

Office Space for Sale

2 City Hall Plaza

RAHWAY, NJ

Building Size: 60,000 SF

Available for Sale: 41,000 SF; two top floors

Details:

- State of the art library which occupies one-third of the building, owned by the city
- The ownership of the building is under a condominium agreement
- Panoramic views on all sides
- Walking distance to train and bus stations, cultural arts, entertainment center, residential living, shopping and restaurants

Sale Price: \$6,800,000

Please call for additional information

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Senior Vice President

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Exclusive Broker

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| Brokerage, Inc.

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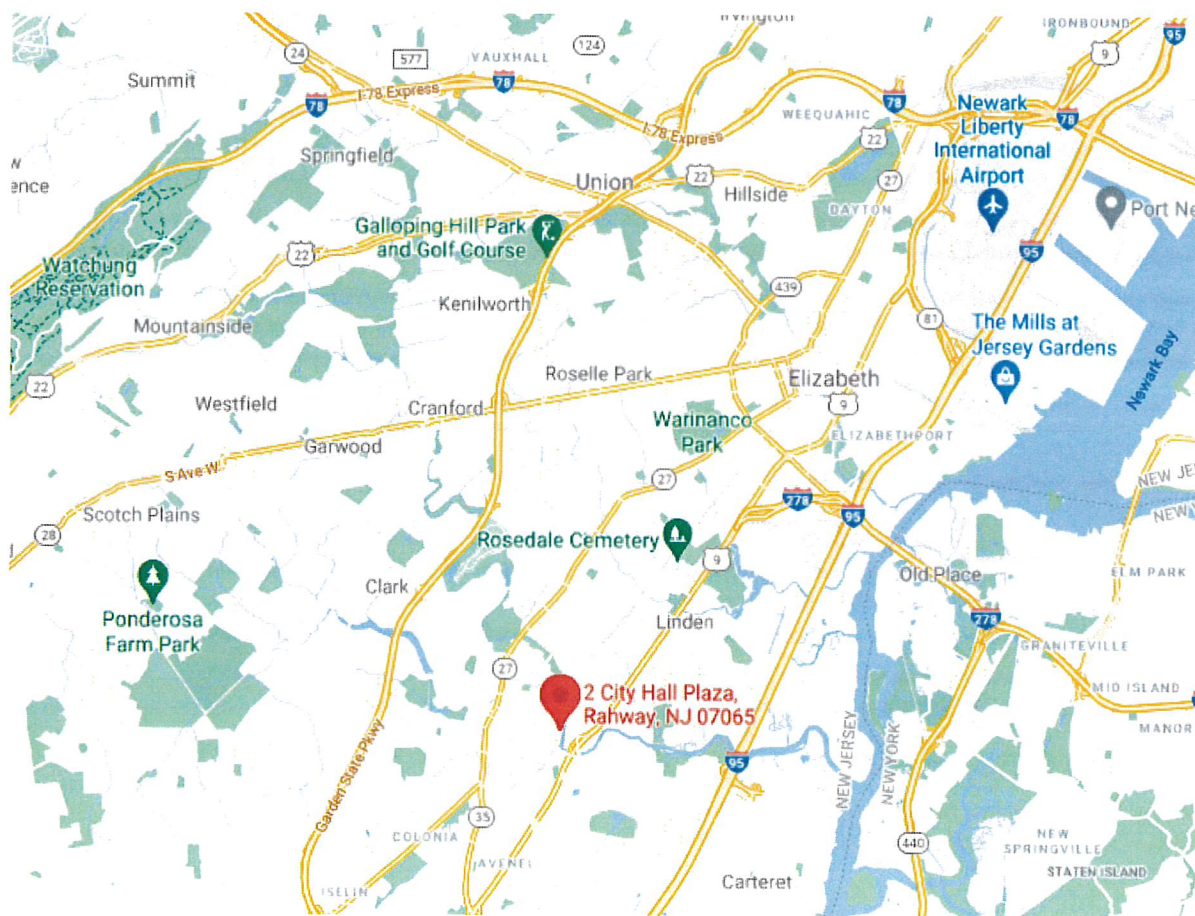
2 City Hall Plaza

City of Rahway

2 City Hall Plaza is a 3 story building, 60,000 square feet, Class A office building located within Rahway's new mixed use development area. The Rahway Library occupies the first floor of the building.

Rahway is now considered one of the few "hotspots" for redevelopment and economic growth in New Jersey, with more than a dozen projects underway. Projects range from the newly renovated NJ Transit Train Station (40 minutes to NYC), the new City Plaza, new apartment complexes on the banks of the Rahway River, and a 16-story hotel with luxury condominiums geared toward professionals. The building is located within walking distance to train and bus stations with close proximity to Route 1 & 9, NJT (I-95), Route 78 and Route 287, with easy access to Newark Liberty International Airport and the Ports of Newark and Elizabeth.

Weichert Commercial Brokerage is the exclusive selling agent for 2 City Hall Plaza. Senior Vice President's C. Beth Krinsky and Patrick Masi will be responsible for the sale of the building.



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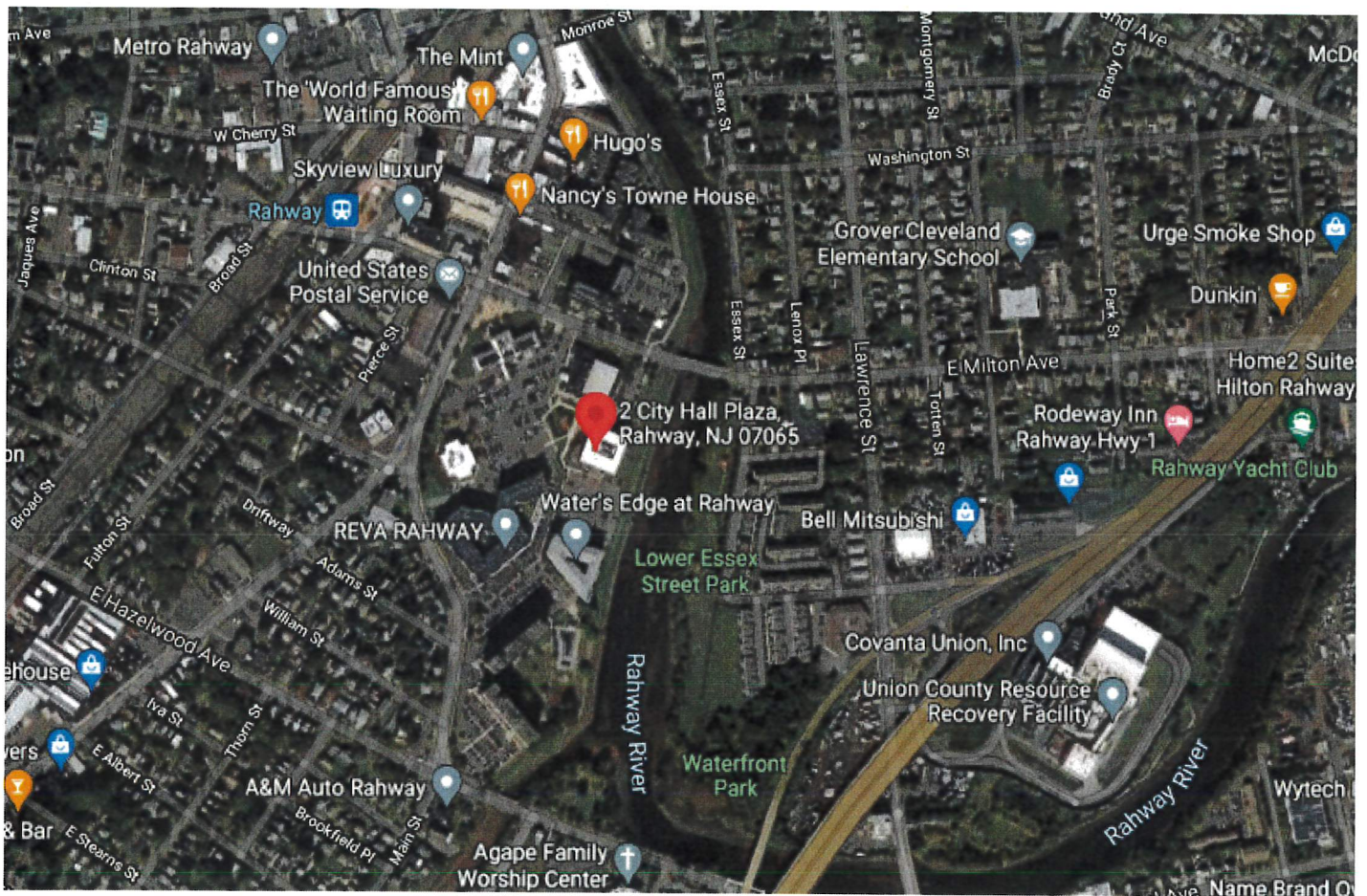
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Location

- Located within Rahway's new mixed use redevelopment hub
- Current projects underway: recently renovated NJ Transit Train Station (40 minutes to NYC), the new City Plaza, new apartment complex on the banks fo the Rahway River and 16-story hotel with luxury condominiums geared toward professionals
- Located within walking distance to train and bus stations with easy access to Route 1 & 9, NJT (I-95), GSP, Route 78, Route 287, Newark International Airport and the Ports of Newark and Elizabeth
- Walking distance to cultural arts and entertainment center
- Rahway office center employees enjoy the benefits of the Rahway Library and Sports Center



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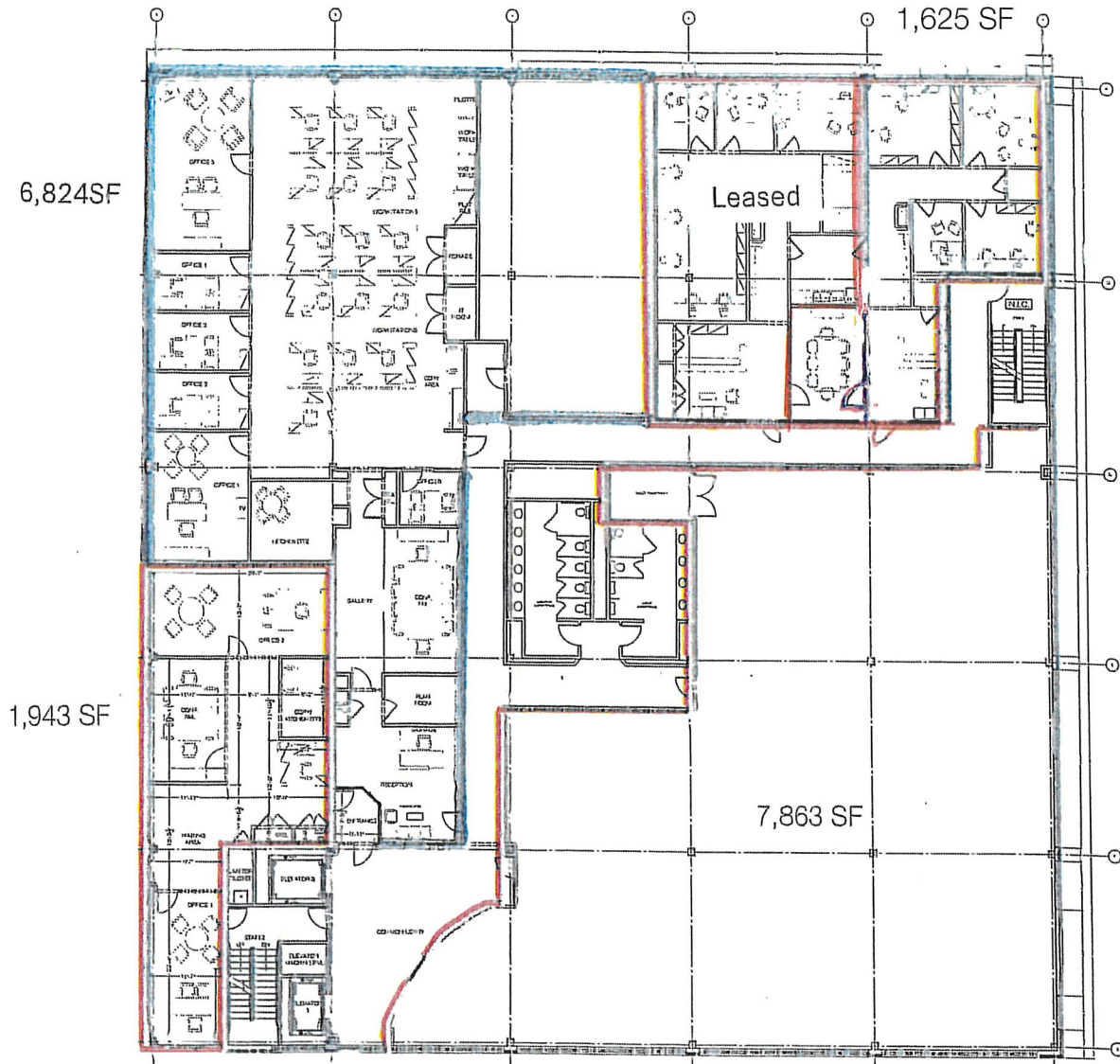
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Floor Plan

Rahway Office Space - 2nd. Floor

RAHWAY • NEW JERSEY



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Photos



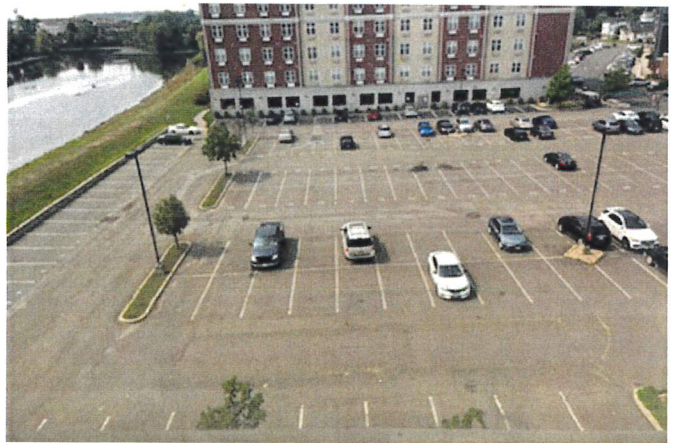
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Photos



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Zoning

§421-22M - X Mixed-Use Zone

A. Purpose. The purpose of this district is to create a comprehensively planned and designed high-density, mixed use development comprised of waterfront and/or central business district office buildings, residential apartment complexes, recreational or entertainment uses, and public facilities which would compliment rather than compete with the convenience, specialty and comparative retail uses and personal service uses within the central business and service business zones. On-site parking, landscaping and open space, public access to the waterfront and pedestrian linkages to the downtown are to be provided.

B. Permitted principal uses. The following principal uses shall be permitted:

- (1) Planned mixed-use developments, but only in accordance with the provisions of §421-44
 - (a) Townhouses or row houses, in accordance with §421-34
 - (b) Low-rise apartments, in accordance with §421-35
 - (c) High-rise apartments, in accordance with §421-36
 - (d) Public uses
 - (e) Professional offices
 - (f) Medical and dental offices
 - (g) General and business offices
 - (h) Restaurants, including restaurants with plenary retail consumption licenses
 - (i) Hotels, in accordance with §421-41
 - (j) Commercial recreational uses
 - (k) Cultural facilities

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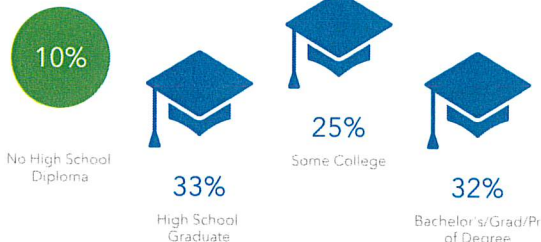
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Demographics

KEY FACTS



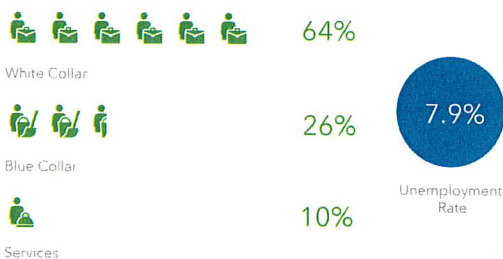
EDUCATION



BUSINESS



EMPLOYMENT



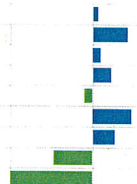
INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (17.9%)
The smallest group: \$150,000 - \$199,999 (6%)

Indicator ▲	Value	Diff
<\$15,000	7%	+0.4%
\$15,000 - \$24,999	10.1%	+3.3%
\$25,000 - \$34,999	7.2%	+0.7%
\$35,000 - \$49,999	12.4%	+1.7%
\$50,000 - \$74,999	16.2%	-0.7%
\$75,000 - \$99,999	15.7%	+3.7%
\$100,000 - \$149,999	17.9%	+2.1%
\$150,000 - \$199,999	6%	-3.6%
\$200,000+	7.5%	-7.7%



Bars show deviation from Union County

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