

609 Broad
Street

Newark, NJ



Available For Sublease
13,125 SF of Ready-to-Move-in
Trophy Space in Newark's
Professional Corridor



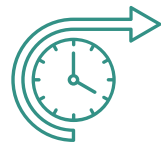
OPPORTUNITY HIGHLIGHTS



13,215 SF
2nd Floor



2016
Building Built



Term
Flexible, through May 2032



2023
Office Built



Plug-and-Play
Fully Furnished



Paid Parking
Available Onsite



Rent
Inquire with Brokers



Semi-Private Outdoor Patio
In-Suite Access
to Shared Building Patio

LOCATION OVERVIEW

Enjoy a wealth of amenities directly within the Hahne Building on the first floor:

- Whole Foods
- Cool Vines
- CityMD
- Barnes & Noble
- Marcus B&P

With incredible proximity to:

- ◆ **Banking:** Industrial Bank, Chase, Citibank, Wells Fargo
- ◆ **Bus Lines:** NJ Transit
- ◆ **Commuter Rail:** Newark Broad Street & Newark Penn Stations
- ◆ **Metro/Subway:** PATH/Amtrak



SUBLEASE OPPORTUNITY

13,215 SF



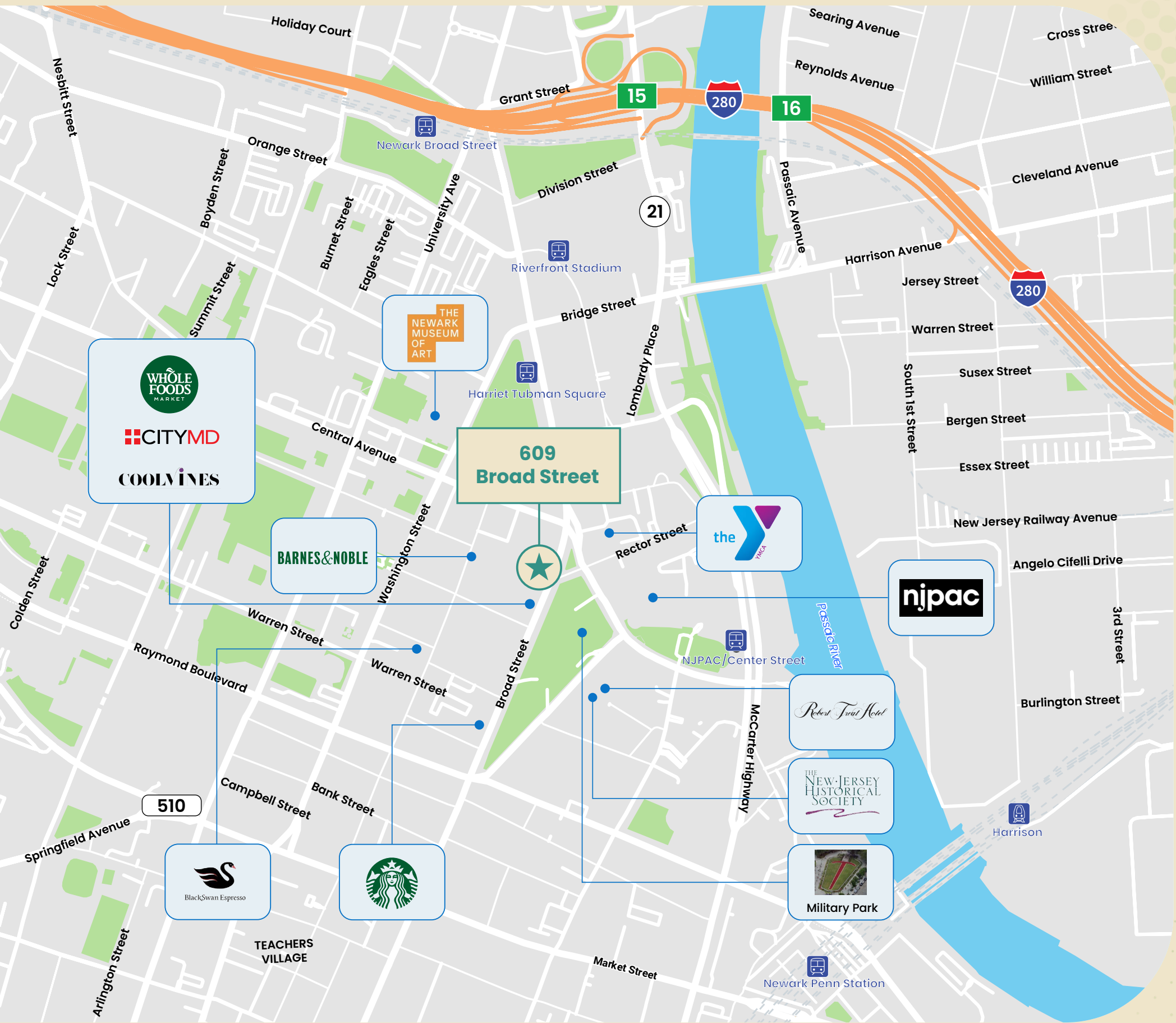
- 1** CAFÉ/COMMUNAL SPACE
- 2** CONFERENCE ROOM
- 3** SECONDARY CAFÉ/COMMUNAL SPACE
- 4** COLLABORATION AREA
- 5** IN-SUITE ACCESS TO BUILDING PATIO

Room Breakdown and In-suite Amenities

- Double door glass suite entry
- 19 Offices with 3' glass sidelights
- Furniture by Allsteel
- One (1) 24-persons conference room
- One (1) 8-persons conference room
- One (1) 7-persons conference room
- Five (5) single-stall restrooms in suite
- Dedicated copy/print & secondary print area
- Dedicated IT area



MAP OVERVIEW





609 Broad Street

Newark, NJ

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