

Elevate your work environment in Newark's historic, newly renovated office tower.

Flexible leasing opportunities available.

From 1,135 SF to 56,166 SF contiguous with branding opportunity

FIDELCO REALTY GROUP

JLL

Newark's North End Corporate Landmark

A Historic Building In a Storied City

Built in 1966 by the Mutual Benefit Life Insurance Company and the George A. Fuller Company, 550 Broad is located adjacent to the revitalized Harriet Tubman Square in Newark, New Jersey.

This former First National State Bank building was purchased in 2019 by Fidelco Realty Group. A major renovation and modernization project is ongoing, aimed at attracting a diverse cross section of contemporary business tenants - from eager startups to established corporations. With an upscale design and premium amenities, 550 Broad offers tenants an accessible location and fantastic views of Manhattan's skyline and Newark's Arts and Education District.

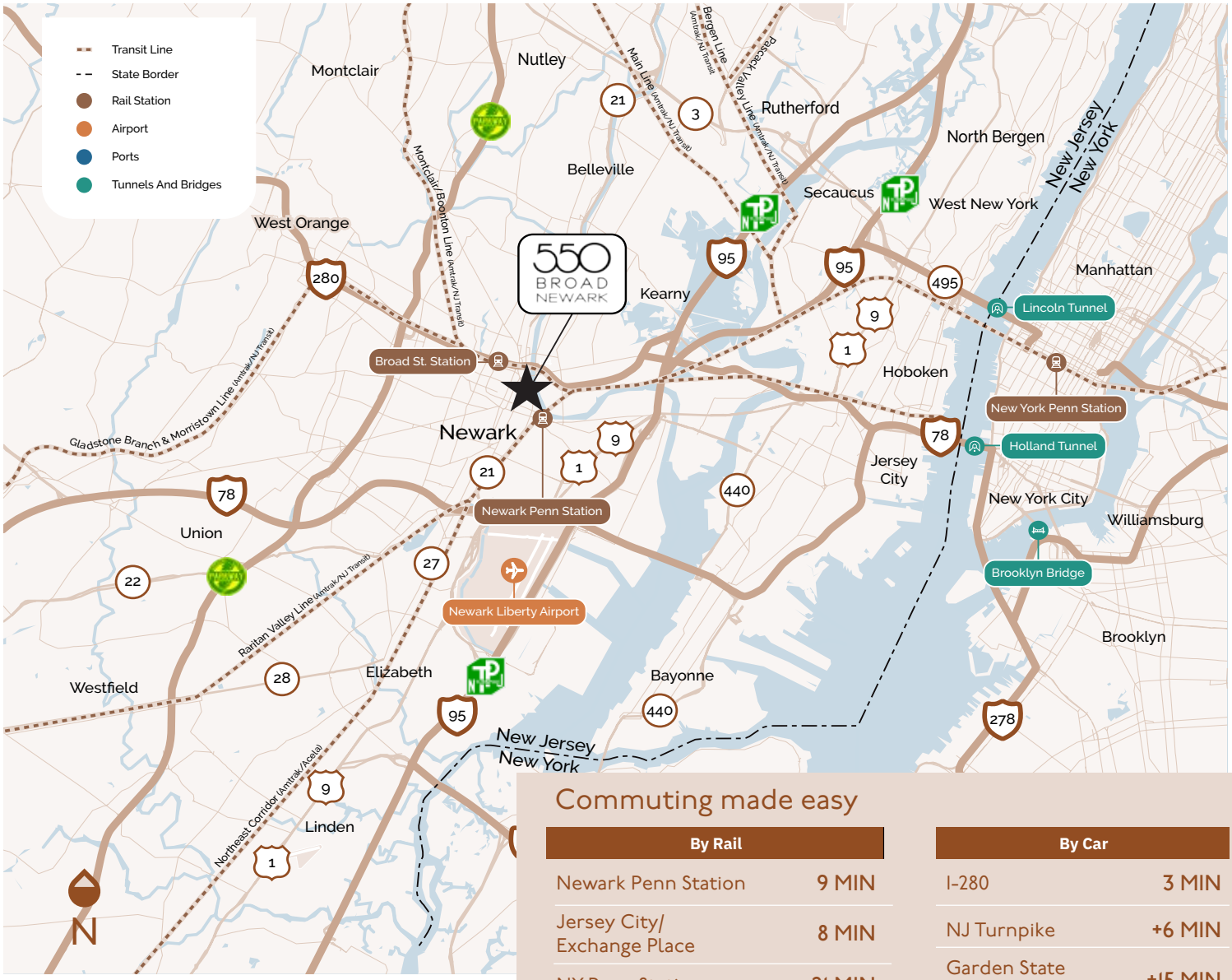
$22M Recently Completed on Base Building Improvements

Upcoming Capital Improvements Include:

- Melba's Restaurant
  Under construction - Q4 2026 completion
- Lobby Renovations
- Common Area Upgrades



550 BROAD NEWARK



Commuting made easy

By Rail	
Newark Penn Station	9 MIN
Jersey City/ Exchange Place	8 MIN
NY Penn Station	+21 MIN
Lower Manhattan/ World Trade Center	25 MIN

By Car	
I-280	3 MIN
NJ Turnpike	+6 MIN
Garden State Parkway	+15 MIN
Lower Manhattan	+28 MIN

Newark #7 Best City for Public Transportation in the U.S.

Source: U.S. News & World Report

Newark's Central Business District

Source: Walk Score

91	92	56
Walk Score	Transit Score	Bike score

Average Weekday Ridership

3,000 riders
Broad Street Station

27,695 riders
Newark Penn Station

550 Broad is ideally situated in the heart of Newark's bustling arts, business, cultural, educational, and entertainment districts. The building is perfectly positioned for easy access to all that New Jersey and New York City has to offer. Additionally, its strategic location off I-280 and Route 21 ensures seamless transportation options, including convenient proximity to NJ Transit's Broad Street Station with direct express service to New York Penn Station.

Transformed from Within:
Internal Renewal, External Refresh!

Fidelco's $22M Phase I renovations have modernized 550 Broad through upgraded base building systems and common areas. These upgrades include HVAC, elevators, roof, common corridors and restrooms.










550
BROAD
LOGO



Acclaimed Harlem restaurateur, Melba Wilson and owner of Melba's Restaurant



Harriet Tubman Square



UNDER CONSTRUCTION
Q4 2026 Completion



Conceptual rendering, Melba's Restaurant (Coming soon!)

Community-Focused Tower: Diverse Environment

Melba's Restaurant (Coming soon!)

Under Construction | Q4 2026 Completion

Melba Wilson, the proud and sole owner of two Harlem-based businesses: Melba's Restaurant and Melba's Catering will be bringing her signature Melba's Restaurant to 550 Broad. The new restaurant will occupy the former First National State Bank space and provide a unique dining experience.

Equal Space | ES550

ES550 Tech & Innovation Campus is where visionary concepts meet cutting-edge facilities. Situated on the fourth floor, ES550 offers an array of amenities tailored to meet the diverse needs of modern businesses. From state-of-the-art event spaces to fully equipped conference rooms with breathtaking views of New York City, ES550 is designed to inspire collaboration, innovation, and success. Memberships are tailored to meet a variety of needs, from an individual day pass to the privacy and exclusivity of a full private suite.

pocstock | Photography & Visual Content

pocstock's on-site creative studio and production packages make it easy to secure professional headshots, executive portraits, team photography, brand and lifestyle imagery, event coverage, and other custom visual content. From refreshing a company website or building a library of marketing assets to capturing an important event or updating headshots for your entire team, 550 Broad tenants can work with pocstock and its array of professional creative resources to help bring their ideas to life.



Equal Space | ES550



Equal Space | ES550



Equal Space | ES550

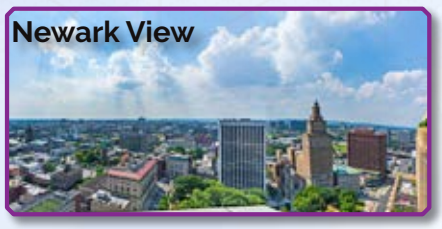
Harriet Tubman Square

Located on Broad Street and serving as a natural extension of 550 Broad's outdoor space, Harriet Tubman Square (formerly known as Washington Park) is the green space anchor of historic Newark institutions such as the Newark Museum of Art, the Newark Public Library, Audible and Rutgers Business School. On Juneteenth 2022, the park was officially renamed in recognition of Newark's history of abolitionist activism and the legacy of the Underground Railroad. Harriet Tubman Square is intended to signify its historic role as a town gathering place and stands as a touchstone of Newark history, culture, and community engagement.

550 Broad is more than just a workplace—it's a thriving ecosystem of diverse professionals, ideas, and cultures, all converging in a dynamic urban environment.

Elevate your Lease Experience

Iconic views of New York City, Newark's North End and Harriet Tubman Square





YOUR LOGO

SIGNAGE AVAILABLE

Floor 18

Floor 17

Floor 16

16,250 SF/ FLOOR AVAILABLE*
*up to 56,166 SF contiguous

5,491 SF AVAILABLE*

Floor 15

Floor 14

8,310 SF AVAILABLE

Floor 12

1,295 SF & 1,925 SF* AVAILABLE FURNISHED

Floor 11

4,963 SF AVAILABLE

pocstock

Floor 10

Floor 9

2,131 SF AVAILABLE

Floor 8

8,610 SF AVAILABLE

Floor 7

1,135 SF AVAILABLE

Floor 6

Floor 5

SPACE

3,516 SF AVAILABLE

Floor 4

Floor 3

16,250 SF/ FLOOR AVAILABLE**
**up to 33,000 SF contiguous

Floor 2

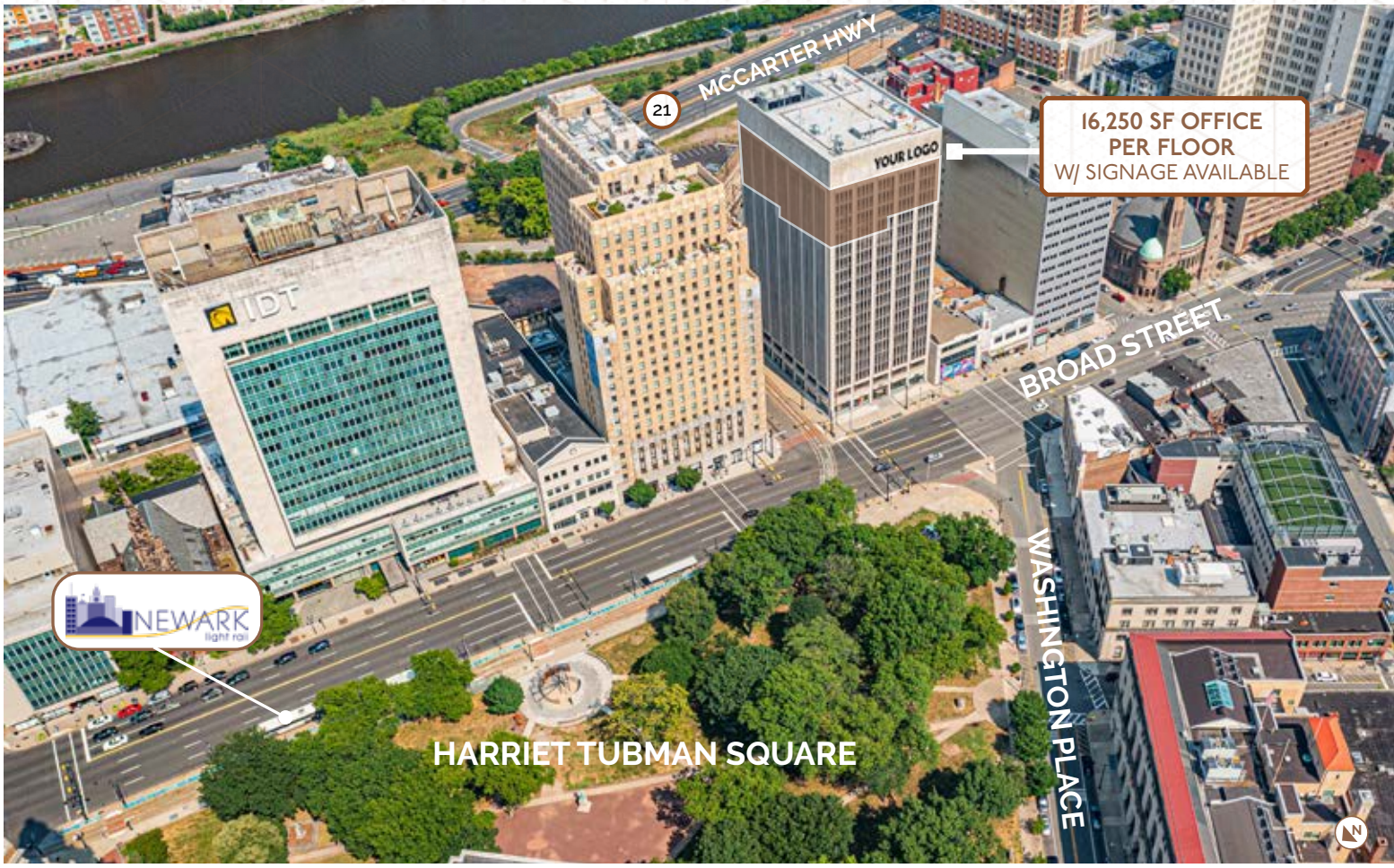
melba's
Coming Soon!

Floor 1

Ground

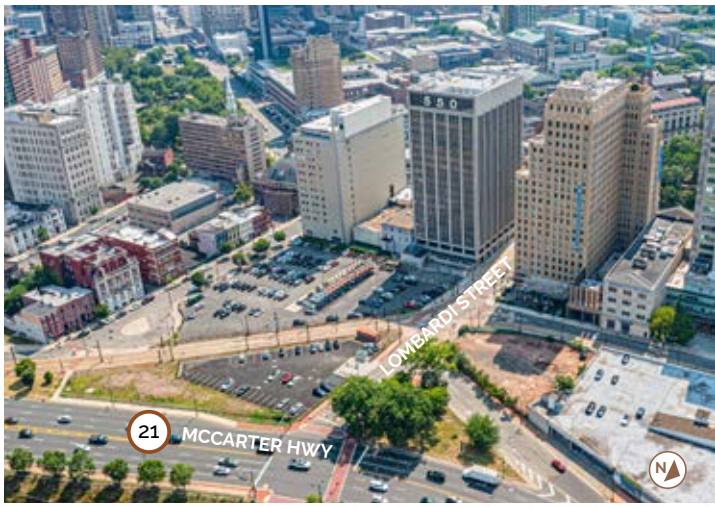
LOGO

500 SF RETAIL W/ SIGNAGE AVAILABLE**





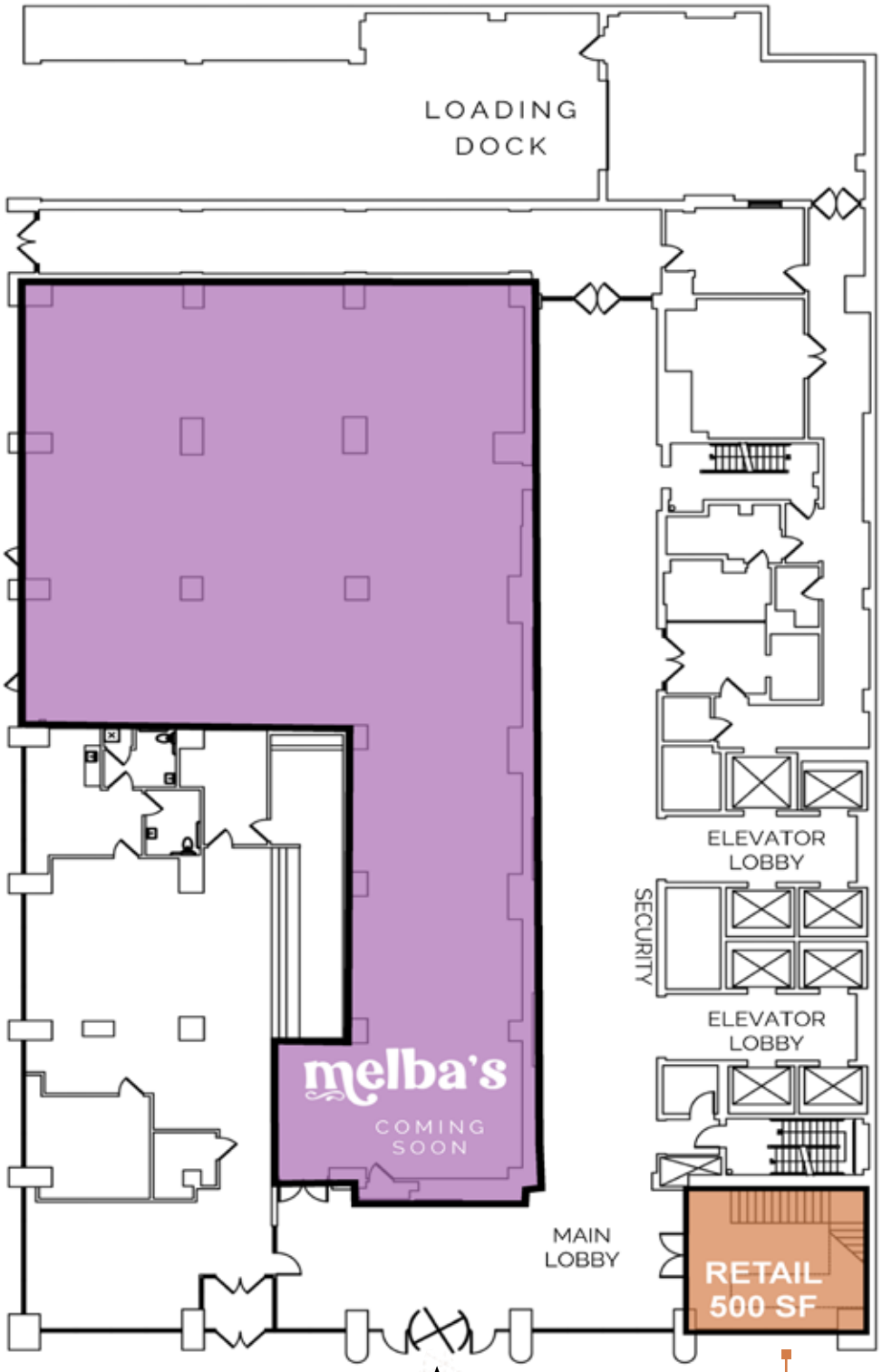
Conceptual depiction, Broad Street exterior façade signage and ground floor suite with private entrance and street level signage.





Flexible Footprints:
Boutique Spaces to Full Floor Opportunities

GROUND FLOOR*

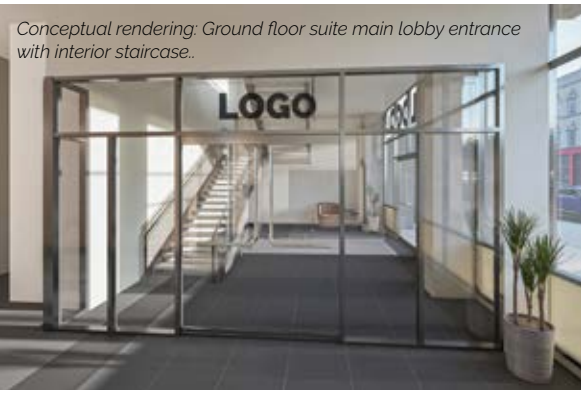


*Ground Floor 500 SF can be combined with 1st & 2nd Floors for **33,000 SF contiguous** PLUS building signage.

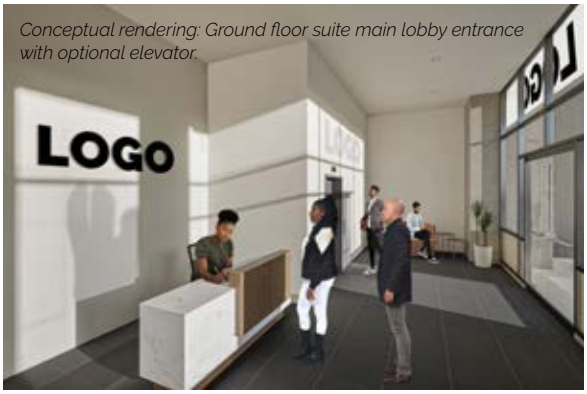
AVAILABLE AMENITIES



Conceptual rendering: Broad Street suite private entrance and signage.

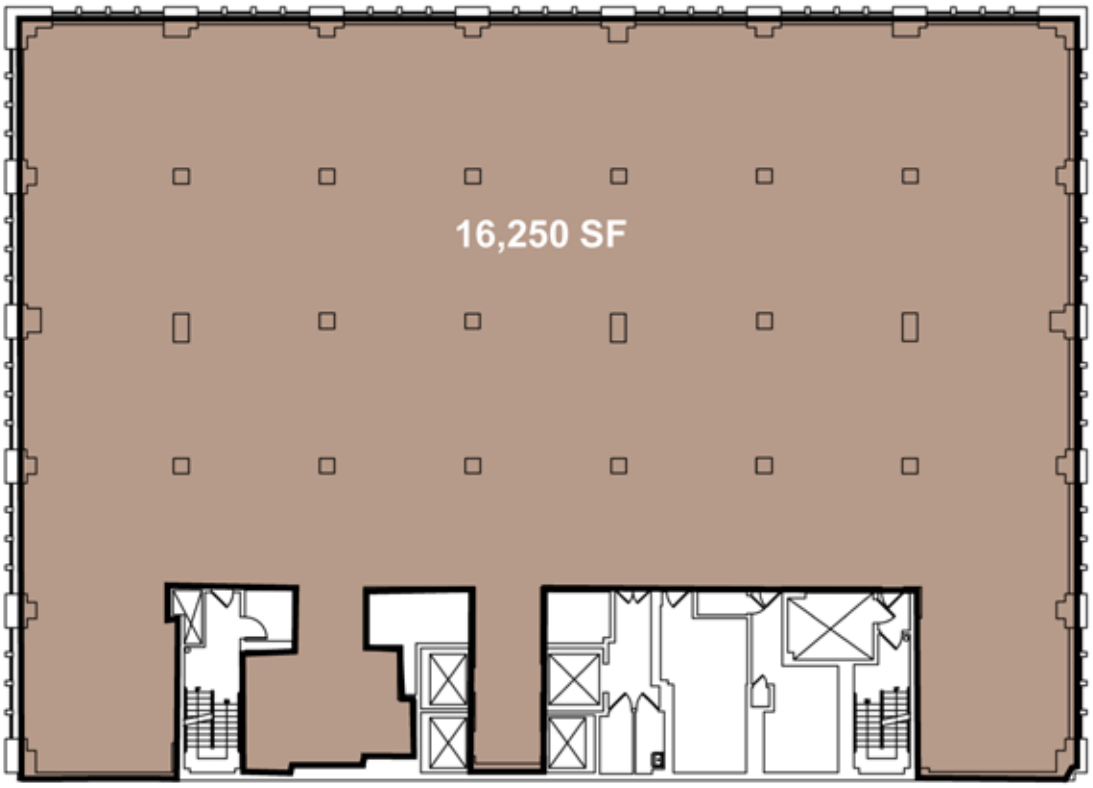


Conceptual rendering: Ground floor suite main lobby entrance with interior staircase..



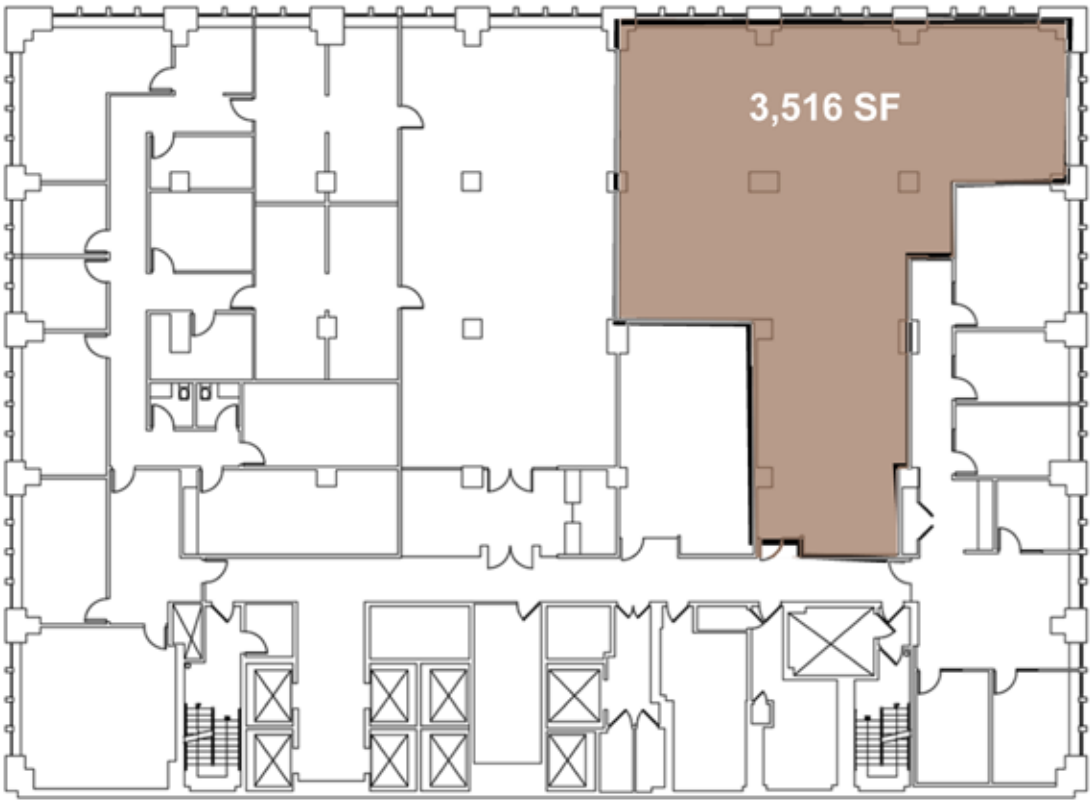
Conceptual rendering: Ground floor suite main lobby entrance with optional elevator.

1ST & 2ND FLOORS*



* 1st & 2nd Floors can be combined with Ground Floor 500 SF for **33,000 SF contiguous** PLUS building signage.

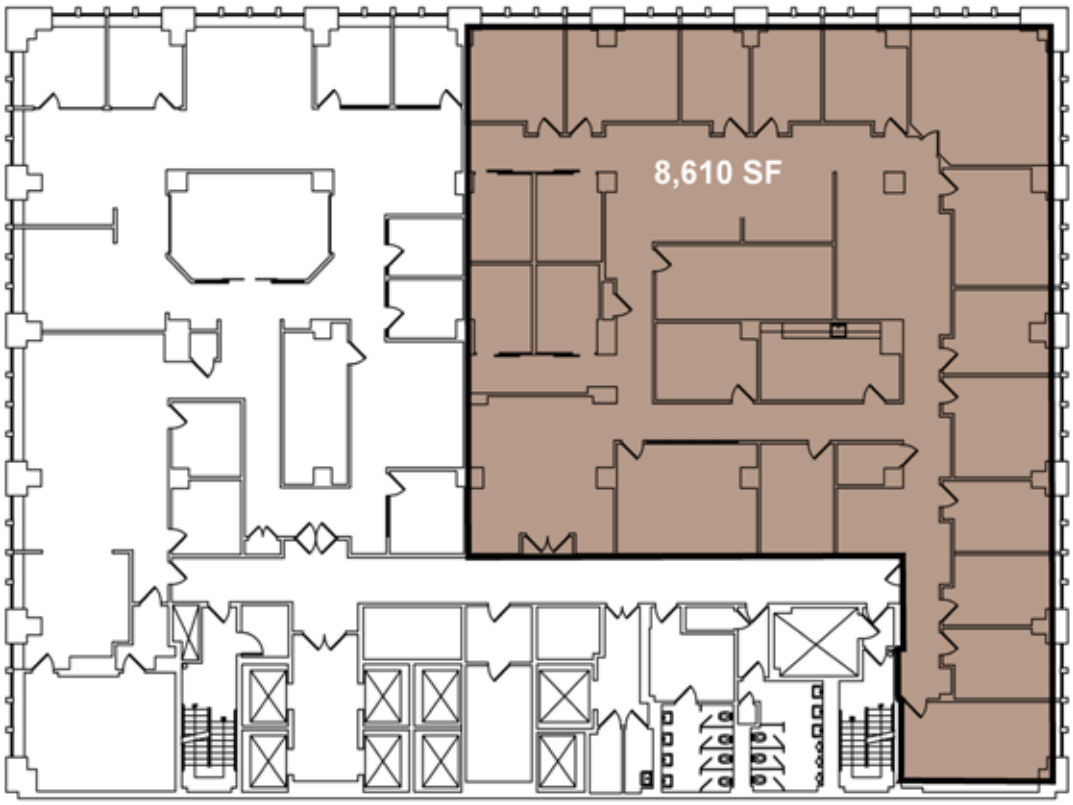
3RD FLOOR



7TH FLOOR



8TH FLOOR

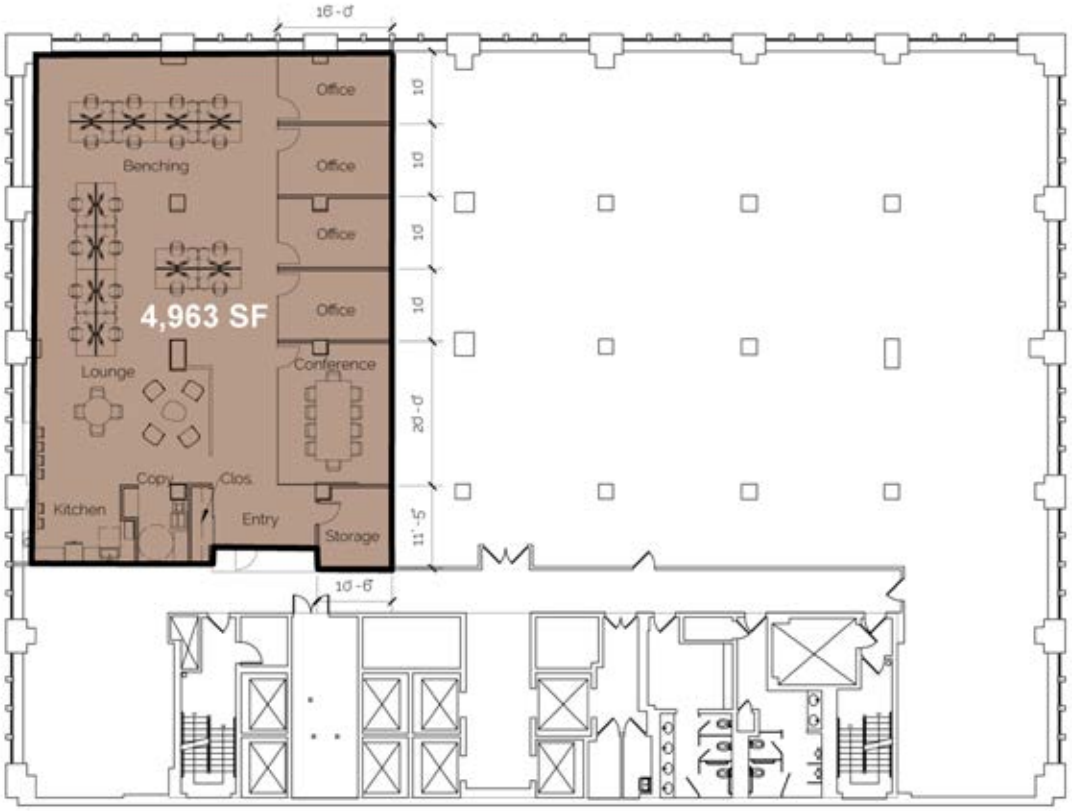


9TH FLOOR



AVAILABLE

10TH FLOOR



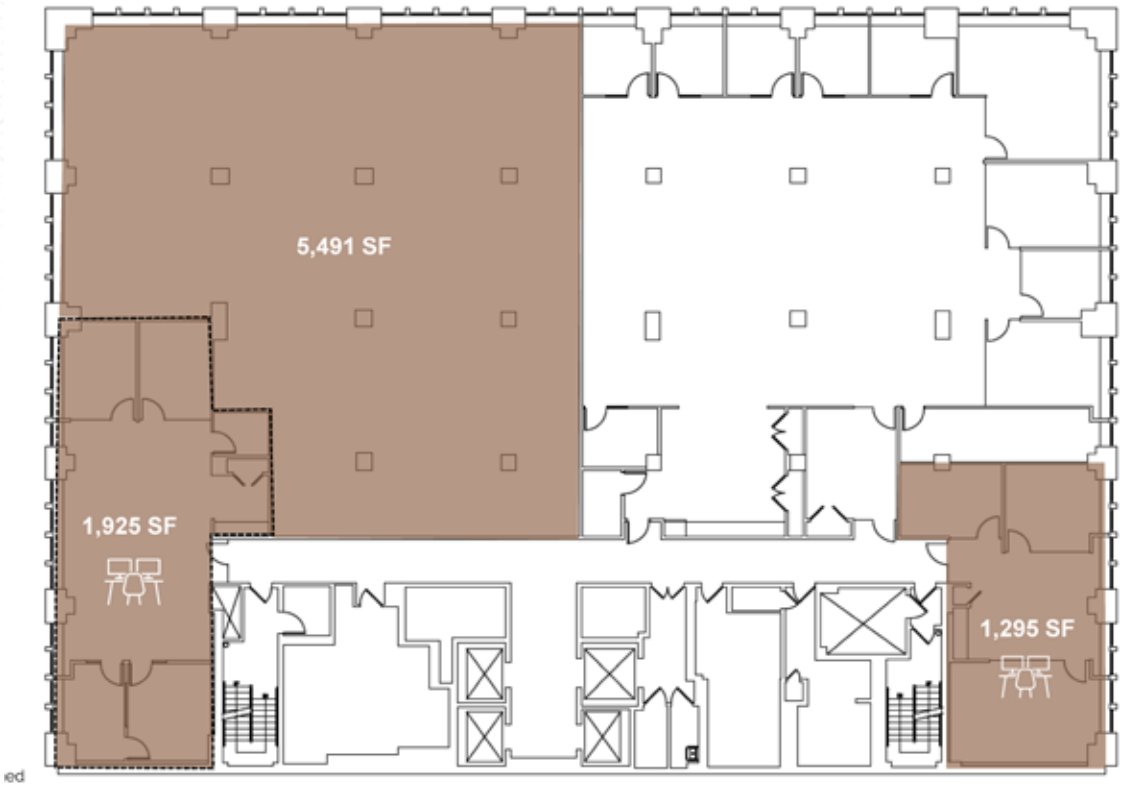
12TH FLOOR



BUILDING SYSTEMS & MECHANICALS

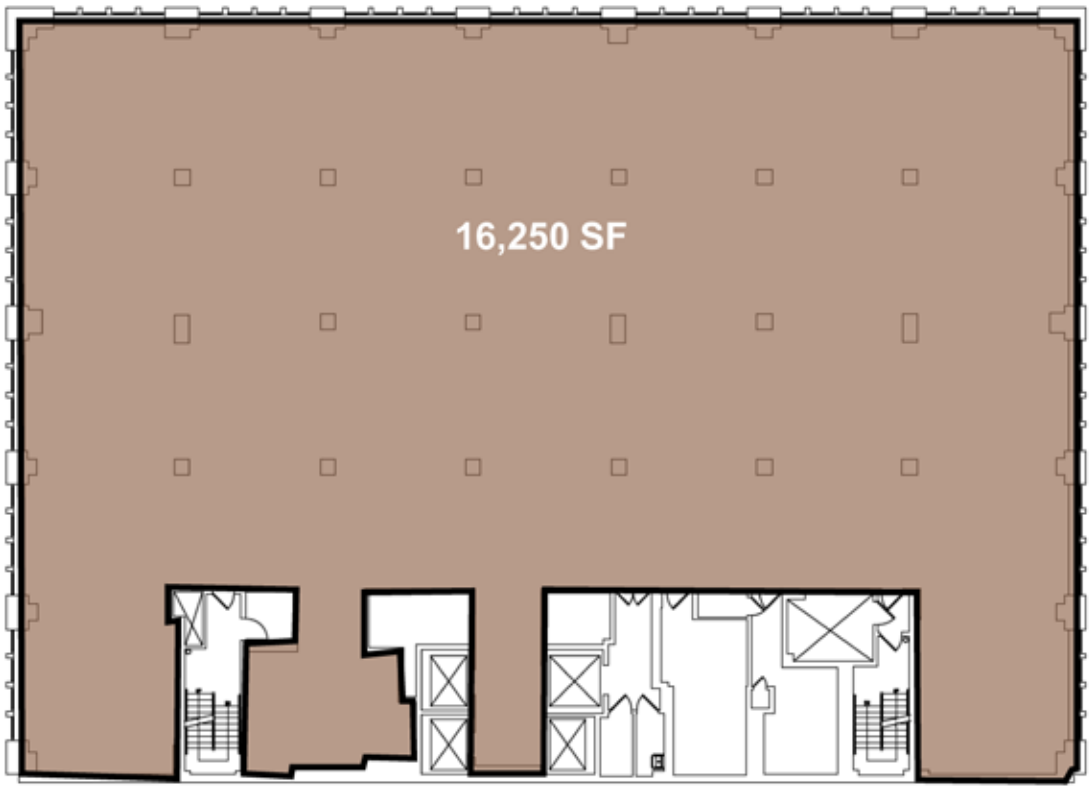
15TH FLOOR*

1,925 SF &
1,295 SF
SUITES ARE
AVAILABLE
FURNISHED



16TH. 17TH & 18TH FLOORS*

PLUS
BUILDING
SIGNAGE
OPPORTUNITY



*15th Floor 7,416 SF can be combined with 16th, 17th & 18th Floors for 56,166 SF contiguous PLUS building signage

BUILDING SYSTEMS & MECHANICALS AVAILABLE



Leverage Newark's Dynamic Workforce and Thrive in its Diverse Community

Located in Newark's Central Business District, 550 Broad Street is strategically surrounded by the vibrant energy of a city celebrated for its diversity and inclusive community. From the presence of major universities fueling a constant flow of skilled graduates to the many businesses that call Newark home — such as **Audible, Blue Cross & Blue Shield, PSE&G, Prudential** and **Verizon** — Newark truly is a city of opportunity and collaboration, where businesses thrive and ideas flourish.

Area Demographics within 10 miles:

Source: JLL Research/ESRI

3,100,752
Total Population

$159,224
Avg HH Income

37.2 Years
Median age

65.7%
College Educated

48.3%
Bachelor's Degree+

1,229
Universities/Colleges/
Professional Schools

Newark's Residential Renaissance

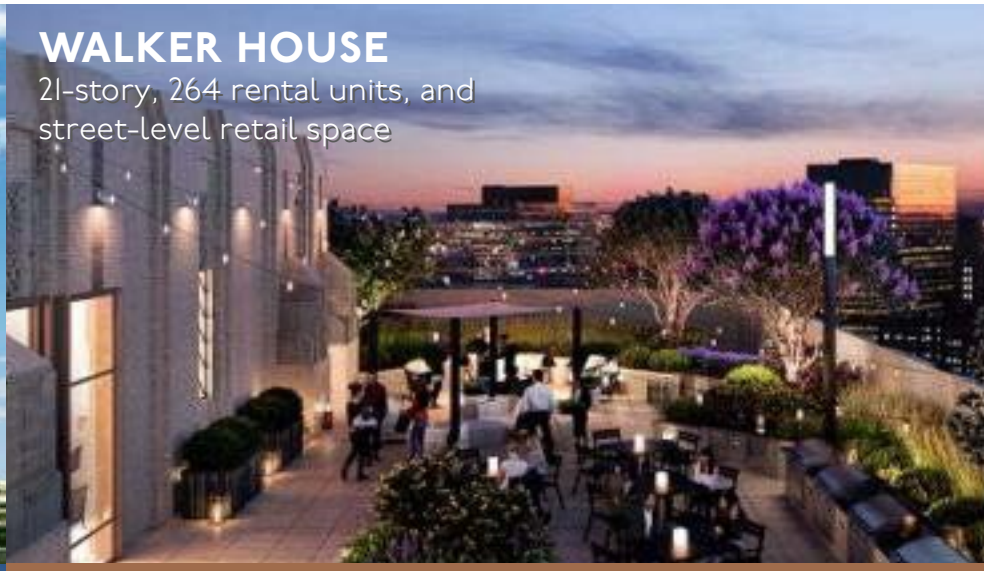
A wave of redevelopment projects is sweeping through Newark's downtown and Broad Street areas, ushering in a new era of urban living - fueling economic growth and attracting a diverse mix of residents, creating a vibrant and inclusive city center.

Select recent Newark residential development projects.



50 RECTOR PARK

23-story, 169 rental units, and street-level retail space



WALKER HOUSE

21-story, 264 rental units, and street-level retail space



MUSEUM PARC

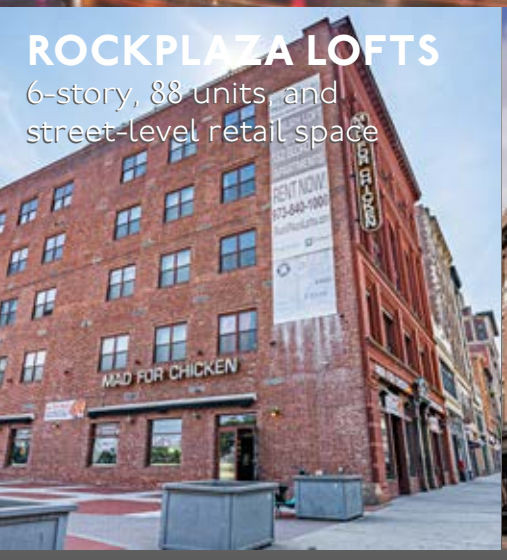
Building 1 - 6 story, 90 rental units, Building 2 - 12-story, 160 rental units, street-level retail and art space and outdoor sculpture park

31,639
existing residential units

2,206
units currently under construction

13,130
units proposed

Source: JLL Research/ESRI



ROCKPLAZA LOFTS

6-story, 88 units, and street-level retail space



50 HALSEY

7-story, 160 units and office and street level retail space



ONE-THEATER SQUARE

22-story, 245 units, and street-level retail space

Steps away from Newark's Culture, Eclectic Cuisine and World-Class Entertainment

The diversity of Newark's Central Business District creates a vibrant and dynamic atmosphere. Whether you're seeking exceptional dining experiences, historic landmarks, inspiring museums, rousing sports events, or cultural offerings, Newark has it all.







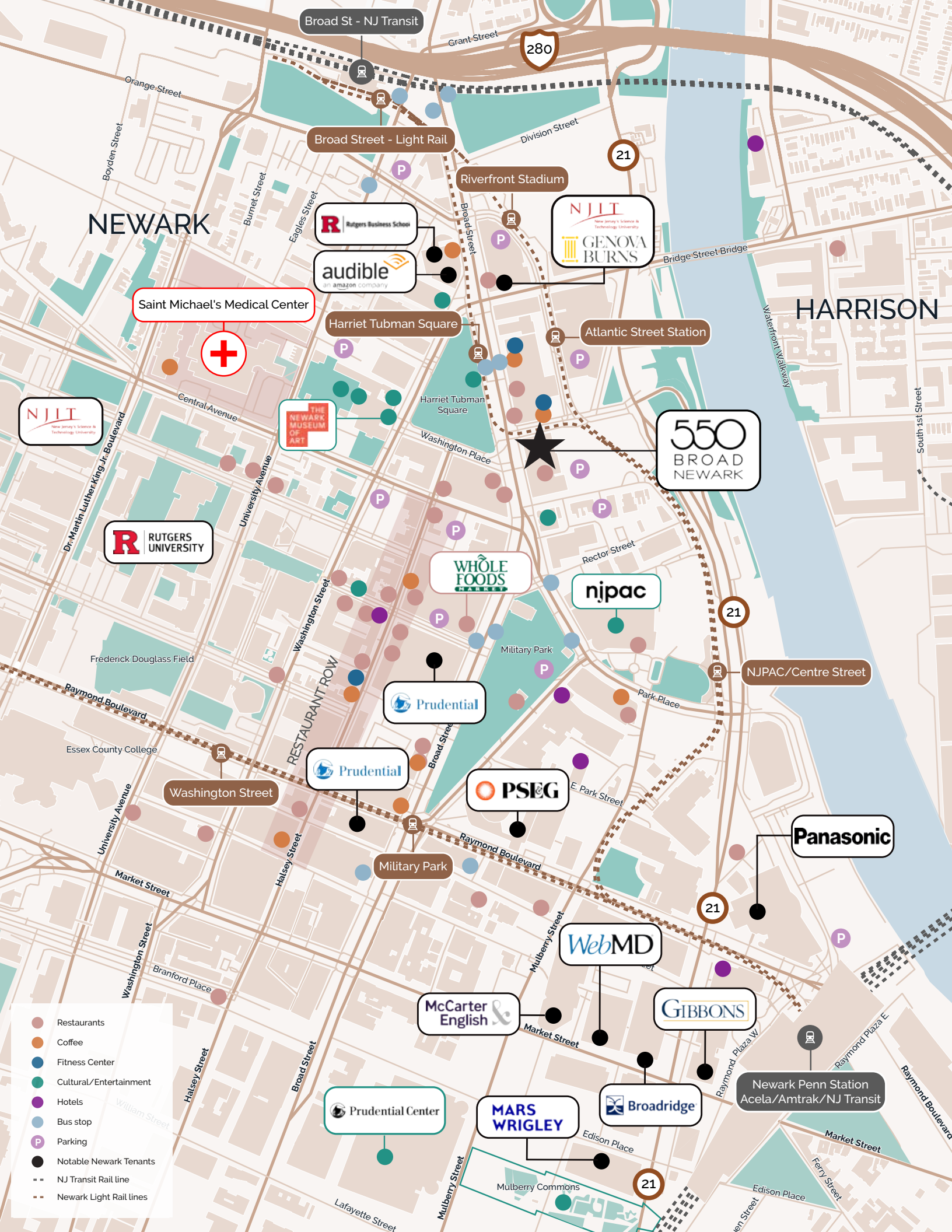











Broad St - NJ Transit
Grant Street
280
Orange Street
Boyden Street
Broad Street - Light Rail
Division Street
21
Riverfront Stadium
NEWARK
Burnet Street
Eagles Street
Broad Street
Rutgers Business School
audible
an amazon company
NJIT
New Jersey's Science & Technology University
GENOVA BURNS
Bridge Street Bridge
HARRISON
Saint Michael's Medical Center
Harriet Tubman Square
Atlantic Street Station
Waterfront Walkway
Central Avenue
THE NEWARK MUSEUM OF ART
Harriet Tubman Square
Washington Place
550 BROAD NEWARK
South 1st Street
Dr. Martin Luther King Jr. Boulevard
University Avenue
RUTGERS UNIVERSITY
WHOLE FOODS MARKET
njpac
Rector Street
Washington Street
Military Park
21
Frederick Douglass Field
RESTAURANT ROW
NJPAC/Centre Street
Raymond Boulevard
Prudential
Park Place
Essex County College
Prudential
Broad Street
PSE&G
E. Park Street
Washington Street
University Avenue
Halsey Street
Raymond Boulevard
Military Park
Panasonic
Market Street
21
Washington Street
Mulberry Street
WebMD
Branford Place
McCarter English
Market Street
GIBBONS
Raymond Plaza W.
Raymond Plaza E.
Newark Penn Station
Acela/Amtrak/NJ Transit
Broadridge
Halsey Street
Broad Street
Prudential Center
MARS WRIGLEY
Edison Place
Raymond Boulevard
Market Street
Mulberry Commons
21
Edison Place
Ferry Street
Lafayette Street
Mulberry Street
Restaurants
Coffee
Fitness Center
Cultural/Entertainment
Hotels
Bus stop
Parking
Notable Newark Tenants
NJ Transit Rail line
Newark Light Rail lines

Fidelco Realty Group is an owner-developer of residential, commercial and industrial properties primarily located in New York, New Jersey, Florida, and Ohio. For over 45 years, Fidelco has been an active investor in properties which require rehabilitation, repositioning and/or environmental remediation, restoring these properties for the benefit of local communities. Recognized for its diverse portfolio of properties, Fidelco has been a leader in redevelopment as well as new construction projects, with those completed or under development encompassing millions of square feet of property.

State and Local Municipal Incentives

Ownership is well versed in both the state and municipal incentive programs available to Tenants in Newark and can assist in evaluating and procuring such incentives for Tenant consideration.

For leasing information or to arrange a tour, please contact us.

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