



1186 Raymond Blvd.

NEWARK, NEW JERSEY

CBRE

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Mixed-use Building For Sale

Iconic 1186 Raymond Boulevard is being offered exclusively by CBRE. The boutique masonry building has an approximate 2,800 RSF footprint on three floors with a fourth story of approximately 1,500 RSF yielding a total of 9,900 SF.

The location of the subject property is highly visible at the signalized intersection of Raymond Boulevard at the SE corner of Broad Street. Both Broad Street and Raymond Blvd. have high traffic counts of 32,084 vpd and 14,210 vpd respectively.

The building has direct access to Newark City Subway with the station underground and is located directly across from PSEG Headquarters and PSEG Plaza on Raymond Blvd. The new (under construction) Burlington Coat Factory is directly across on Broad Street and the property is one block to Prudential HQ and Seton Hall Law School.

The building has it all – prime location, attractive construction and strong rental history.

 **NEWARK**
MARKET

 **4**
FLOORS

 **9,900 SF**
NET RENTABLE AREA

 **Commercial**
ZONING

 **1940**
YEAR BUILT

 **\$21.38/SF**
IN-PLACE GOI

 **75%**
CURRENT OCCUPANCY

 **Block 144, Lot 1**
BLOCK / LOT



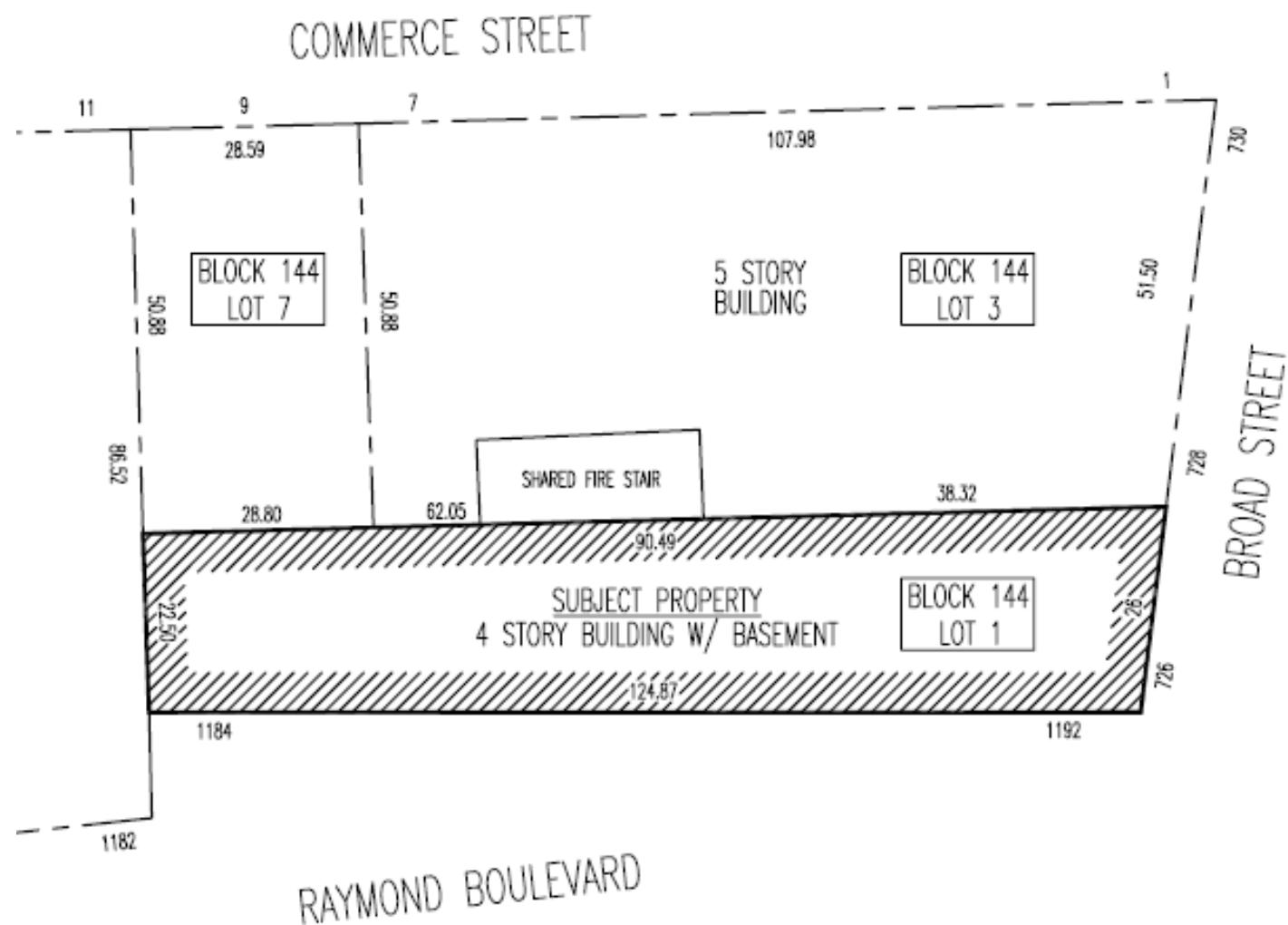
Highlights

- Located in the heart of Newark, with impressive frontage along Broad Street and Raymond Blvd.
- Signalized intersection
- Access to excellent public transportation and walking distance to Newark Penn Station and immediately adjacent to City Subway
- Recently renovated and features a new fire alarm/emergency lighting system and refurbished lobby and elevator
- One block from Prudential HQ and the new Prudential Plaza
- One block from Seton Hall Law School
- Only one vacancy on third floor very nice office suite for lease
- Below market rent, room for growth

Financial Information

- Brokers and buyers, please register for more information.
- Upon request

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Market aerial



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