



153 HALSEY STREET

Newark, New Jersey

AVAILABLE:

- 8th Floor: **21,135 SF**
OFFICE SPACE
- 1st Floor: **8,143 SF**
OFFICE/RETAIL SPACE
- The building is a short walk to Penn Station, connecting the entire metro region and beyond.
- NYC in 15 minutes from nearby train station. Light rail is one block away.
- The site is eligible for the maximum incentive bonuses within the GROW NEW JERSEY program.





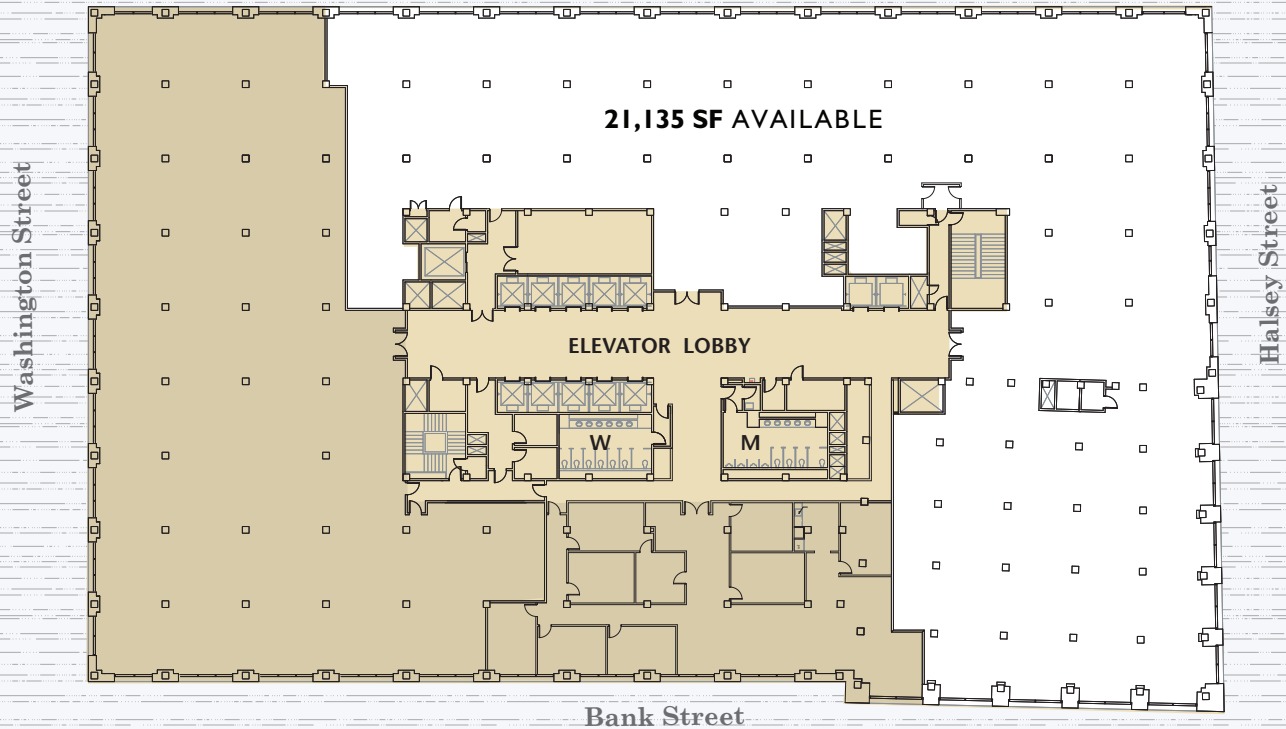
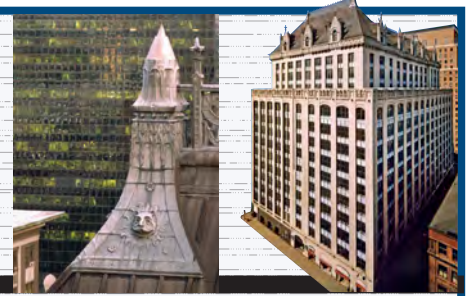
153 HALSEY STREET

Newark, New Jersey



**21,135 SF on the 8th Floor
OFFICE SPACE AVAILABLE**

1,746 SF Below Grade Storage Space
Available (not shown here)



Floor-to-Floor: 13'-7"

Elevators: Thirteen (13) Cars

Floor Capacity: 120 lbs psf

HVAC: A/C system consists of individually packaged A/C units on each floor.

Fire Protection: Sprinklers

Exterior: Limestone veneer & metal spandrel above double-hung aluminum fixed windows.

Structure: Steel-rolled member columns, beams & girders





153 HALSEY STREET

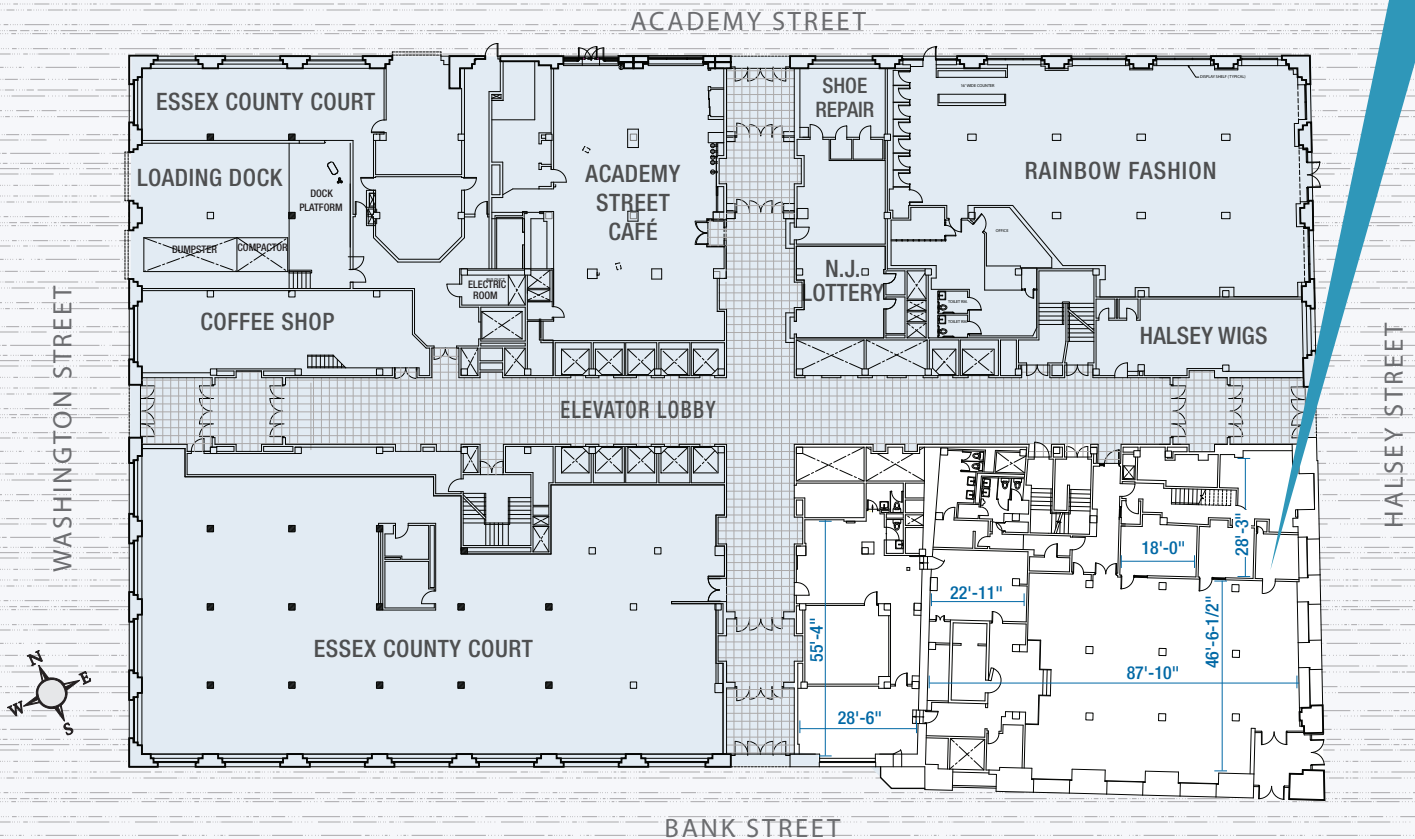
Newark, New Jersey

“One of Newark’s most outstanding commercial buildings”

Newark Preservation and Landmarks Committee

- Conveniently located in the heart of Newark’s revitalized business district, 153 Halsey Street offers 8,143 square feet of street level office or retail space and 21,135 SF on the 8th floor for lease in this landmark building.
- The building is located within close proximity of the Prudential Headquarters, six colleges that provide for a skilled work force, educational activities, cultural events, conference facilities and services for business.

8,143 SF of OFFICE SPACE AVAILABLE – GROUND FLOOR



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For leasing information, please contact:

Ernie Christoph • 201-272-5201
ernie.christoph@hartzmountain.com

Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

Rick Vanderbeck • 201-272-5223
rick.vanderbeck@hartzmountain.com



153 HALSEY STREET

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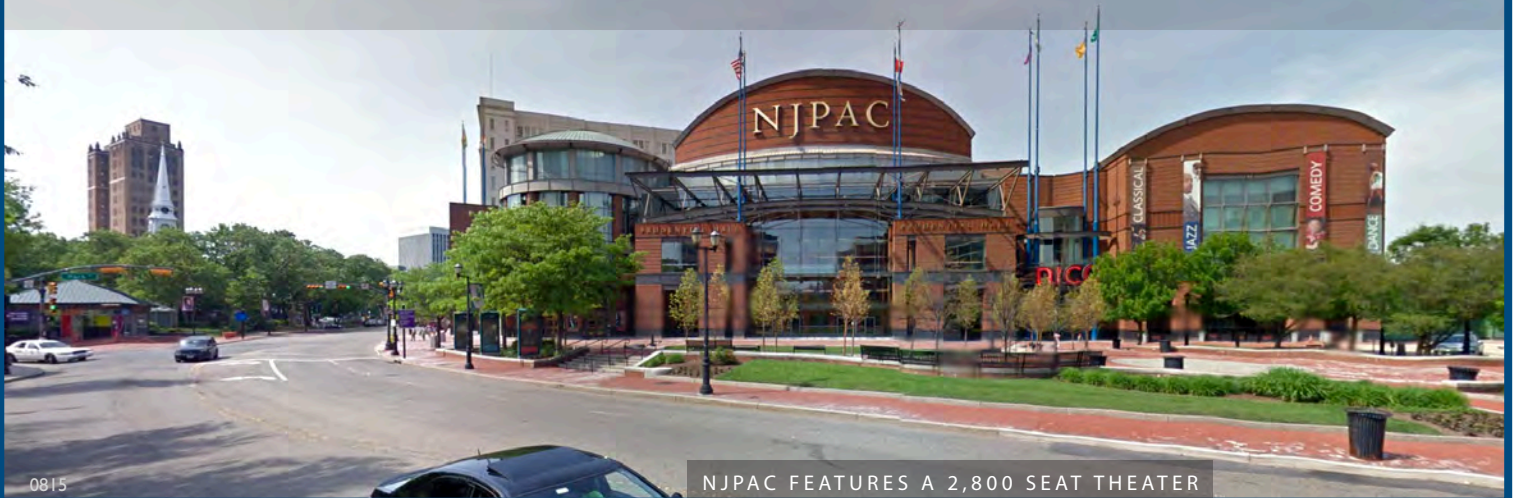
- Conveniently located in Newark's revitalized Central Business District, 153 Halsey Street has office space available in this architecturally significant building. Prudential Financial, Panasonic Corporation of North America and PSE&G have all located their headquarters in Newark.
- The building is located within close proximity to Ironbound and Downtown amenities that employers, staff and residents alike find attractive; the Prudential Center, the Bears & Eagle Riverfront Stadium, educational activities at the NJ Historical Society, Newark Museum, private art galleries, and cultural events at NJ PAC. Red Bull Stadium is only one PATH stop away. Six colleges including Rutgers-Newark, NJ Institute of Technology and Seton Hall Law School, provide for a skilled work force. Nearby Gateway Complex has conference facilities and services for business.
- Newark's Penn Station is the hub of a statewide transit system including PATH service, Newark Light Rail, commuter bus lines and long-distance train service. PATH service to NEW YORK's Penn station is only a 20-minute trip, 17 minutes to Exchange Place in Jersey City or 22-minutes to the World Trade Center. The Newark Light Rail connects areas as far northwest as Grove Street/Silver Lake and travels south, ending at Newark Penn Station. Amtrak's Boston-to-Washington line to D.C. from Newark Penn gets you there in 2 hours - 38 minutes.
- Newark Liberty International Airport is only a 5-minute train ride from Penn Station.
- Newark is centrally located and accessible to the entire region on major highways, NJ Turnpike, Garden State Parkway, Routes 22, 1 & 9, I-78 and I-280.
- The State of New Jersey offers an array of incentive programs through the New Jersey Economic Development Authority. Within the GROW NEW JERSEY program, the site is eligible for the maximum incentive bonuses. The UEZ benefits may include reduced sales tax at 3.5%, energy tax exemption, tax credit options on new permanent full-time employees and tax-free purchases on capital equipment/facility expansion. See NJEDA's website for more information regarding these powerful stimulus tools www.njeda.com.



NEARBY BUILDING, PART OF THE ESSEX COUNTY COURT SYSTEM



ENTRANCE GATE AT 153 HALSEY STREET



NJPAC FEATURES A 2,800 SEAT THEATER



153 HALSEY STREET

Newark, New Jersey

Home to one of the country's largest shipping ports and the busiest airport in the tri-state area. New York City is only 15 minutes away. The well-developed transportation system includes PATH, Amtrak and highway infrastructure. A highly educated work force has 6 universities available only minutes away. Contributing to Newark's revival are the NJPAC, Prudential Center and a Special Improvement District.



153 Halsey Street



707 Broad Street



2 Penn Plaza

