



707 BROAD STREET

Newark, New Jersey

RETAIL or OFFICE SPACE AVAILABLE

URBAN ENTERPRISE ZONE PROPERTY

ONLY 3 1/2% NJ Sales Tax

Hartz Mountain Industries, Inc.
is pleased to offer the following
prime retail / office space
for lease:

RENTAL:

Upon Request

POSSESSION:

Immediate

TERM:

5 year minimum

GROUND FLOOR PLAN:

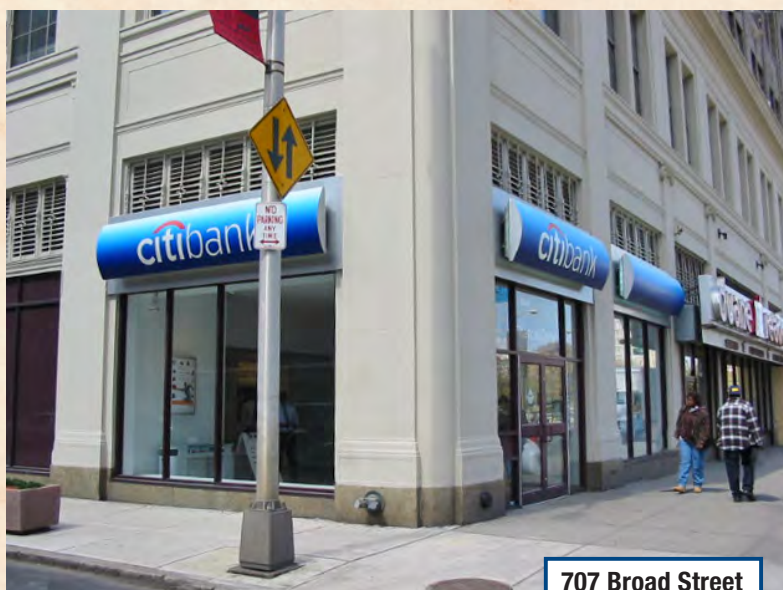
See reverse side



The Property is owned and managed by
Hartz Mountain Industries, Inc.
400 Plaza Drive, Secaucus, NJ 07094
Tel: 201.348.1200 • Fax: 201.348.6298
www.hartzmountain.com



HARTZ



707 Broad Street

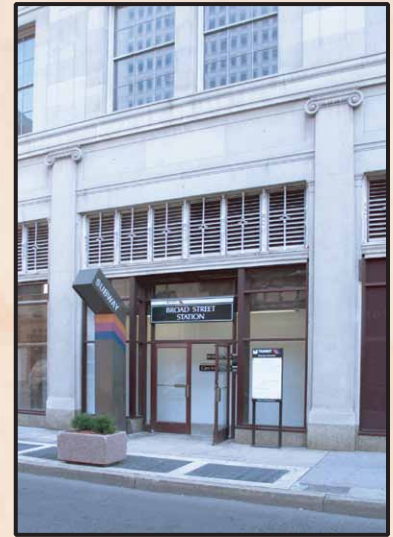


707 BROAD STREET

Newark, New Jersey

Features:

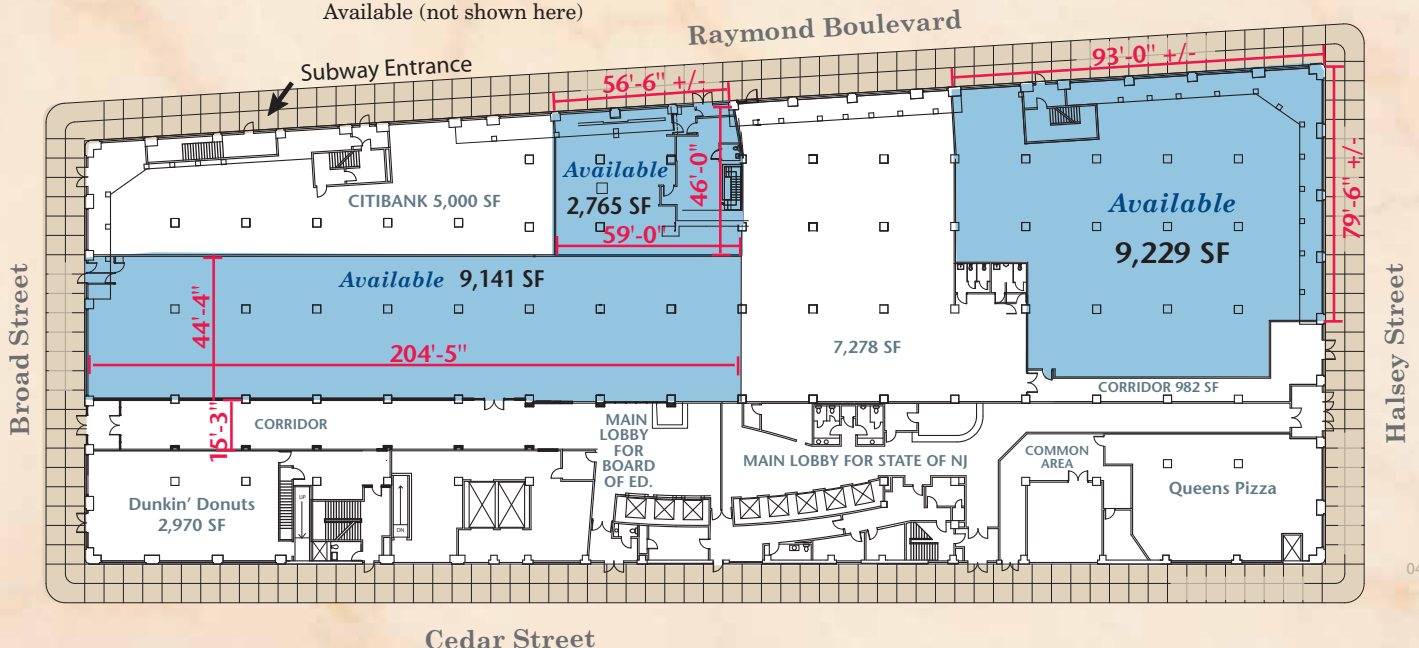
- Conveniently located in the heart of the business district, 707 Broad Street offers retail or office units for lease, on the ground floor of this 519,600 square foot 10-story office building.
- The building is only a 12 minute commute from New York's Penn Station via New Jersey Transit trains or a 20 minute subway ride to midtown and downtown Manhattan. Newark's Penn Station is the hub of a statewide transit system, including trains, long-distance and commuter bus lines. Amtrak's Boston to Washington trains stop at the station. The building's own subway entrance is located on the Raymond Boulevard side of the building connecting users to Newark's Penn Station.
- Newark Liberty International Airport is a 5 minute ride from the building.
- Central Newark is accessible from the entire region on major highways by the New Jersey Turnpike, Garden State Parkway, Routes 22, 1 & 9, I-78 and I-280.
- 707 Broad Street is located within an Urban Enterprise Zone. Among the benefits are exemptions from sales and use taxes and reduction of corporate taxes and Unemployment Insurance Taxes for certain hiring practices. The New Jersey Economic Development Authority (EDA) offers a multitude of incentive programs to businesses located in New Jersey or want to relocate to New Jersey. Visit www.njeda.com for more information..



707 Broad Street Subway Entrance

Trade Area Profile Population (5 mile radius):	2021 Projection	746,090
	2016 Estimate	731,976
	2010 Census	723,562
Average Household Income:	2016 Estimate	\$62,539
Total Households: (.5 Mile)	2016 Estimate	260,874
Median Age:	2016 Estimate	35.81 yrs

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



Welco Realty, Inc.

2525 Palmer Avenue, New Rochelle, NY 10801

Ph: 914.576.7500 • Fax: 914.576.7596

Jerry Welkis • jwelkis@welcorealty.com • www.welcorealty.com

The Property is owned and managed by

WELCO REALTY, INC.

Hartz Mountain Industries, Inc., Leasing Department, 400 Plaza Drive, Secaucus, NJ 07096-1515 • 201.348.1200 - Phone • 201.348.4358 - Fax



Newark, New Jersey

Newark, NJ is home to one of the country's largest shipping ports and the busiest airport in the tri-state area. New York City is only 12 minutes away. The well-developed transportation system includes PATH, Amtrak, airport monorail and highway infrastructure. A highly educated workforce has 4 universities available only minutes away. Contributing to Newark's revival are the NJPAC, Prudential Center and a Special Improvement District.



153 Halsey Street



2 Penn Plaza



707 Broad Street

For leasing information:

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

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

