

Gulls Cove 2 at Marin Blvd Light Rail

9,000 - 12,000 sq.ft. - First Floor Space - 19' Ceiling

201 Marin Blvd, Jersey City



Goldman
Sachs

Marin Light
Rail Station

GULLS COVE 2
9,000-12,000 sq.ft.
First Floor Space

D
DOLAN
REALTY
Know the Market

First Floor Space
9,000 to 12,000 sq.ft. Available
201 Marin Blvd, Jersey City



Parking Garage Entrance

St. Peter's Place



Space Available - 9,000 sq.ft.
19' Ceiling- Potential for Mezzanine

Morris Street



Marin Blvd Light Rail Station



Gulls Cove 2: In the Center of Everything

At Marin Light Rail Station

Walk to Grove Street PATH



Dolan Commercial Real Estate Services, Inc., Exclusive Agents

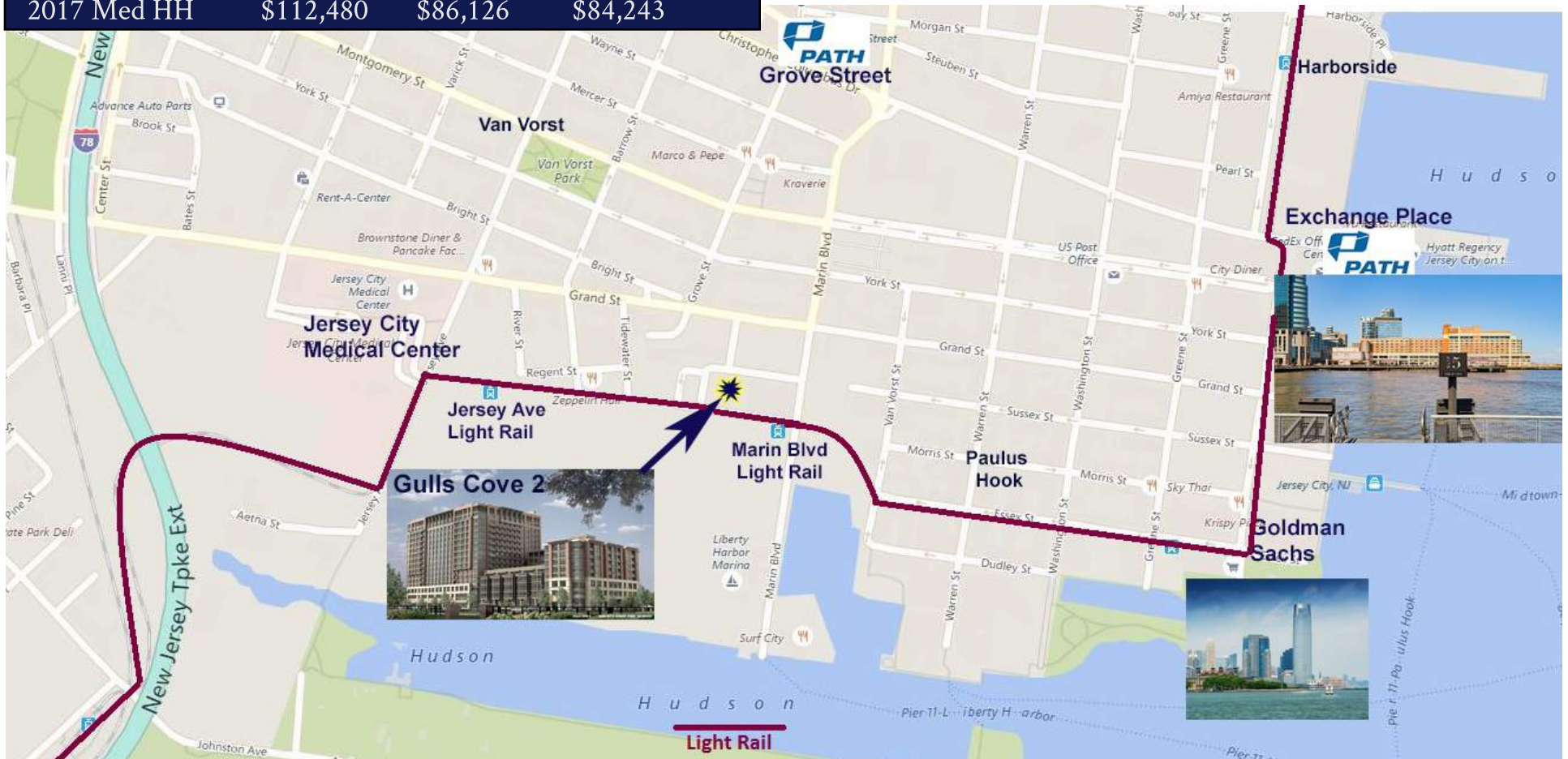
Kristine Dolan
 201.786.3064
 kj@dolanrealty.com
 Jen Dolan
 201.218.7421
 jen@dolanrealty.com



"Knows the Waterfront"

99 West Hill Road
 Woodcliff Lake, NJ 07677

Radius	1 Mile	3 Miles	5 Miles
Population			
2022 Projection	57,271	612,762	1,623,426
2017 Estimate	53,422	590,604	1,564,828
2010 Census	40,859	537,383	1,419,649
Growth 2017-22	7.20%	3.75%	3.74%
Grown 2010-17	30.75%	10.23%	10.25%
Income			
2017 Avg HH	\$136,344	\$120,089	\$116,816
2017 Med HH	\$112,480	\$86,126	\$84,243



ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.