



TURNKEY NIGHTCLUB OPPORTUNITY

13 Paterson Street | Corner of Paterson & George Street
Adjacent to Large Downtown Parking Deck

Rent: \$12,000/month + NNN

Available April 15, 2026

Fully built high-energy entertainment venue ready for immediate operation. Purpose-designed layout with multiple service bars, VIP sections, dedicated dance floor, and immersive professional sound & lighting systems.

Up to 400 Person Capacity

10,288 SF Lower-Level Venue | Box Office | Liquor License Available

Venue Experience



Operator Highlights

- Up to 400-person capacity
- Dedicated dance floor
- Multiple full-service bars
- Built-in box office / ticketing area
- VIP lounge sections
- Turnkey condition – minimal startup time
- Prime corner location next to major parking deck

Walking Distance To:

- Rutgers University
- Robert Wood Johnson Hospital
- Saint Peter's Hospital
- NJ Transit Train Station
- George Street nightlife corridor

