

# 260

## BROADWAY NEWARK, NEW JERSEY

Between Third Avenue & Van Wagenen Street

RETAIL/OFFICE/MEDICAL FOR LEASE

**APPROXIMATE SIZE**  
Ground Floor: 4,500 SF  
Second Floor: 4,500 SF

**ASKING RENT**  
\$22 PSF

**POSSESSION**  
Arranged

**TERM**  
5-20 Years

**FRONTAGE**  
40 FT

### COMMENTS

- Stand-alone building with 2 conference rooms and 1 exercise/breakroom in place
- 2 kitchens
- Multiple private offices on both floors

### NEIGHBORS

El Meneo Mini Market • Mi Tierra Restaurant • Promise Beauty Salon • Cellular Shop • Franks-R-Us • Leo Grocery • Exxon • Sunoco • Bolla Market

### TRANSPORTATION



**NJ TRANSIT**  
The Way To Go.



PROPERTY INFORMATION

**JAMES FAMULARO**  
President

**ADAM MATLOFF**  
Director  
212.468.5924  
amatloff@meridiancapital.com

**NATHANIEL ABITBOL**  
Associate  
212.468.5949  
nabitbol@meridiancapital.com

**JOSH ERBER**  
Associate  
212.468.5944  
josh.erber@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

260 BROADWAY

NEWARK, NEW JERSEY | Between Third Avenue and Van Wagenen Street

RETAIL/OFFICE/MEDICAL FOR LEASE



INTERIOR

**JAMES FAMULARO**  
President

**ADAM MATLOFF**  
Director  
212.468.5924  
amatloff@meridiancapital.com

**NATHANIEL ABITBOL**  
Associate  
212.468.5949  
nabitbol@meridiancapital.com

**JOSH ERBER**  
Associate  
212.468.5944  
josh.erber@meridiancapital.com



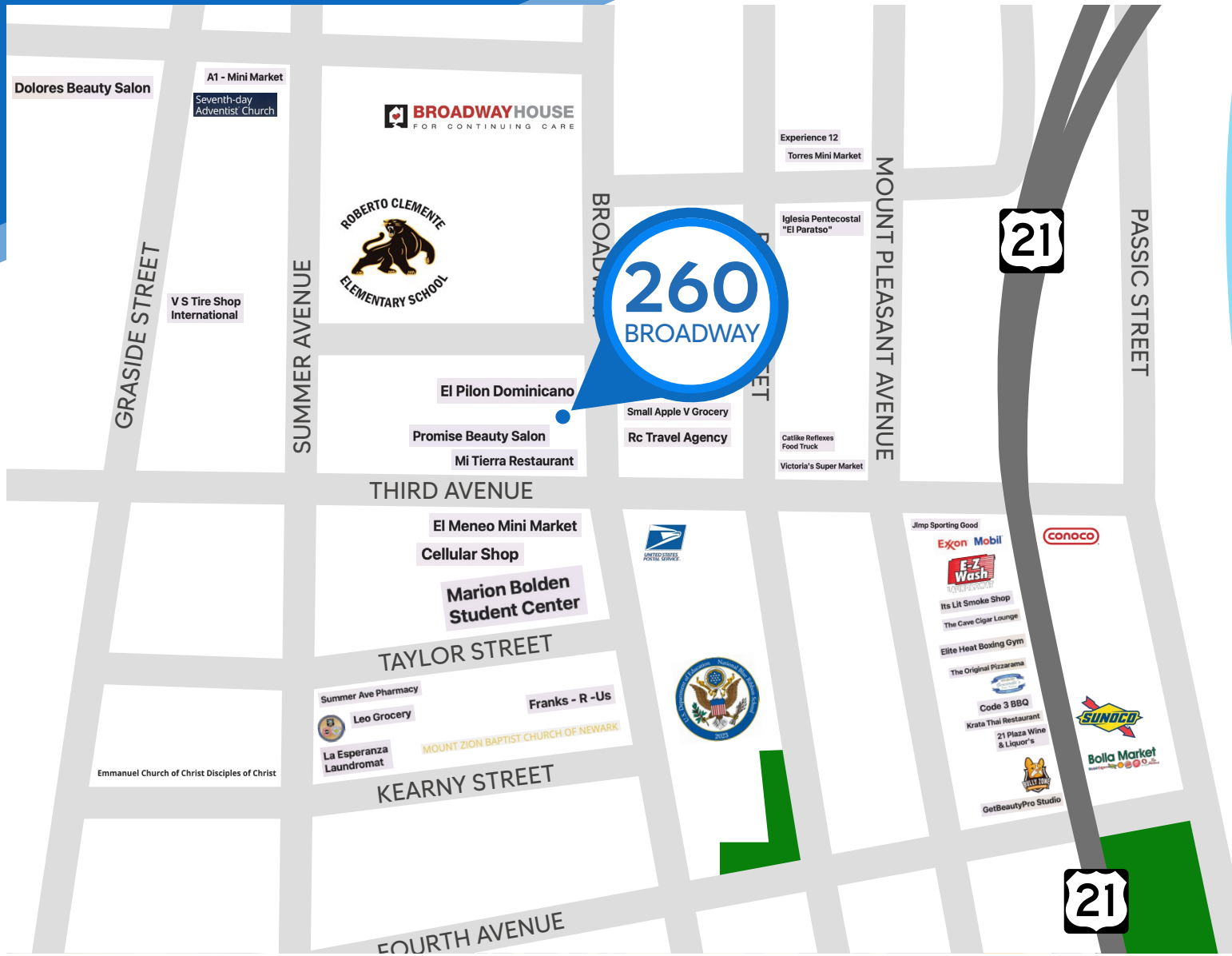
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 260 BROADWAY

NEWARK, NEW JERSEY | Between Third Avenue and Van Wagenen Street

RETAIL/OFFICE/MEDICAL FOR LEASE

NEIGHBORS



**JAMES FAMULARO**  
President

**ADAM MATLOFF**  
Director  
212.468.5924  
amatloff@meridiancapital.com

**NATHANIEL ABITBOL**  
Associate  
212.468.5949  
nabitbol@meridiancapital.com

**JOSH ERBER**  
Associate  
212.468.5944  
josh.erber@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.