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# WASHINGTON STREET

NEWARK, NEW JERSEY



# 33 Washington Street: A Premier Location

This iconic 19-story office tower is located in Newark's bustling central business district, overlooking the beautifully appointed Washington Park. It is only two blocks from Broad Street Station and seven blocks from Penn Station, with direct light rail service across Washington Park. It is easily accessible to major highways: I-280, Route 21, NJ Turnpike, and the Garden State Parkway.

Situated on 1.6 acres, 33 Washington Street offers professional office space with on-site amenities and spectacular views of the city and Manhattan. It is immediately adjacent to Rutgers Graduate Students Residence and the Newark Museum.

The City of Newark is an air, shipping and rail hub for New Jersey and the New York metropolitan area. It boasts a network of major roadways, an extensive mass transit system, and streamlined connections into nearby Manhattan and Newark Liberty International Airport. Other major destinations directly accessible from Newark via train or plane are Philadelphia, Boston and Washington, D.C. Consequently, national and international corporations are attracted to Newark for these reasons as well as for its urban tax credit program and strong pro-business environment.

33 Washington Street is home to a diverse group of tenants, ranging from established leading firms to emerging businesses.



**Only 17 minutes to Manhattan**

by NJ Transit via Broad Street Station  
just one block away.

**Panoramic views of NYC.**



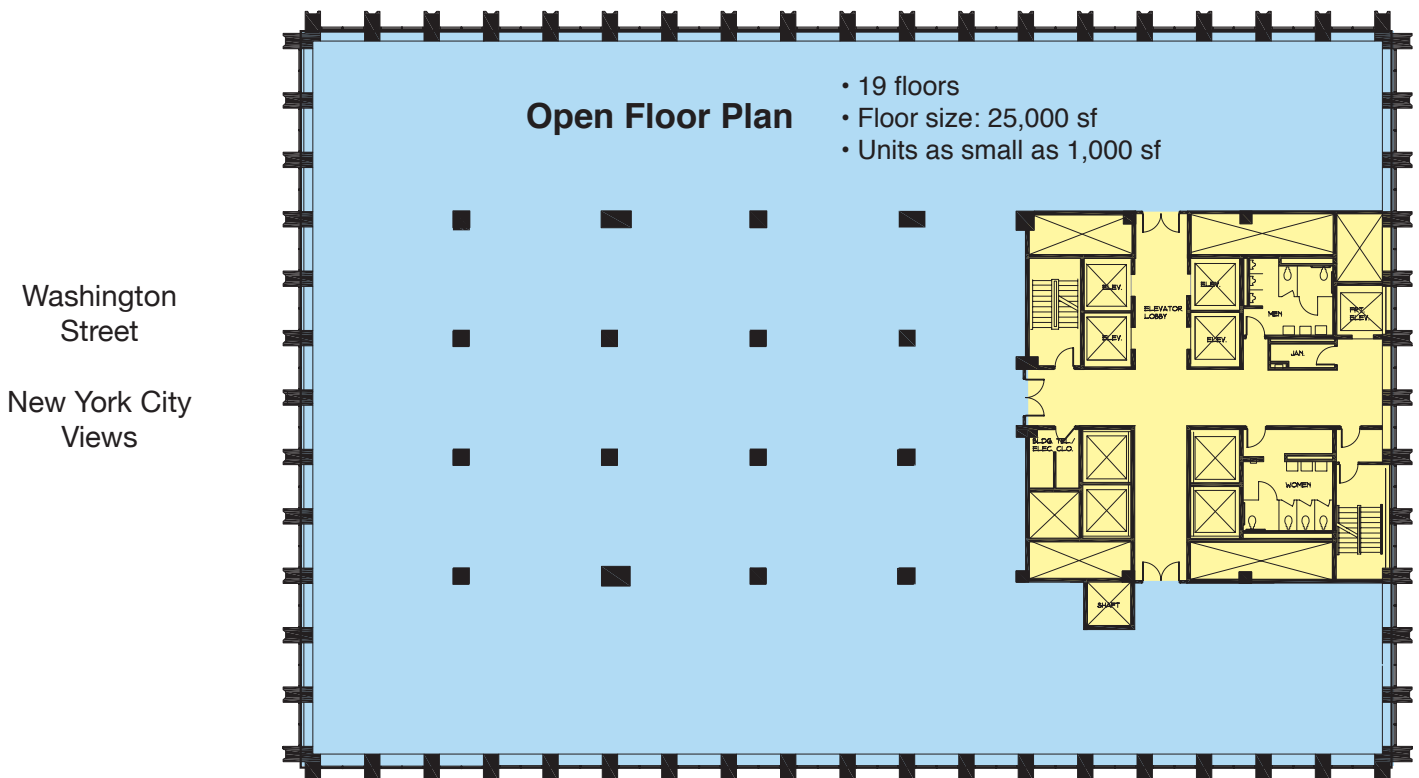
## Features and Amenities

In addition to a premium address, tenants enjoy an array of services and property amenities including:

- Fitness center
- Café
- Shared conference rooms
- On-site parking
- Commanding views of the New York City skyline
- 24-hour security desk
- Federal Express drop-off, ATM machines
- State-of-the-art Honeywell Management System
- Renovated lobby and common areas

## 33 Washington Street is located conveniently near:

- Broad Street Station – offering direct train service to Manhattan in 17 minutes
- Penn Station, offering continuous rail service to midtown Manhattan via PATH, NJ Transit and Amtrak
- The Newark campuses of Seton Hall University, Rutgers University and New Jersey Institute of Technology
- The New Jersey Performing Arts Center
- Prudential Center
- The Newark Museum
- Newark's federal and county courthouses



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Modern lobby and common areas



Custom build outs for all business needs



Complimentary fitness center on premise



Hi tech modern open office space designs

For a private tour of this office building contact:

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