

Huge Restaurant or Retail Opportunity!
Liquor License Available!

**THE
NATIONAL**

1420 Irving Street
Rahway, NJ
Ground Floor



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
973.896.8377
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

Ground Floor – 3,236 SF (approx.)

3,236 SF + 225 SF Common Area = 3,461SF

Seeking Restaurant or Retail Uses

- **Restaurant:** Liquor License Available
Two Patio Areas Available for Outside Dining
Courtyard: 1,008 SF Approx.
Rooftop: 1,897 SF Approx.
- New Stylish Storefronts
- Huge Frontage with Great Exposure For Signage and Advertisement

[Click Here To Visit: THE RAHWAY NATIONAL](#)

Available for Lease

- Located Downtown in the Heart of Rahway
- Adjacent to the New Jersey Train Transit Station with Direct Connection to NYC
- Rapidly Growing Area with New Development All Around
- Stage for Concerts/Entertainment inside the Square Next Door
- Great Customer Base
- **Newly Reinforced Roof**
- Outstanding Demographics
- High Foot Traffic



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Train station entrance

COURTYARD SEATING AREA

Rooftop 1

Rooftop 2

PLAZA SEATING AREA

Train station entrance



RAHWAY TOWNSHIP
DEPARTMENT OF PLANNING
P.O. BOX 1000
RAHWAY, NJ 07065

Greetings from Rahway, NJ

VISIT US ONLINE
WWW.RAHWAYISHAPPENING.COM

BUSINESS INDEX

Category	Business Name	Address	Phone
Dining

Bar & Restaurant

Bank & Fin Inst

Retail & Grocery

Professional Services

Health & Wellness

Learning & Culture

Personal Services

Beauty

Quantity

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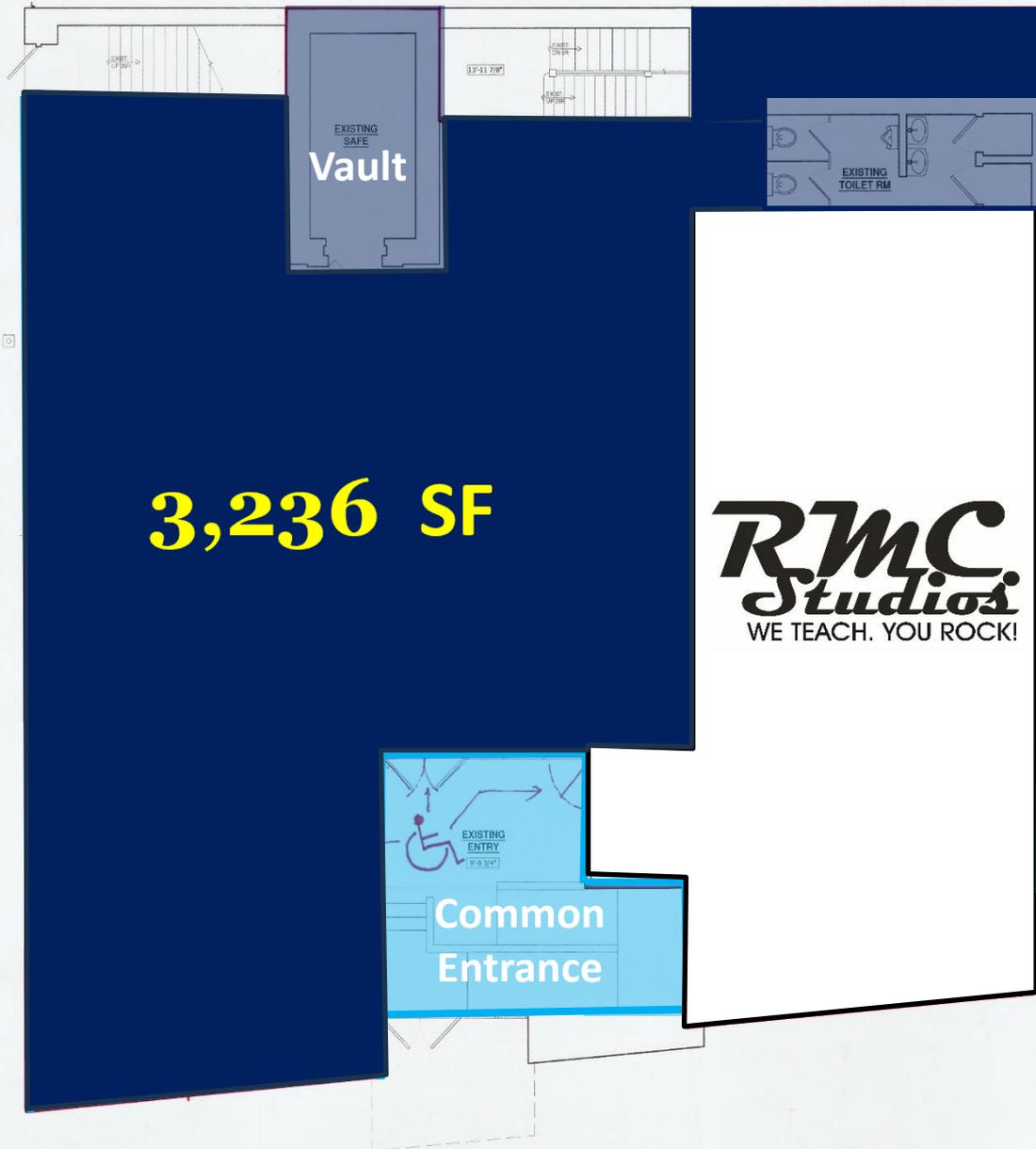
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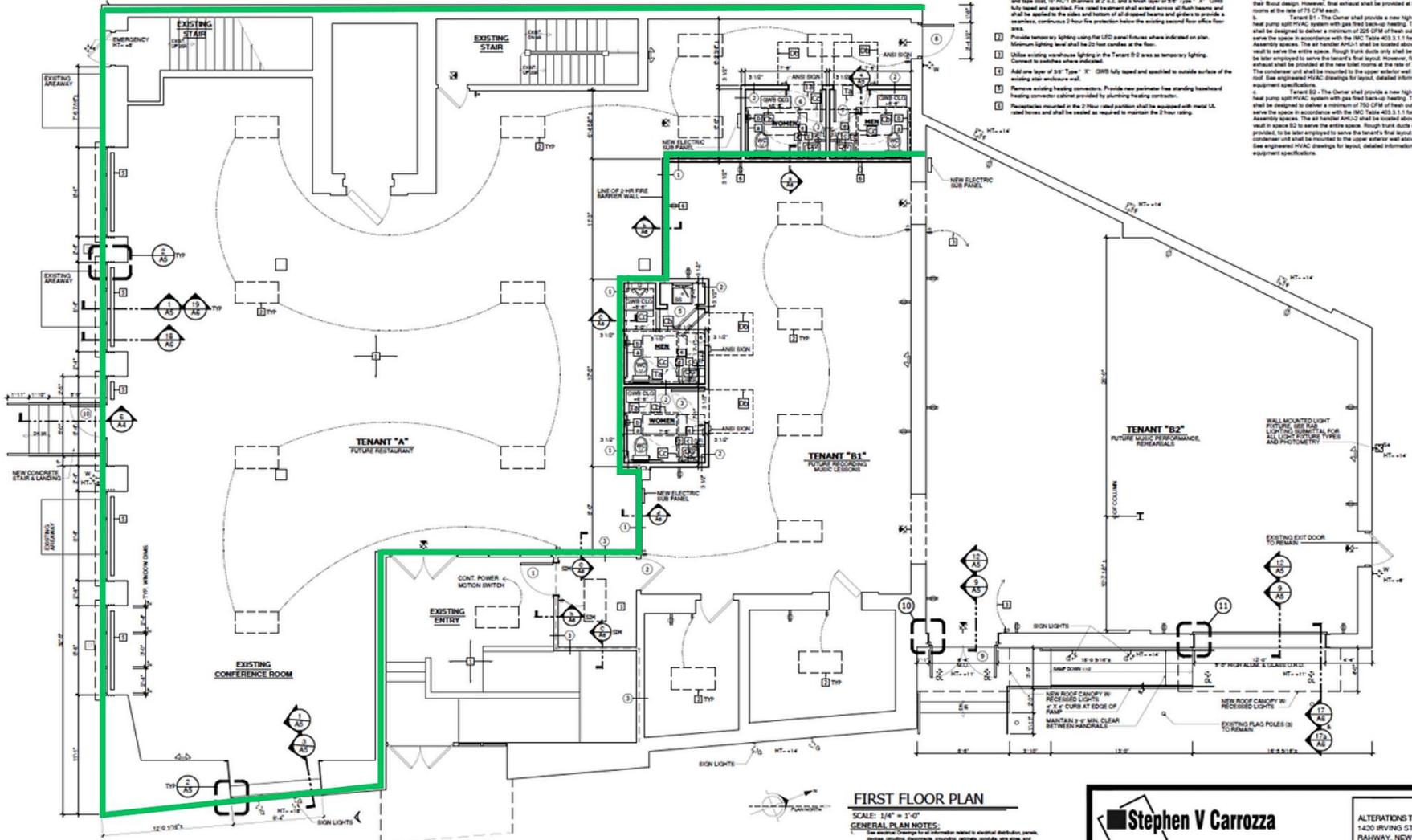
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Ground Floor

The National
Seeking Retail or Restaurant Uses
Outdoor Seating Available for Restaurant



THE NATIONAL



USE GROUP KEY NOTES:

1. **TENANT A CEILING:** Remove and dispose of all existing ceiling surfaces and lighting components to expose the underside of the floor joists above. Install new 2-hour fire rated drywall bottom surface as shown on drawings UL, Div. No. L31 (1) see detail 20 on sheet 87 which includes a 3" x 6" base layer of 7/8" x 1/2" CWB with acoustic and noise rated 1" FIC channels at 2' o.c. and a finish layer of 5/8" x 1/2" CWB fully taped and spackled. Fire retardant shall extend across all finish beams and shall be applied to the sides and bottom of all dropped beams and grids to provide a maximum 2-hour fire protection below the existing second floor office floor area.
2. Provide temporary lighting using the LED panel fixtures where indicated on plan. Minimum lighting level shall be 20 foot candles at the floor.
3. Unless existing warehouse lighting in the Tenant B2 area is temporary lighting. Connect to existing where indicated.
4. Add one layer of 5/8" x 1/2" CWB fully taped and spackled to outside surface of the existing stair enclosure wall.
5. Remove existing heating connectors. Provide new perimeter free standing baseboard heating connector cabinet provided by plumbing heating contractor.
6. Receptacles mounted in the 2-Hour rated partition shall be equipped with metal UL rated boxes and shall be sealed or capped to maintain the 2-hour rating.

HVAC NOTE:

1. **HVAC:** The first floor Tenant spaces shall be provided with the following base building systems.
 - a. Tenant A (Foyer restaurant): The Owner shall provide perimeter hydronic heating connected to the existing boiler, one zone only is required. HVAC will be designed and provided by the future tenant as set forth in their design. However, final exhaust shall be provided at the new toilet rooms at the rate of 75 CFM each.
 - b. Tenant B2: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 225 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multisection Assembly Spaces. The air handler AHU/C shall be located above the concrete vault to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. However, final supply and exhaust shall be provided at the new toilet rooms at the rate of 75 CFM each. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for layout, detailed information and equipment specifications.
 - c. Tenant B2: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 750 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multisection Assembly Spaces. The air handler AHU/C shall be located above the concrete vault in space B2 to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for layout, detailed information and equipment specifications.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
GENERAL PLAN NOTES:
 1. See separate drawings for information related to electrical distribution, panels, devices, conduits, disconnects, grounding, cables, wire sizes, and raceway design.
 2. All dimensions refer to high finishing or face of masonry unless specifically noted otherwise.
 3. Dimensions refer to "to face" dimensions with those with "C".
 DO NOT SCALE DRAWINGS.

Stephen V Carrozza
 ARCHITECT

282 Macopin Road
 Bloomingdale, NJ 07403
 T: 973-935-6000
 svcarrozza@jvvision.net
 www.svc-ar.chitect.com

ALTERATIONS TO THE BUILDING AT
 1420 IRVING STREET
 RAHWAY, NEW JERSEY

date: 10 SEPT 24
 job no: 22104-C
 scale: 1/4" = 1'-0"
FIRST FLOOR PLAN

A2
 OF 8



SITE

THE COFFEE BOX

THE IRVING INN

Edward Jones



Rahway Transportation Center

WATT HOTEL
SAFETY COLLECTION
160 Residential Units



Rahway Police Department

Rahway Municipal Administrator

Rahway Recreation Center

RAHWAY TRAIN STATION
NJ TRANSIT



HAMILTON APARTMENTS
58 Units



27

RAHWAY ARTS APARTMENTS
20 Units

MERIDIA BROWNSTONES
188 Units

THE WILLOWS
57 Units

PARK SQUARE
159 Units

GRAND MERIDIA
88 Units

METRO RAHWAY
116 Units

THE GRAMERCY
42 Units

THE MINT
116 Units

MERIDIA LAFAYETTE
115 Units

RIVERSIDE APARTMENTS
30 Units

SITE

RIVER PLACE AT RAHWAY
136 Units

W MILTON AVENUE

RAHWAY TRAIN STATION
NJ TRANSIT

SKYVIEW
160 Units

GOLDEN AGE TOWERS
196 Units

E MILTON AVENUE



MAIN STREET

WATER'S EDGE
109 Units

REVA RAHWAY
219 Units

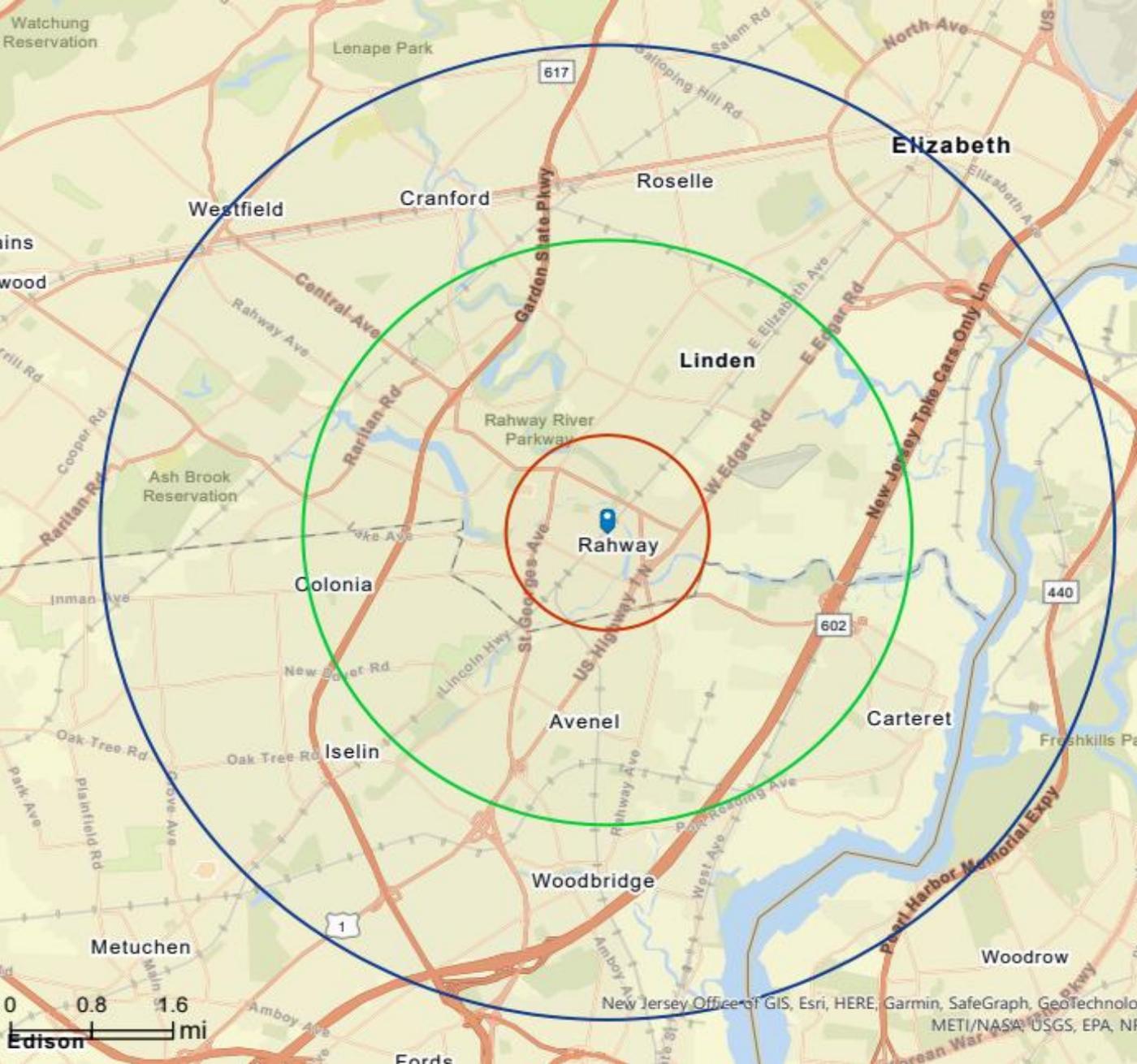
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ROSEGATE APARTMENTS
150 Units



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Demo-graphics	1 Mile	3 Miles	5 Miles
Population	22,99	138,089	381,531
Daytime Population	20,923	124,667	359,593
Average HH Income	\$70,205	\$82,994	\$83,088
Median Age	39.2	41.5	40.4

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