

635-649 Broad Street Newark, New Jersey





NEWARK ISHAPPENING

15MSF of office space

5.6B in development projects

DESIRABILITY smaller cities are being sought after





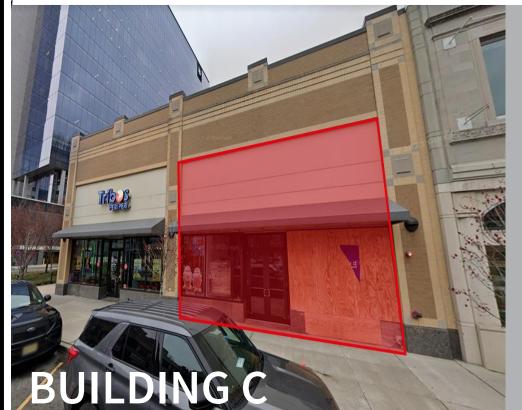
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LOCATION

- CORNER BUILDING FOR LEASE IN THE 50,000 SF SHOPPES ON BROAD RETAIL DEVELOPMENT
- LOCATED IN DOWNTOWN NEWARK, CORNER OF BROAD AT NEW STREET
- TREMENDOUS VISIBILITY FROM ALL POINTS OF BROAD STREET AND MILITARY PARK
- ACROSS FROM WHOLE FOODS, PETCO AND CITY MD

DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
POPULATION	66,473	226,541	387,155
AVG. HH INCOME	\$65,006	\$62,336	\$63,139
EMPLOYEES	90,913	141,300	181,671
BUSINESSES	4,191	8,788	12,885



102 Haley Street

- Size: 1,426 SF for Lease
- Availability: Vacant
- Asking Rent: Upon request
- +/-17' ceiling height



635-649 Broad Street

- Size: 900 SF for Lease
- Possession: Arranged
- Asking Rent: Upon request
- 25' ceiling height

RUTGERS SITE PLAN BUILDING C Trib@S PERI PERI CHICKEN 1,426 SF Available **Halsey Newsstand ODOBA** Halsey Cleaners HALSEY STREET HALSEY STREET **BUILDING D** BUILDING F Ron Building G Tomson Men's Store EUROPEAN WAX CENTER® Bright Horizons STRUCTURED WHÔLE FOODS URGENT CARE OFFICE BUILDING petco____ **BUILDING A** BARNES & NOBLE **BUILDING E** 900 SF Available **RUTGERS** City National BLAZE LOBBY NIKE Sakura PLAZA AREA RETAIL Japan RET





BROAD

STREET



BROAD STREET

altice

COLD STONE @ Parera



Military Park



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