b>47</b> Cosi                 | <b>27</b> Roast'd Coffee House        |
| <b>51</b> Dorrian's Red Hand   | <b>7</b> Ruth's Chris Steakhouse      |
| <b>99</b> Dunhuang Noodle Shop | <b>24</b> Solaz                       |
| <b>100</b> Efi's Gyro          | <b>18</b> Starbucks                   |
| <b>4</b> Fire & Oak            | <b>40</b> The Cheesecake Factory      |
| <b>15</b> Fresca Gourmet Deli  | <b>48</b> Yuan                        |
| <b>42</b> Gregorys Coffee      |                                       |
| <b>17</b> Komegashi Too        |                                       |

## Shops

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| <b>58</b> ACME Supermarket            | <b>57</b> Newport Plaza Shops   |
| <b>10</b> Bank of America             | <b>72</b> Newport Spirits       |
| <b>60</b> Best Buy                    | <b>75</b> Newport Vision Center |
| <b>53</b> Chase Bank                  | <b>80</b> Nulux Salon           |
| <b>68</b> Citizens Bank               | <b>54</b> Phenix Salon Suites   |
| <b>30</b> Duane Reade                 | <b>81</b> Planet Kidz Salon     |
| <b>16</b> Gateway Newstand            | <b>49</b> Santander             |
| <b>50</b> Gateway Newstand            | <b>55</b> Staples               |
| <b>40</b> JC Penney                   | <b>73</b> Stylebegin Barbershop |
| <b>40</b> Kohl's                      | <b>56</b> Target                |
| <b>40</b> Macy's                      | <b>61</b> TD Bank               |
| <b>70</b> Morton Williams Supermarket | <b>11</b> UPS Store             |
| <b>40</b> Newport Centre Mall         | <b>74</b> Vigbyor Creations     |
| <b>14</b> Newport Nail Bar            |                                 |

## Office Buildings

- 23** 100 Town Square Place
- 19** 111 Town Square Place
- 1** 480 Washington Boulevard
- 5** 499 Washington Boulevard
- 39** 525 Washington Boulevard
- 46** 545 Washington Boulevard
- 35** 570 Washington Boulevard
- 52** 575 Washington Boulevard



# WELCOME TO



# NEWPORT

THE LARGEST MIXED-USE WATERFRONT  
COMMUNITY IN THE UNITED STATES

