



OFFICE BUILDING

FOR LEASE

±5,946 SF OFFICE SPACE

601 Doctor Martin Luther King Junior Boulevard, Newark, NJ 07102

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com

973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.7 Miles to US Highway 1 & 9
 Approx. 1.8 Miles to I-78
 Approx. 3.8 Miles to Newark Liberty International Airport
 Approx. 4 Miles to I-95, Exit 14

MAIN ENTRANCE AND WORKSPACE

- \$10 million award winning historic restoration
- Ample space to network, congregate or just stretch your legs
- Free wifi
- Single or team desks available

LUNCHROOM / PUB

- Enjoy lunch at Chef Lita's Gastro Pub
- Entertain clients and host events
- Participate in business networking events, workshops and seminars
- Open Mic Night every third Wednesday

THE GOLD AND DINING ROOMS

- Original grand living room with restored plaster ceilings and silk covered walls
- Dining room has new modern lighting, can fit 10 desk locations and add 6 sofa seats with computer tables for comfortable working

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	175 - 2,088 SF	Lease Rate:	Please Call for Lease Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 109	Available	500 SF	Modified Gross	Please Call for Lease Rate	Fully furnished grand office
Room 204	Available	476 SF	Modified Gross	Please Call for Lease Rate	Single office, bay windows
Room 210 - 212	Available	850 SF	Modified Gross	Please Call for Lease Rate	2 offices
Suite 201	Available	2,088 SF	Modified Gross	Please Call for Lease Rate	4 offices and common area
Suite 304	Available	465 SF	Modified Gross	Please Call for Lease Rate	Single office
Suite 305	Available	711 SF	Modified Gross	Please Call for Lease Rate	Single L-shape office
Suite 308	Available	681 SF	Modified Gross	Please Call for Lease Rate	Single office
Suite 309	Available	175 SF	Modified Gross	Please Call for Lease Rate	Single office

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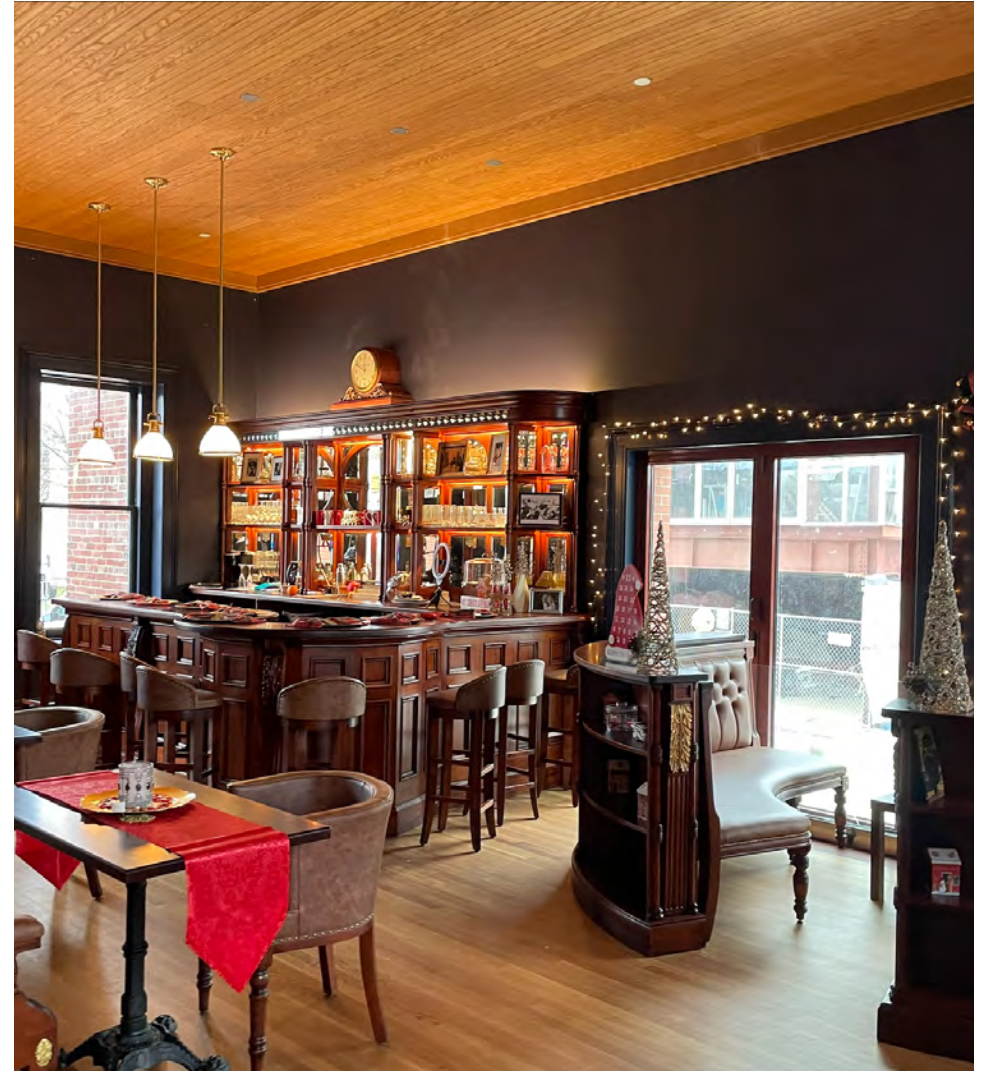
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Main Entrance and Workspace



Lunchroom / Pub

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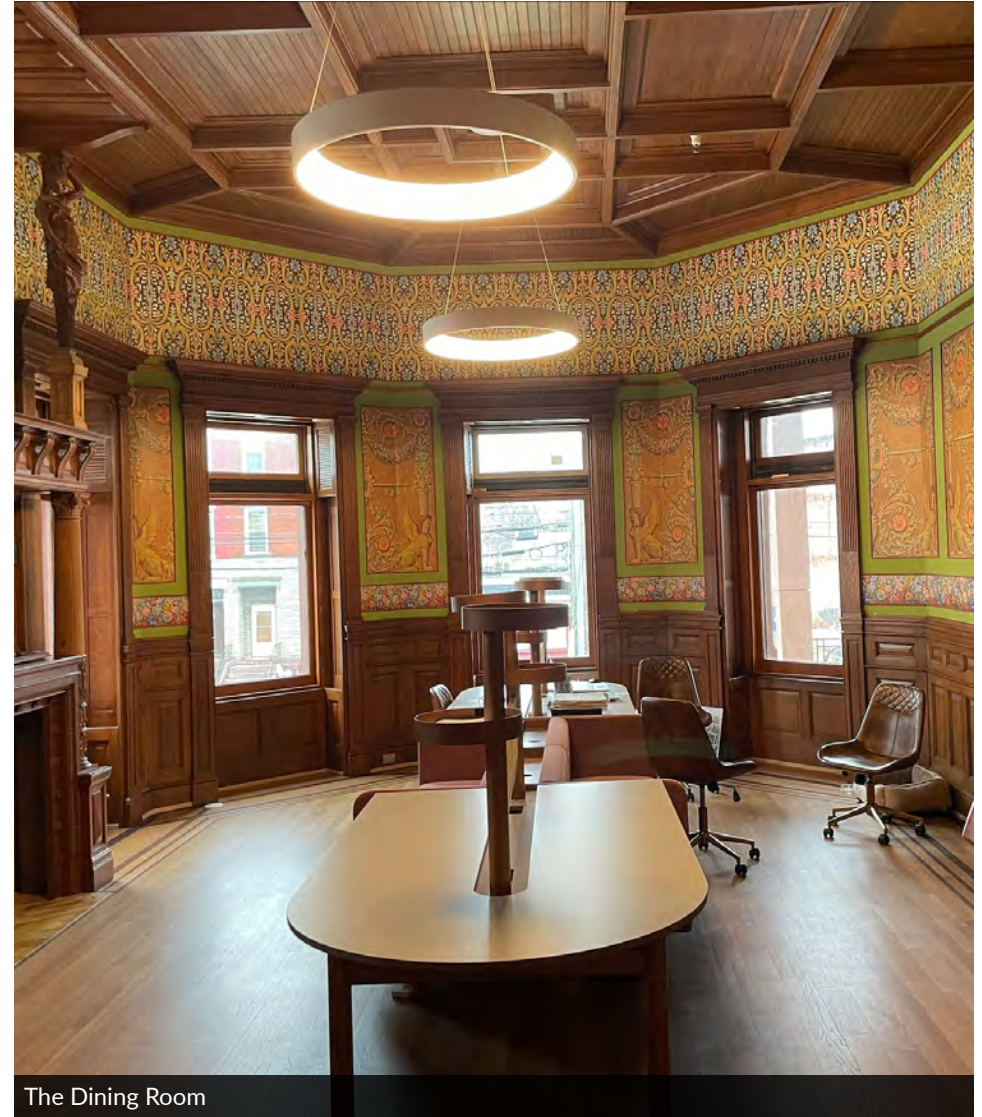
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The Gold Room



The Dining Room

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Suite 201- A private office suite of 2,100 sf in 4 separate offices and a common area. Originally the Bedroom Suite of the Krueger-Scott Mansion, this space is an ideal “Brand Maker” for any tenant.

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Suite 201 - Large Office



Suite 201 - Medium Office



Suite 201 - Small Office



Suite 210



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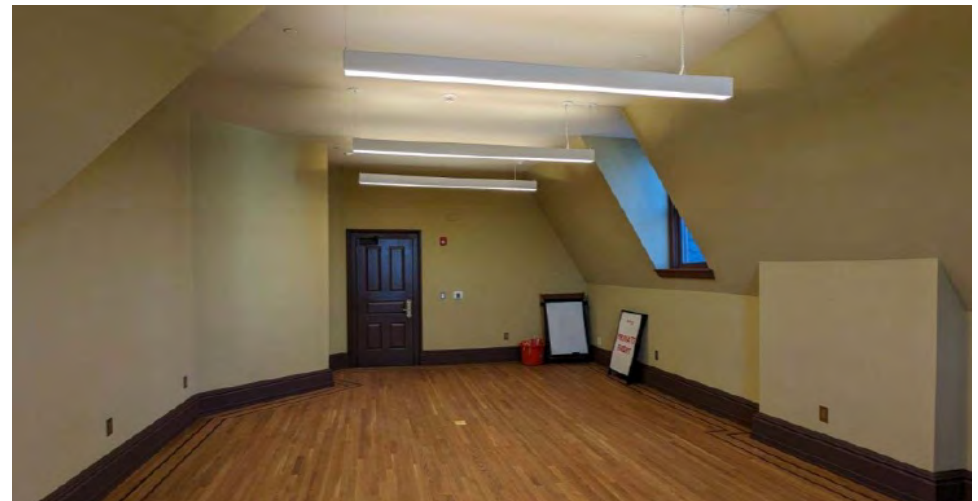
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Suite 304



Suite 308



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Dedicated 12-spot parking area with ADA entrance with lift



On-site coffee shop, weekly farmers market and 16 small businesses on-site

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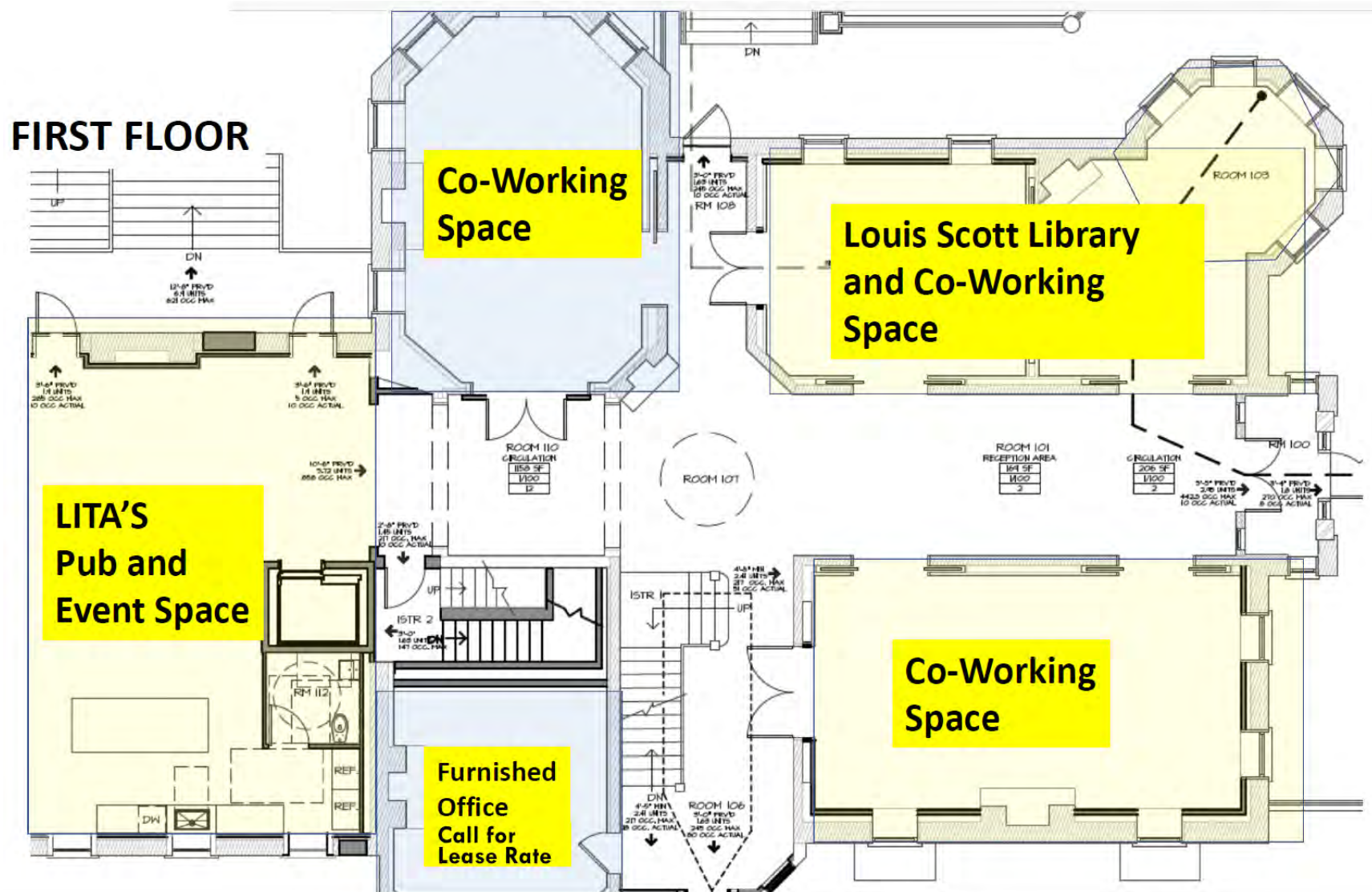
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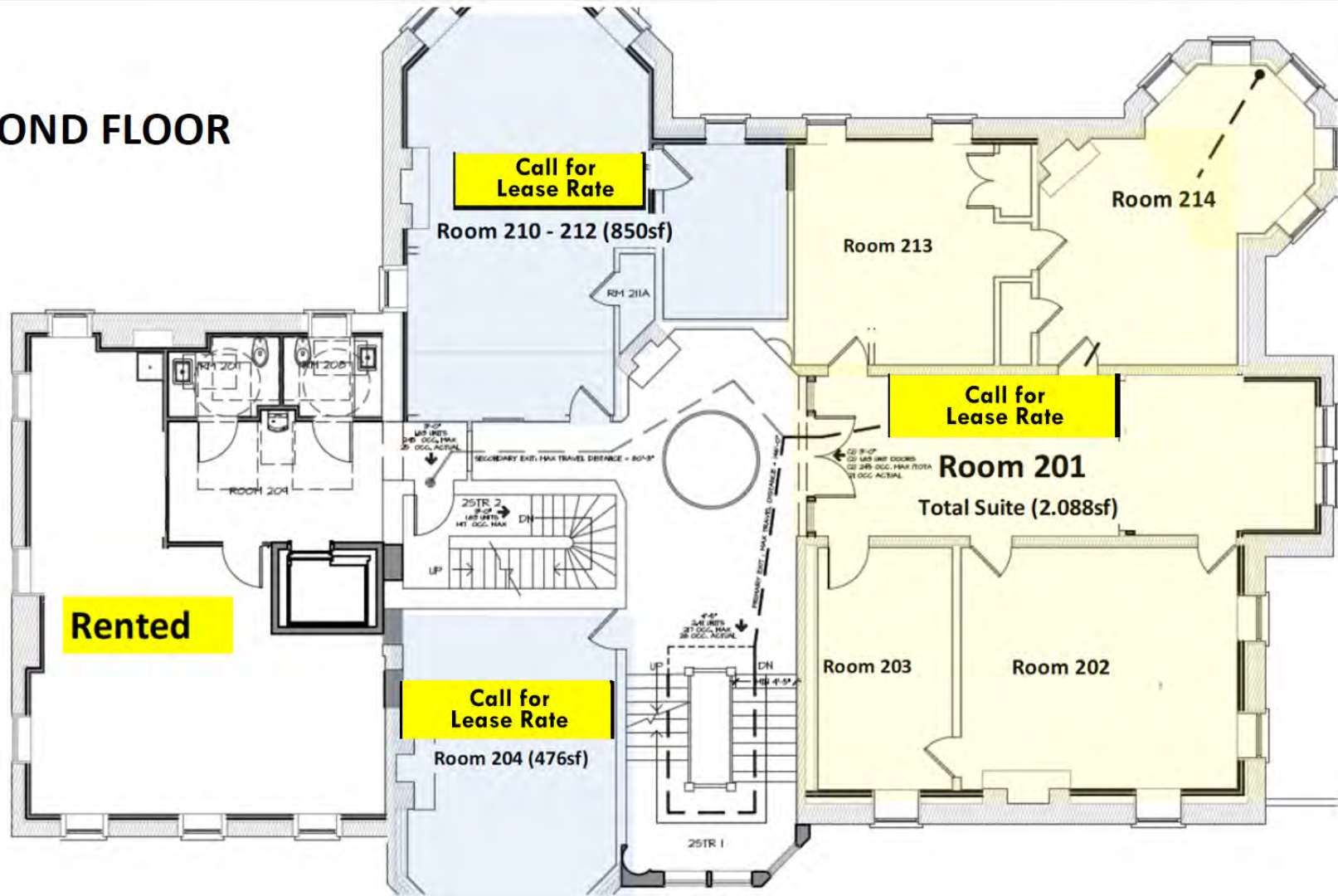


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SECOND FLOOR



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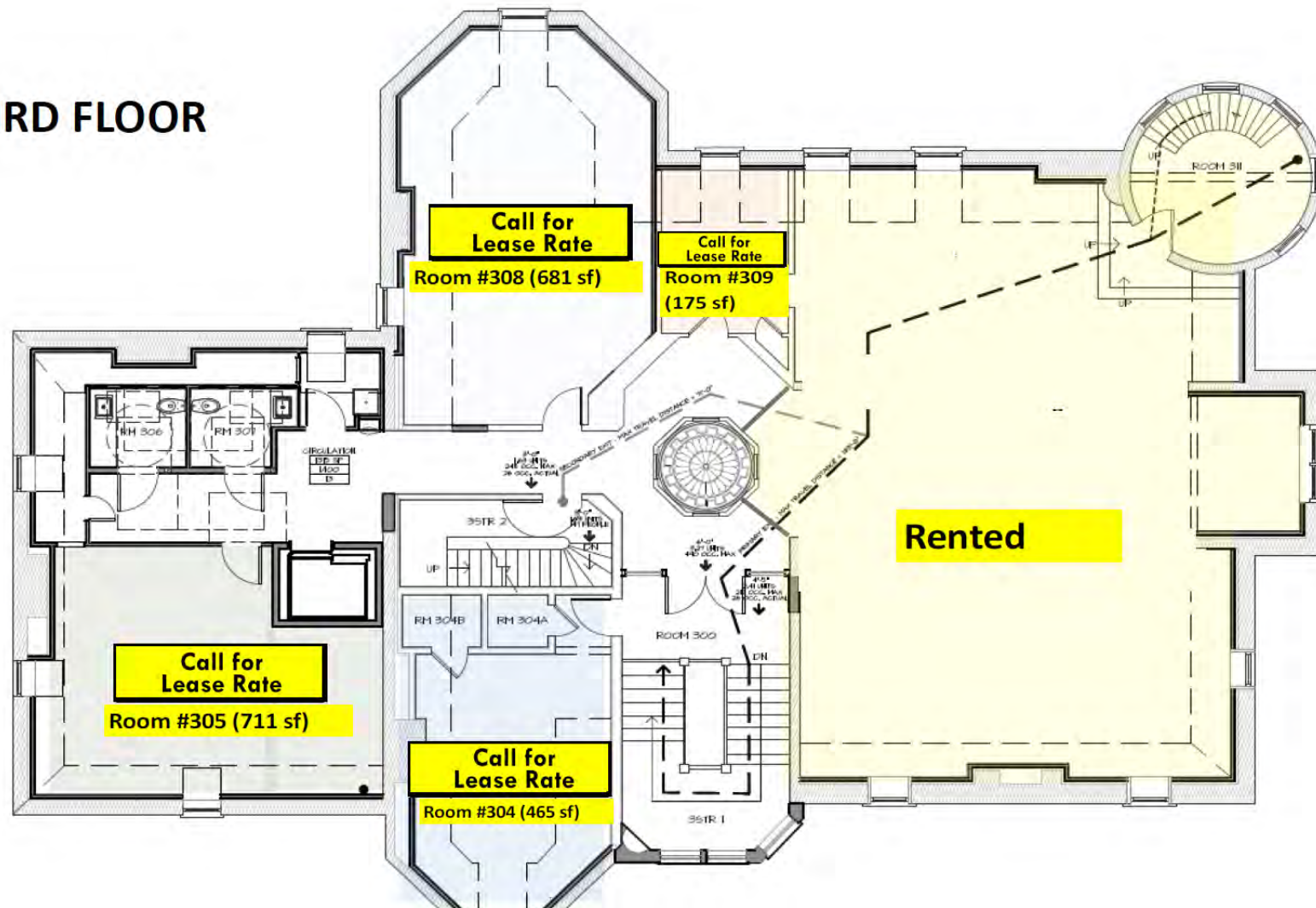


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THIRD FLOOR



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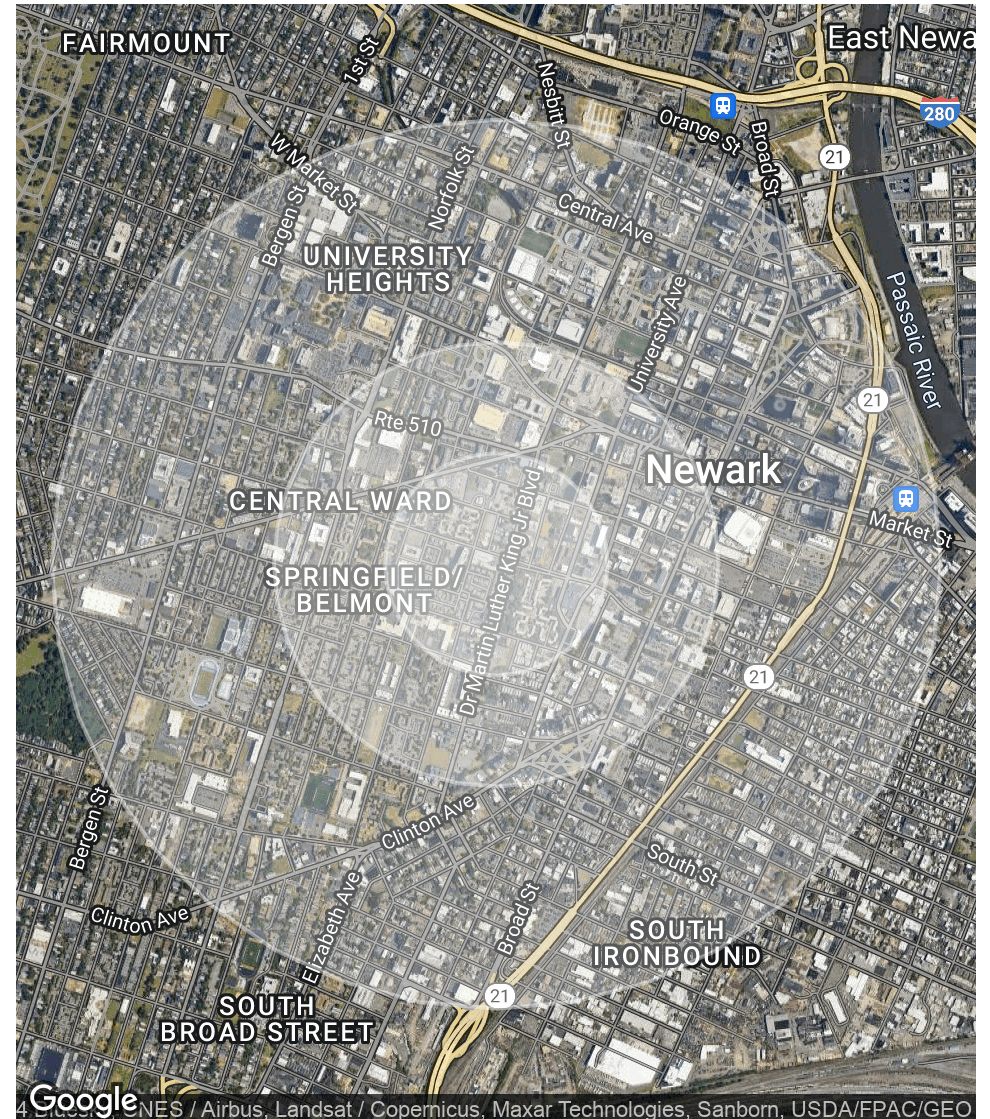
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,065	13,089	49,759
Average Age	36.4	38.3	34.5
Average Age (Male)	30.5	35.0	31.9
Average Age (Female)	39.2	40.3	36.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,519	6,548	21,812
# of Persons per HH	2.0	2.0	2.3
Average HH Income	\$37,951	\$40,953	\$44,609
Average House Value	\$63,859	\$116,764	\$162,853

* Demographic data derived from 2020 ACS - US Census



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