

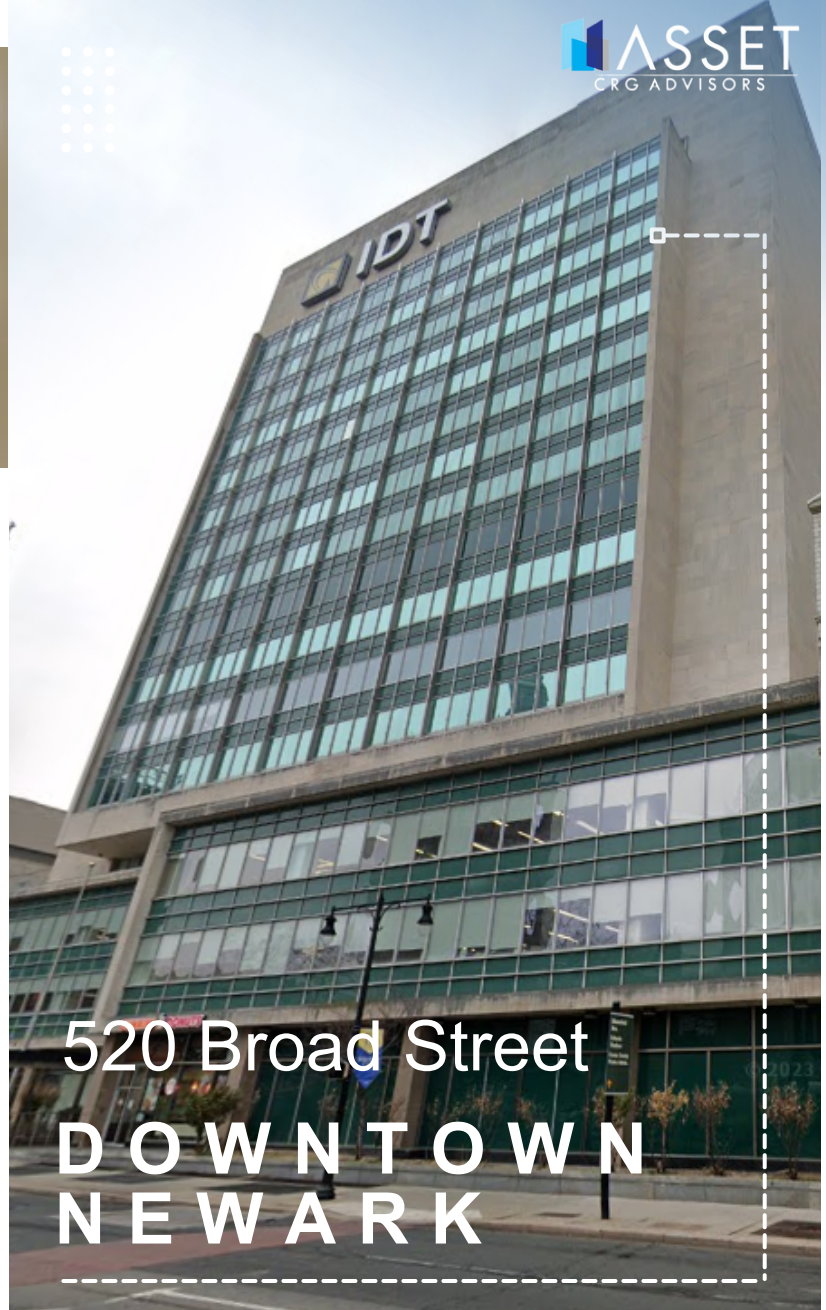
**FOR LEASE**

**45,000+ RETAIL OR OFFICE**

**PROPERTY**

520 Broad Street, Newark, NJ 07102





520 Broad Street  
**DOWNTOWN  
NEWARK**

## OVERVIEW

|                    |            |   |
|--------------------|------------|---|
| • BASEMENT:        | 7,849 SF   | ★ |
| • 1ST FL SPACE A:  | 1,000 SF   | ★ |
| • 1ST FL SPACE B:  | 10,252 SF  | ★ |
| • 2ND FLOOR:       | 36,431 SF  | ★ |
| • TOTAL AVAILABLE: | 55,532 SF  |   |
| • RENTAL RATE:     | \$29/SF    |   |
| • AVAILABILITY:    | IMMEDIATE  |   |
| • TERM:            | NEGOTIABLE |   |

## SUMMARY:

Multi-story Retail/Office space for lease in the heart of Downtown Newark, Essex. Minutes away from Penn Station.

Join Dunkin Donuts, Blink Fitness, and IDT.



# EXCELLENT CONNECTIVITY:

Indulge in unmatched convenience offered by the prime location of this lease property, situated just a mere 17-minute stroll from the Penn Station. Serving as a hub for Acela, Carolinian, and Keystone Train Services, this strategically positioned property guarantees swift access to an array of transportation options. Seamlessly connected, it ensures effortless accessibility for both tenants and customers, enhancing the overall experience and convenience for all.

## DETAILS

|                       |   |
|-----------------------|---|
| <b>Address:</b>       | 520 BROAD STREET<br>NEWARK, NJ 07102        |
| <b>Block/Lot:</b>     | 24-40                                       |
| <b>Neighborhood:</b>  | DOWNTOWN NEWARK                             |
| <b>Cross Streets:</b> | BRIDGE ST &<br>LOMBARDY ST                  |
| <b>Asset Type:</b>    | RETAIL & OFFICE                             |
| <b>Zoning:</b>        | REDEVELOPMENT/SP<br>ECIAL DISTRICT<br>(RDV) |





## BUILDING FEATURES :

- HVAC & utilities system in place
- Loading Dock & Truck Parking
- Multiple passenger elevators and 1 freight elevator.
- Direct Access To Basement
- Potential 200+ available parking spaces.
- First-floor retail is raw space.
- 2nd floor currently built out as an office with features such as 2 kitchens, private offices, conference rooms, a gym etc.

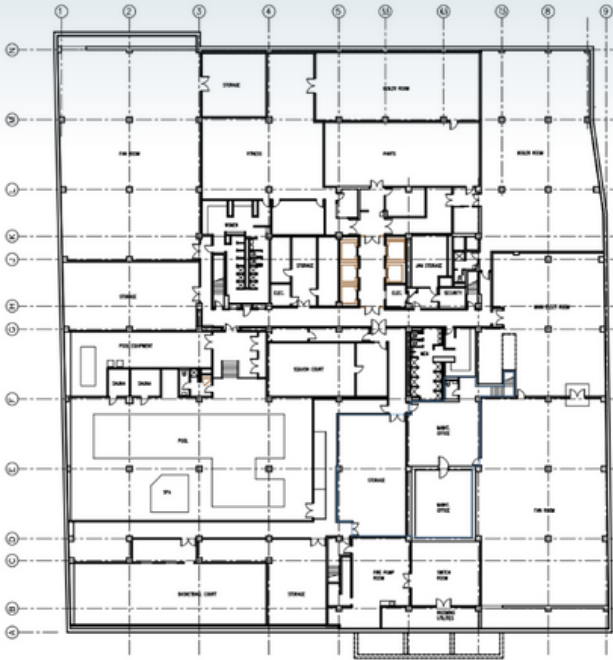


## APPRECIATION POTENTIAL:

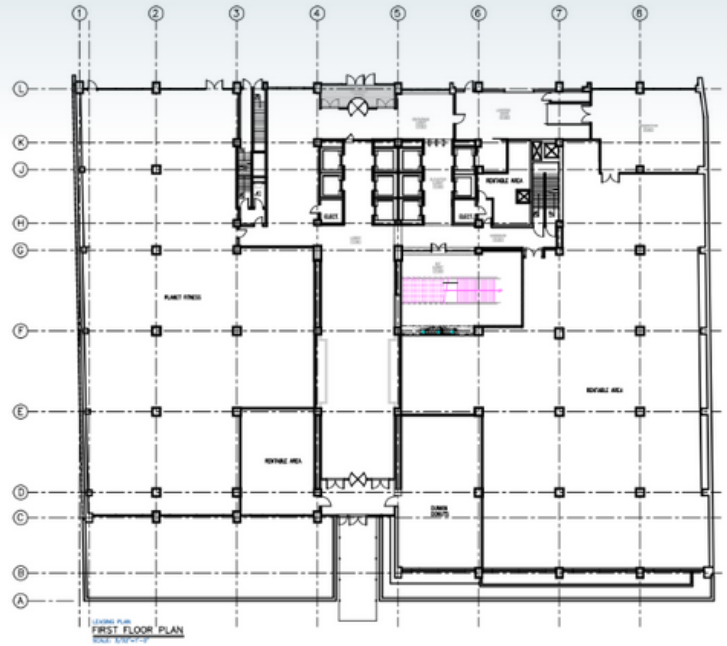
Seize a unique leasing opportunity nestled within the vibrant streets of Downtown Newark. With property values on a steady rise in recent years, now is the perfect moment to embrace this project and align with the neighborhood's flourishing growth. Be part of the dynamic energy and escalating demand for premium housing solutions, positioning yourself at the forefront of this thriving community's evolution.



# FLOOR PLANS



EXISTING  
BASEMENT PLAN  
SCALE: 1" = 30' - 0"



EXISTING  
FIRST FLOOR PLAN  
SCALE: 1" = 30' - 0"



EXISTING  
SECOND FLOOR PLAN  
PLAN SCALE: 1" = 30' - 0"

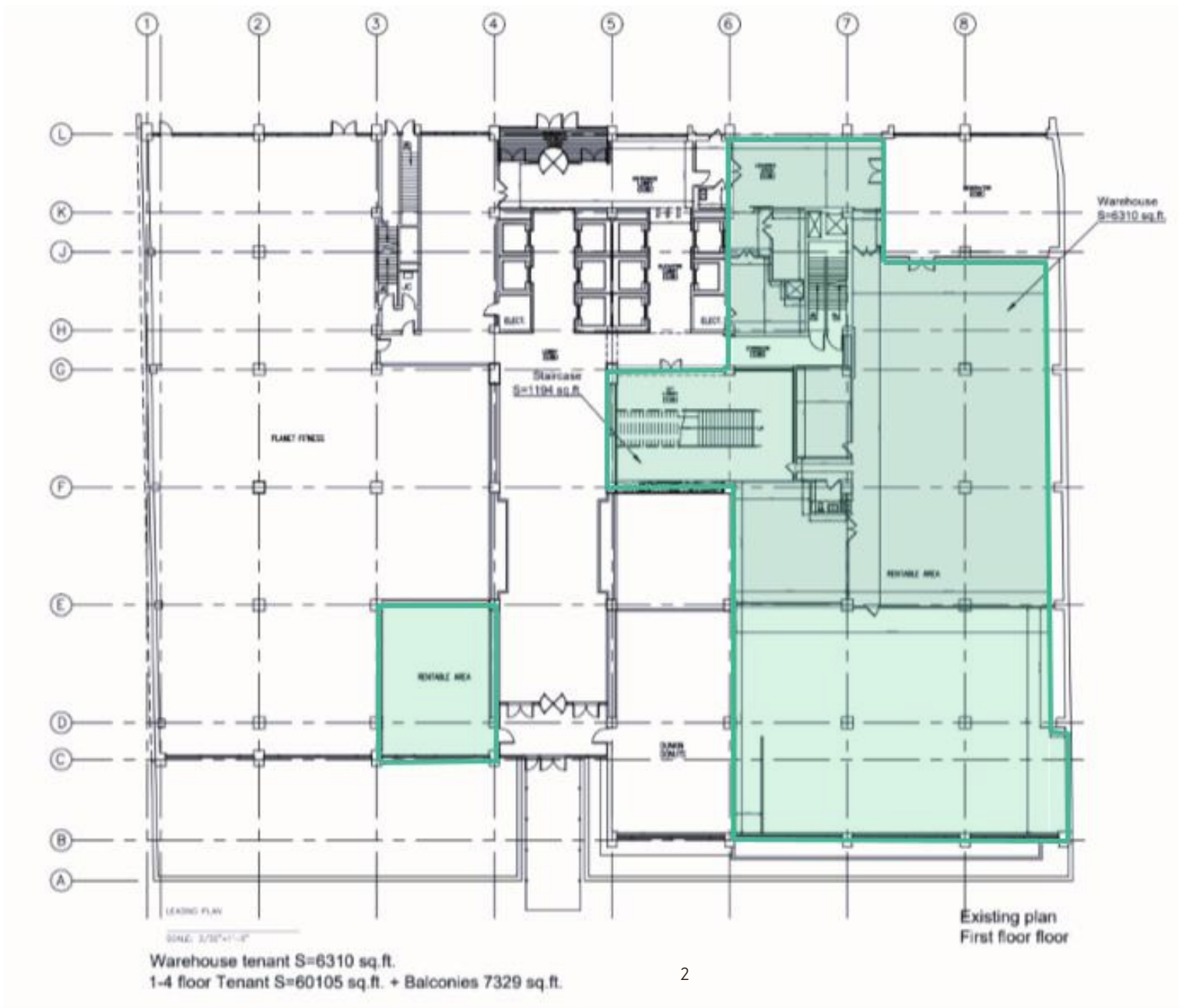
## Basement

• 7,849.95 SF



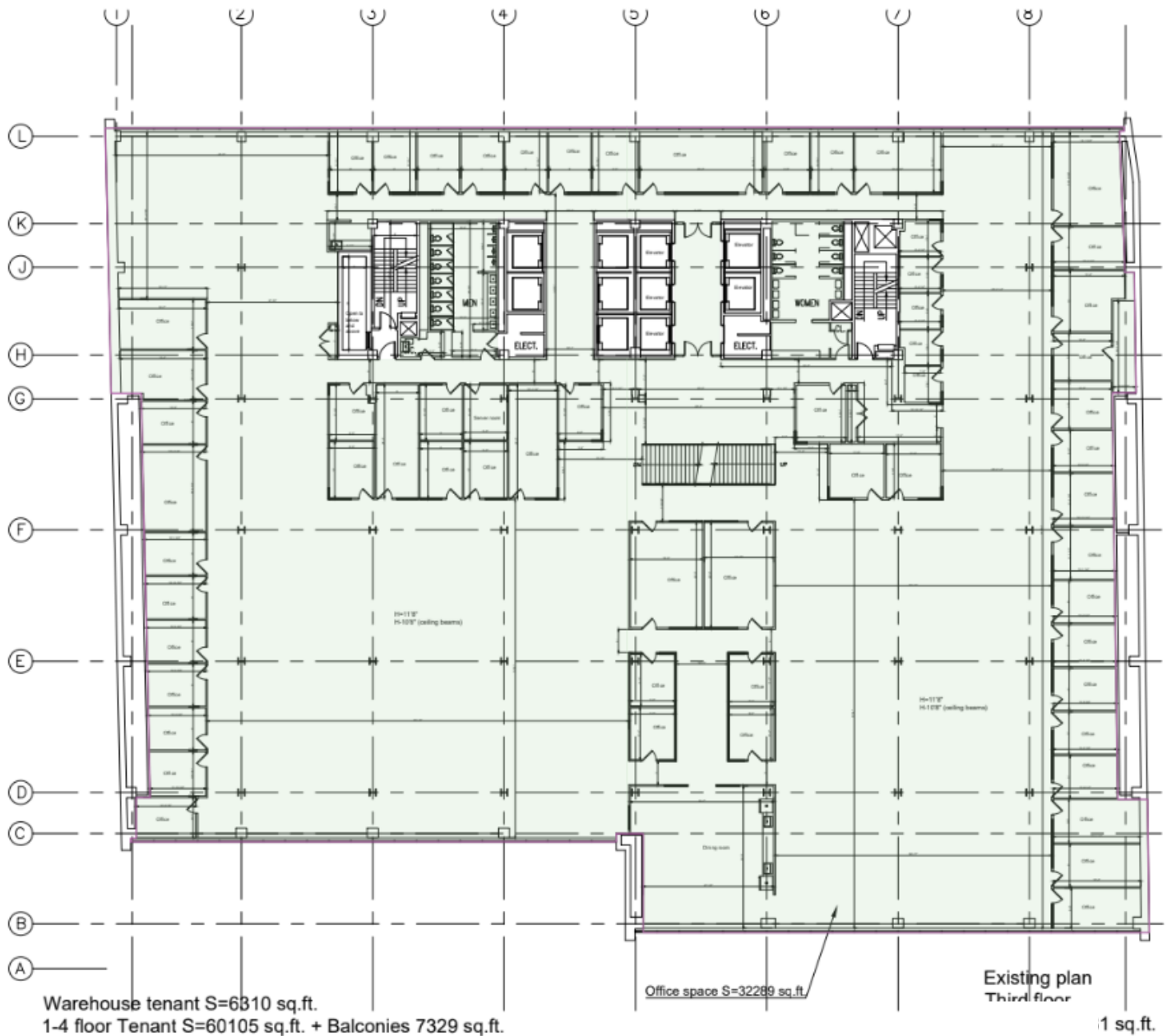
## 1st Floor

- 1,000 SF (Space A)
- 10,252 SF (Space B)



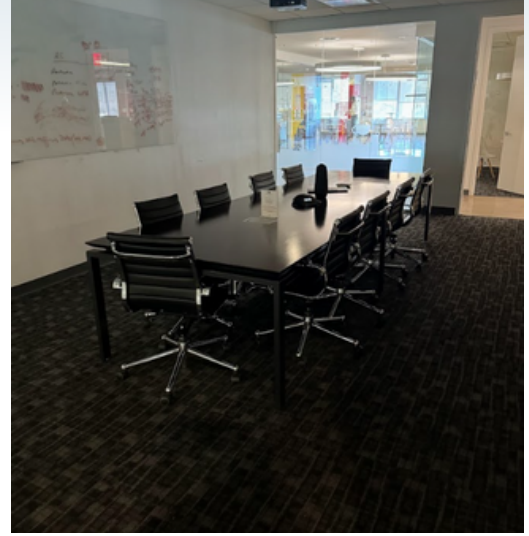
## 2nd Floor

- 36,431 SF

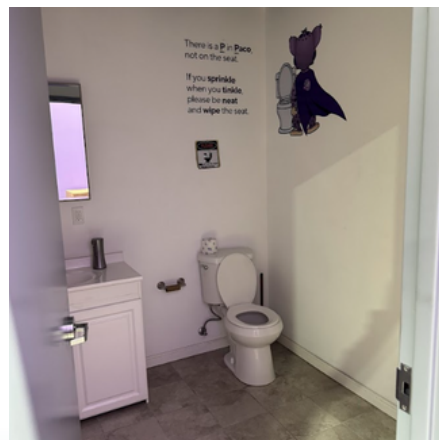
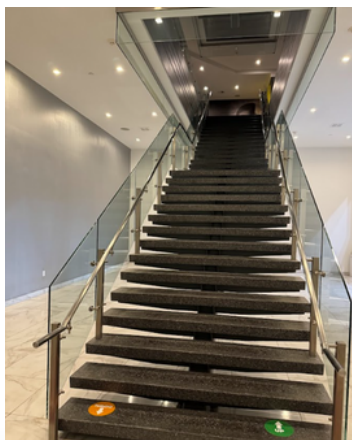




# PROPERTY PHOTOS



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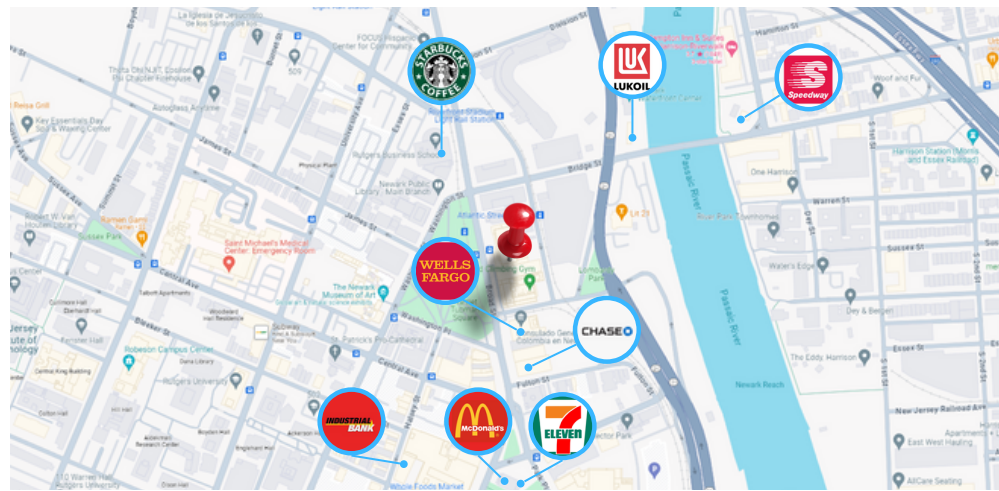




FOR LEASE  
**RETAIL AND OFFICE  
PROPERTY**

## Prime Location:

This retail and office property, now available for lease in the heart of Downtown Newark, presents an outstanding investment opportunity. Boasting a rich blend of historic charm and vibrant cultural atmosphere, Downtown Newark provides an ideal setting for maximizing business potential like no other.



## Proximity to Amenities:

Embark on a journey of unparalleled convenience and comfort with this exceptional leasing property, providing effortless access to a myriad of local amenities. Residents and tenants alike will relish the proximity to an array of shops, restaurants, and parks, all within easy reach. Adventure seekers can indulge in climbing excitement at Method Climbing Gym conveniently situated nearby. Fulfilling everyday needs becomes effortless with the close proximity to Tops Diner, Univ Hospital, ShopRite of Kearny Square, Chase Bank, Walmart, Marshalls, and an abundance of fast-food options, including Taco Bell, McDonald's, Burger King, and numerous others ensuring a constant flow of foot traffic around the property. Moreover, entertainment options abound, with the Newark Museum of Art just a stone's throw away. Experience a well-rounded lifestyle that seamlessly integrates education, recreation, and everyday conveniences, all within the vibrant surroundings of this remarkable property.

# CONFIDENTIALITY DISCLAIMER

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# 520 BROAD STREET NEWARK, NJ 07102

- Retail and office property is for lease in the heart of Downtown Newark, Essex.
- Over 45,000 square feet available across two floors plus additional square footage in basement
- Over 200 parking spaces available.
- Walks to Rutgers University, New Jersey Institute of Technology
- Property is near the Penn Station [Acela, Carolinian, Keystone] Train Station.



## PLEASE CONTACT EXCLUSIVE ADVISORS:



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LC REALTY

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