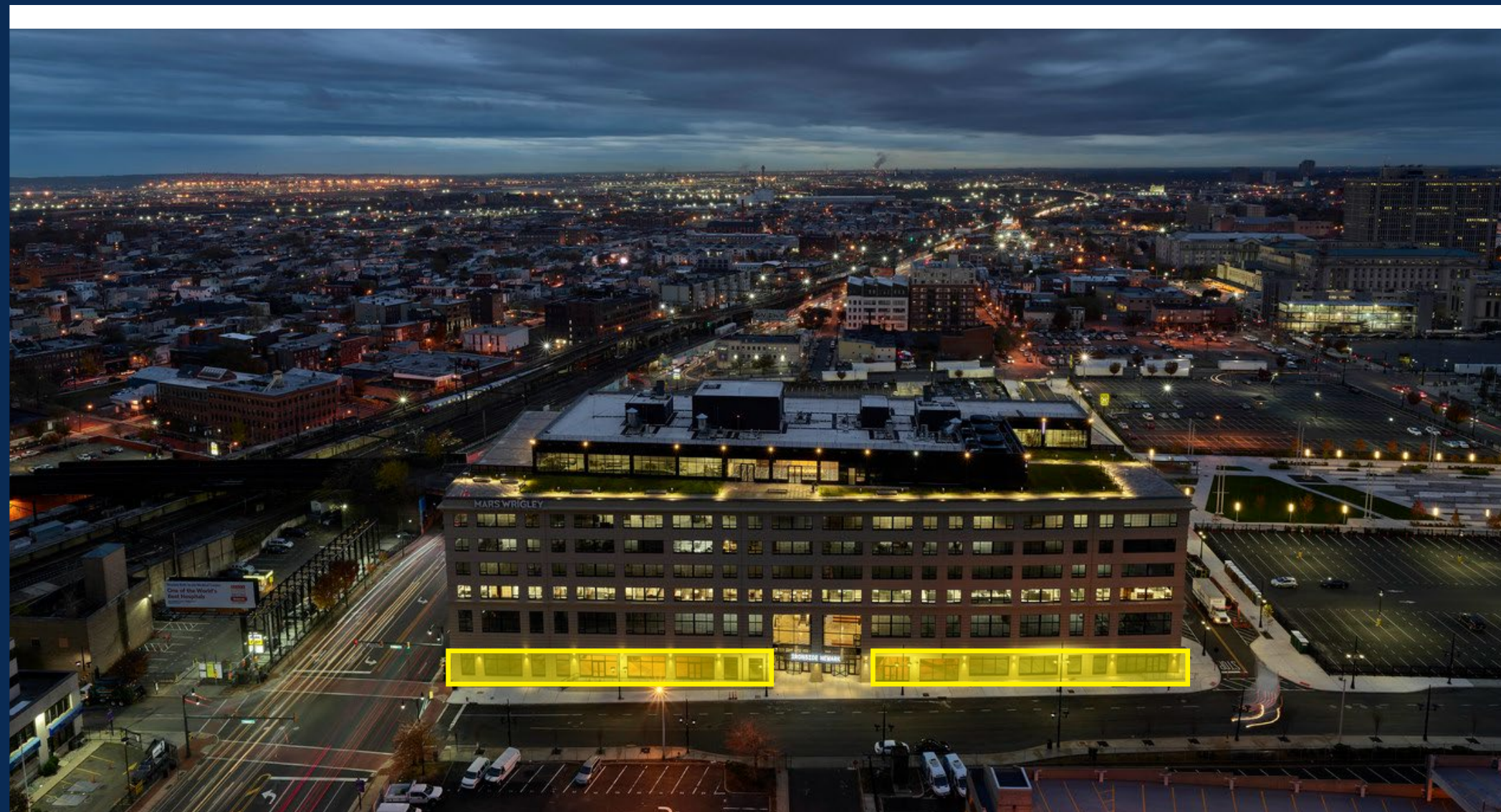


Ironside Newark

110 Edison Place, Newark, New Jersey



Retail for Lease - Contact

Ryan Starkman

Ph. 732-724-4501

ryan@piersonre.com

EDISON PROPERTIES



HIPPODROME
NYC

IRONSIDE
NEWARK

ELEVATED
NY

LUDLOW

PIERSON
COMMERCIAL REAL ESTATE®

Ironside Newark

110 Edison Place, Newark, New Jersey

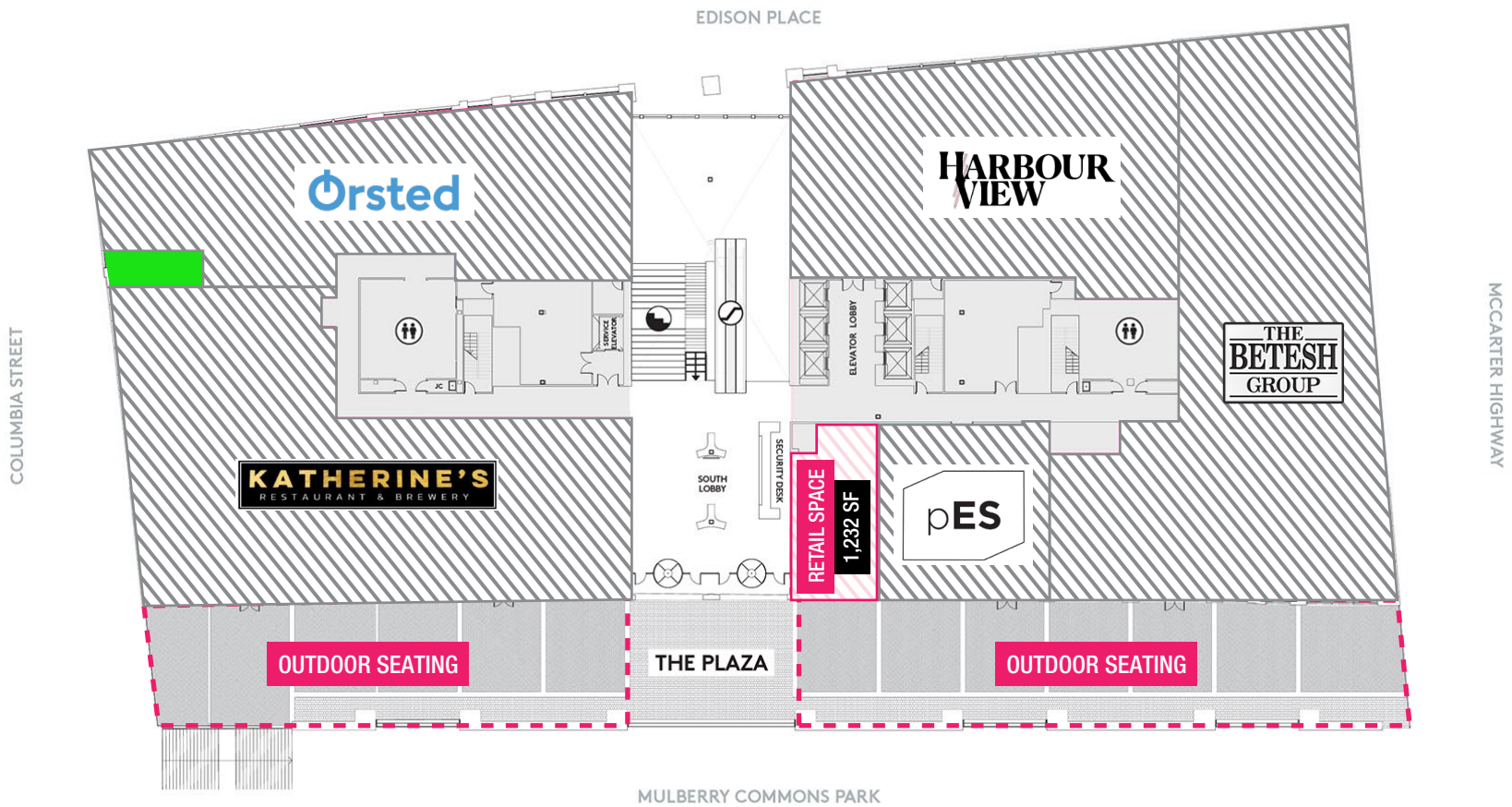
Site Plan

GROUND FLOOR



Site Plan

SECOND FLOOR



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Mulberry Commons



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Availabilities

First Floor Availabilities

Fronting Edison Place

- +/- 6,400 SF (divisible)

Maker Space

- +/- 17,482 SF (divisible)

Second Floor Availabilities

Fronting Mulberry Commons Park

- +/- 1,232 SF

Site Description

- 7-story 450,000 square foot transformative mixed-use project in the heart of downtown Newark that includes loft style office and street-level retail resulting in a unique urban environment
- Located directly adjacent to the Mulberry Commons park encompassing 3 acres of active green space
- Retail has tremendous frontage and access along all sides of the building, taking advantage of the bustling park space along with the highly trafficked McCarter Highway (Route 21)
- Direct access to Newark Penn Station:
 - 18-minute train ride to New York Penn Station
 - 6-minute train ride to Newark Liberty International Airport
- Adjacent to the eclectic Ironbound section of Newark with renowned restaurants



EDISON PROPERTIES

manhattan mini storage IRONSIDE NEWARK HIPPODROME NYC WORKSPACE OFFICES ELEVATED #LUDLOW

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110 Edison Place, Newark, New Jersey

audible
an amazon company

RUTGERS
Rutgers Business School
Graduate Education

planet fitness

Berkeley College

WALKER HOUSE

UPS

METHOD
RENEWAL CENTRE

NEWARK LOCAL NEWS

SHOPPES ON BROAD

Sarkis
Asian Cafe

Starbucks

NIKE

BLAZE
PIZZERIA

Panera

COLD STONE
CREAMERY

CHASE

WELLS FARGO

HAHNE'S DEVELOPMENT

RadNet

BARNES & NOBLE

kite key

RWJBarnabas HEALTH

WHOLE FOODS
MARKET

ny rehab
Physical Therapy

URBAN AGRICULTURE COOPERATIVE

TACOBEE'S

COOLVINES
SWEETWATERS COFFEE & TEA

CITYMD URGENT CARE

INDUSTRIAL BANK

GATEWAY CENTER
2.6MM SF Office Complex

375
GARDEN & WOOD

SETON HALL UNIVERSITY

JAG-ONE
PRIVILEGE & THERAPY

fresh&co

KAMASU

Uncle Willie's
Wings

M&B

Panasonic
National Headquarters

NEWARK PENN STATION

AMTRAK

NJ TRANSIT
The Way To Go.

PATH

TO & FROM NYC

Empire
BLUE CROSS BLUE SHIELD
Headquarters

blink
FITNESS

7-ELEVEN

MULBERRY COMMONS
3-Acre State of the Art
Park & Public Space

PRUDENTIAL CENTER
"Home of the Devils"

COURTYARD
Marriott

NEWARK CITY HALL

EDISON
BANK

Bank of America

DUNKIN' DONUTS

7-ELEVEN

Wendy's

GNC

FAST SIGNS

Krauszer's

NOVELLY BURGER
214 MARKET ST. NEWARK, NJ 07102-1000

MERCATO TOMATO PIE
400 MARKET ST. NEWARK, NJ 07102

BIV BAR VANQUISH

CHOPPER
RESTAURANT

edible arrangements

PNC

TD Bank

IRONSIDE NEWARK

freshii

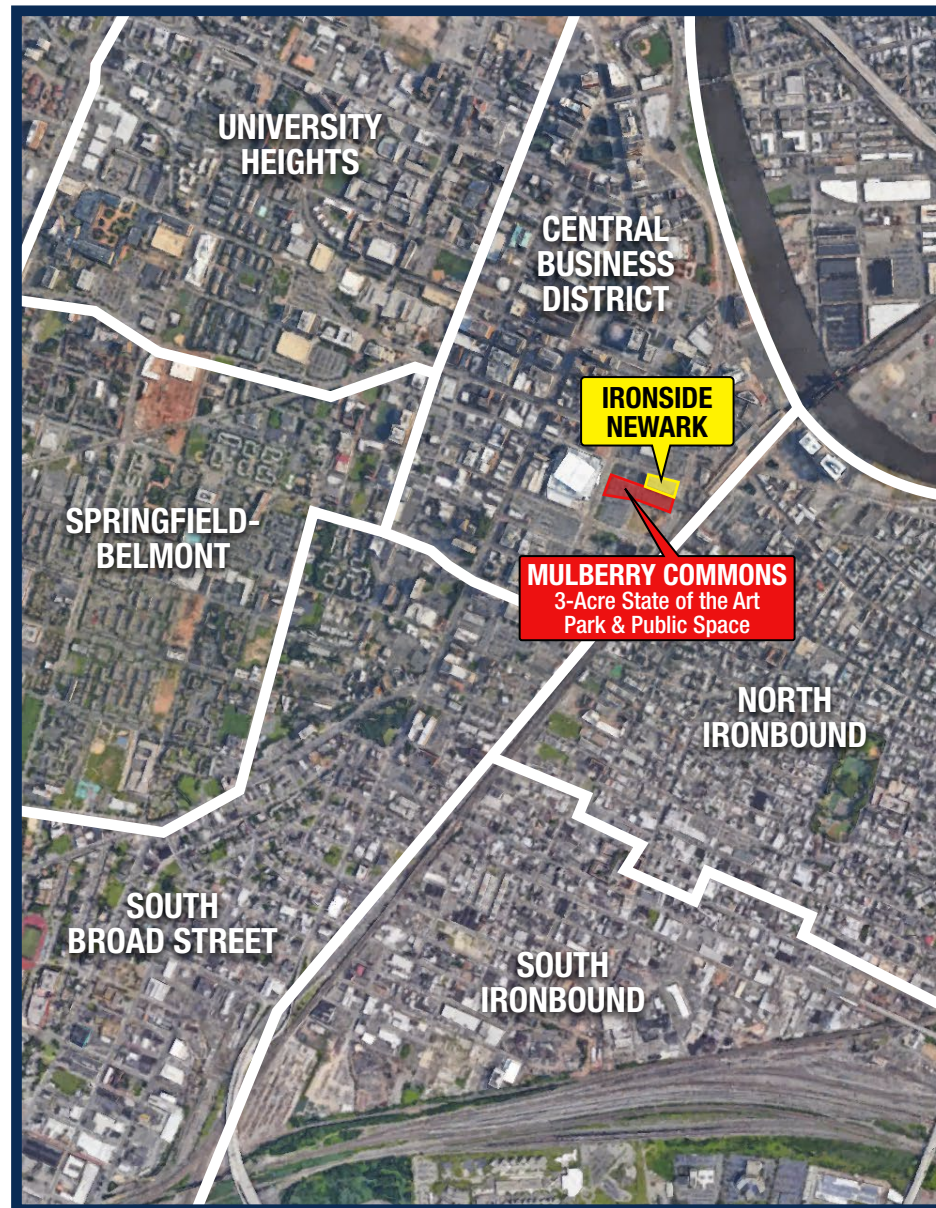
SPORTSMED

KATHERINE'S
BEST PERSONAL TRAINER

Provident BANK

Hilton

Edison Place



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Ironside Newark

110 Edison Place, Newark, New Jersey

Demographics

- 300,000+ living population within 3 miles ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 48,600+ vehicles per day pass the site along McCarter Highway
- 1 block from the Prudential Center aka "The Rock"
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing, and other premier events

Market Activators

- Prudential Center in cooperation with Madison Square Garden
- City Hall
- Essex County Courthouse
- Gateway Center
- NJPAC
- NJ Transit
- NJIT
- Panasonic
- Prudential
- PSE&G
- Rutgers University
- Seton Hall Law

Co-Tenants



EDISON PROPERTIES



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	10,195	49,782	36.6	54,707
1 Mile	56,230	98,922	34.2	129,366
2 Mile	172,998	165,922	33.1	268,916
3 Mile	315,902	208,693	33.4	399,238

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110 Edison Place, Newark, New Jersey

NEWARK

RETAIL MARKET GROWTH

Since the Prudential Center was developed, there have been nearly 100 national and regional concepts that have planted a flag in Downtown Newark.

2007-2017



2023-BEYOND



CONTINUED GROWTH THIS YEAR

TIMELINE



2018-2022

EDISON PROPERTIES



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