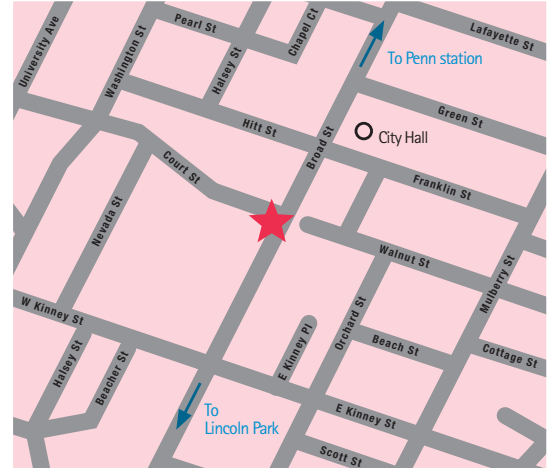


972 BROAD ST

Newark, New Jersey



Map

Opportunity: Office space available in a beautiful boutique office building on Broad Street in downtown Newark. Renovated lobby and office suites now available. On site management and security guard. Rear access to limited private parking. Within Federal Protection Zone. Dry cleaner and deli on site.

Location: The property is situated in Newark's Central Business District (CBD) adjacent to the Peter Rodino Federal Building on Broad Street. The building is located within one block of Newark City Hall, Symphony Hall and a few minute walk from the residential enclave of Lincoln Park, the new Prudential Center Arena and the Gateway Complex.

Access: Vehicular access from I-78, Routes 22, 21 to Broad Street exit. Secured parking is available in the rear of the building and surrounding areas. Mass transit is available via NJ Transit bus service along Broad Street.

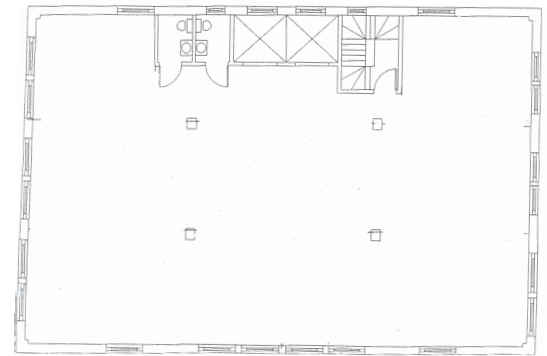
Office space available: 16,000 SF contiguous space on floors 2-3-4 (divisible)
4,000 SF loft space on first floor mezzanine
2,000 SF new office suite on 6th floor
4,000 SF full floor on 7th floor

Building Size: 50,000 SF

Typical floor plate : 4,000 SF

Co-tenants: Office of the Federal Public Defender, the Greater Newark Conservancy, International Fidelity Insurance Inc., Promanagement, Joan Pinnock Immigration Lawyer, Alan Pollack, Esq., City Cleaners Organic, Neva's Deli, Immigration Services.

Rent: Available upon request.



Typical Floorplan

Exclusive Broker:

Marta Person Villa, 973-715-8385

 **SQUAREFOOT**
NJ Licensed Real Estate Broker