

Ironside Newark

110 Edison Place, Newark, New Jersey



Retail for Lease - Contact

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EDISON PROPERTIES

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COMMERCIAL REAL ESTATE

Ironside Newark

110 Edison Place, Newark, New Jersey

Demographics

- 300,000+ living population within 3 miles ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major Universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 48,600+ vehicles per day pass the site along McCarter Highway
- 1 block from the Prudential Center aka “The Rock”
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

Market Activators

- Prudential Center in cooperation with Madison Square Garden
- City Hall
- Essex County Courthouse
- Gateway Center
- NJ PAC
- NJ Transit
- NJIT
- Panasonic
- Prudential
- PSE&G
- Rutgers University
- Seton Hall Law



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	10,195	49,782	36.6	54,707
1 Mile	56,230	98,922	34.2	129,366
2 Mile	172,998	165,922	33.1	268,916
3 Mile	315,902	208,693	33.4	399,238

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Availabilities & Project Plans

First Floor Availabilities

Fronting Edison Place

- +/- 6,616 SF (divisible)
- +/- 27,226 SF (divisible)

Fronting Mulberry Commons Park

- +/- 18,254 SF (out for lease)
- +/- 22,871 SF (divisible)

Site Description

- 7-story 450,000 square foot transformative mixed-use project in the heart of downtown Newark that includes loft style office and street level retail resulting in a unique urban environment
- Located directly adjacent to the Mulberry Commons park encompassing 3 acres of active green space
- Retail will have tremendous frontage and access along all sides of the building, taking advantage of the bustling park space along with the highly trafficked McCarter Highway (Route 21)
- Direct access to Newark Penn Station:
 - 20-minute train ride to New York Penn Station
 - 6-minute train ride to Newark Liberty International Airport
- Adjacent to the eclectic Ironbound section of Newark with tremendous restaurants, bakeries, cafes, bars and clubs



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Market Aerial



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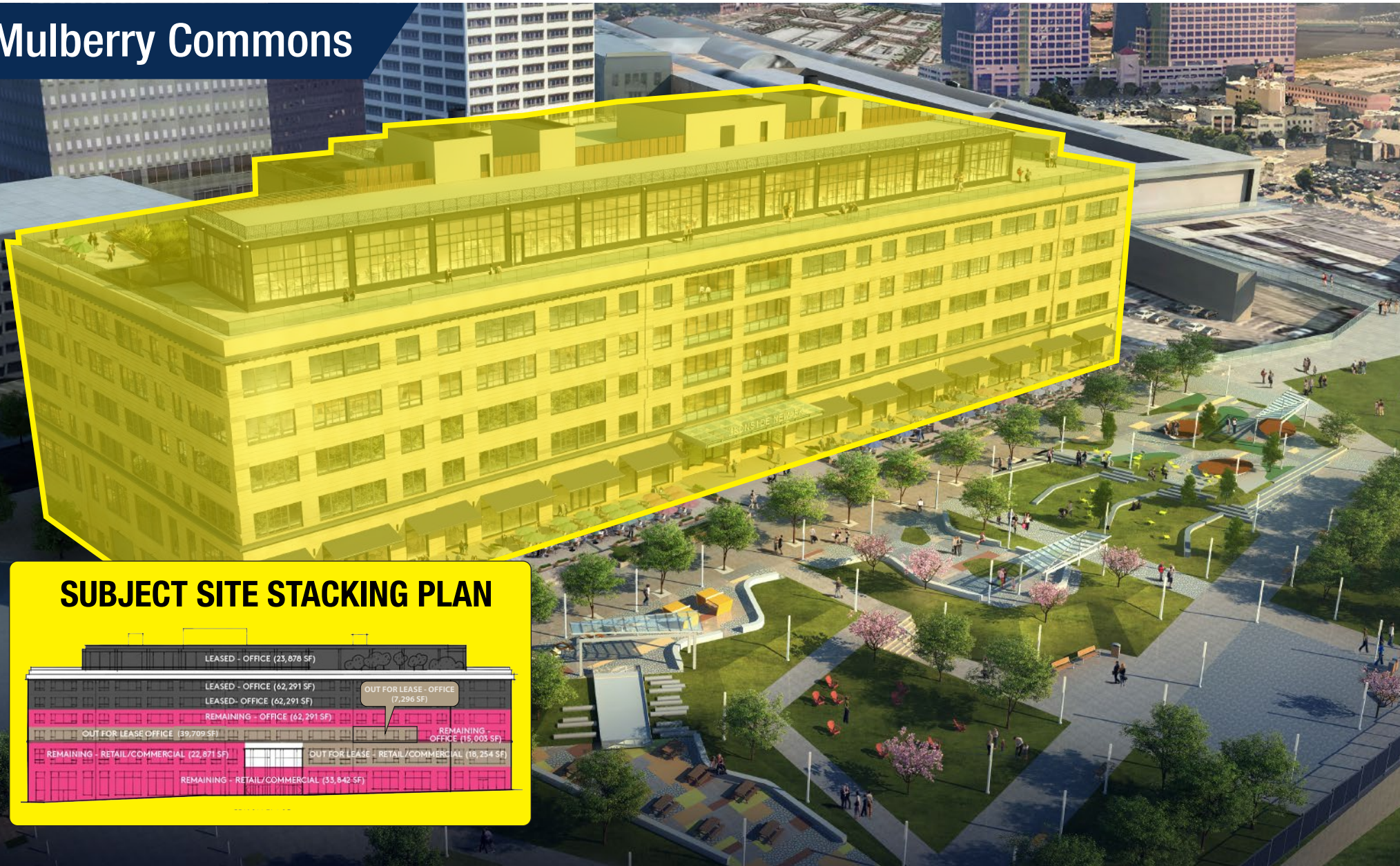
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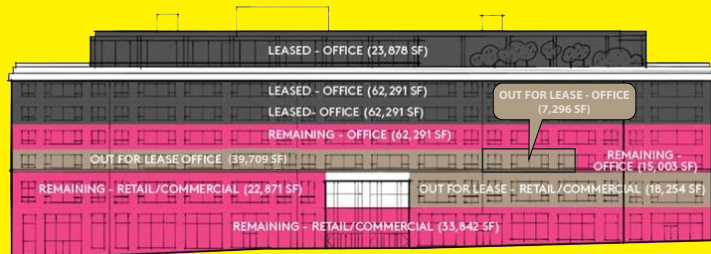
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Mulberry Commons



SUBJECT SITE STACKING PLAN



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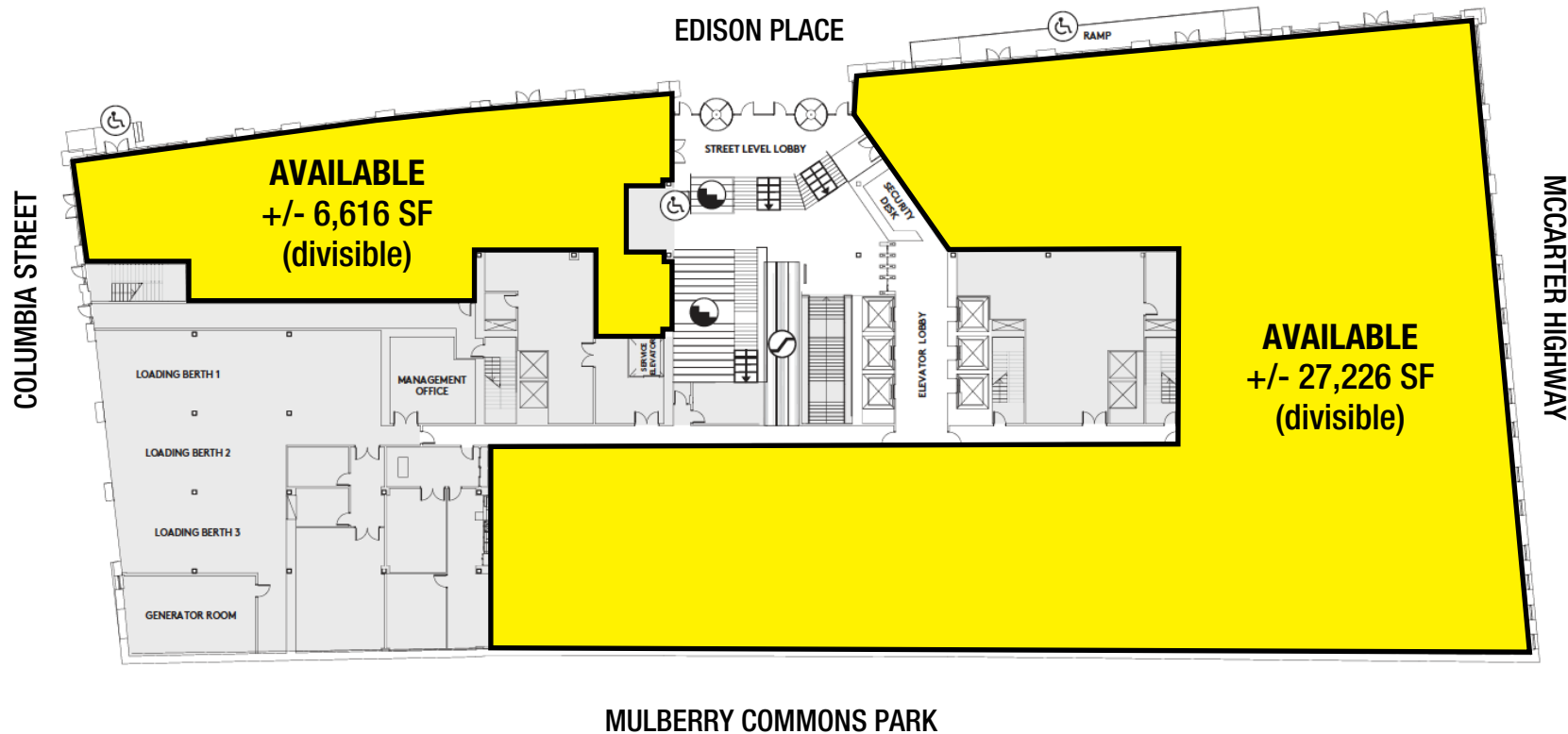
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Site Plan

GROUND FLOOR



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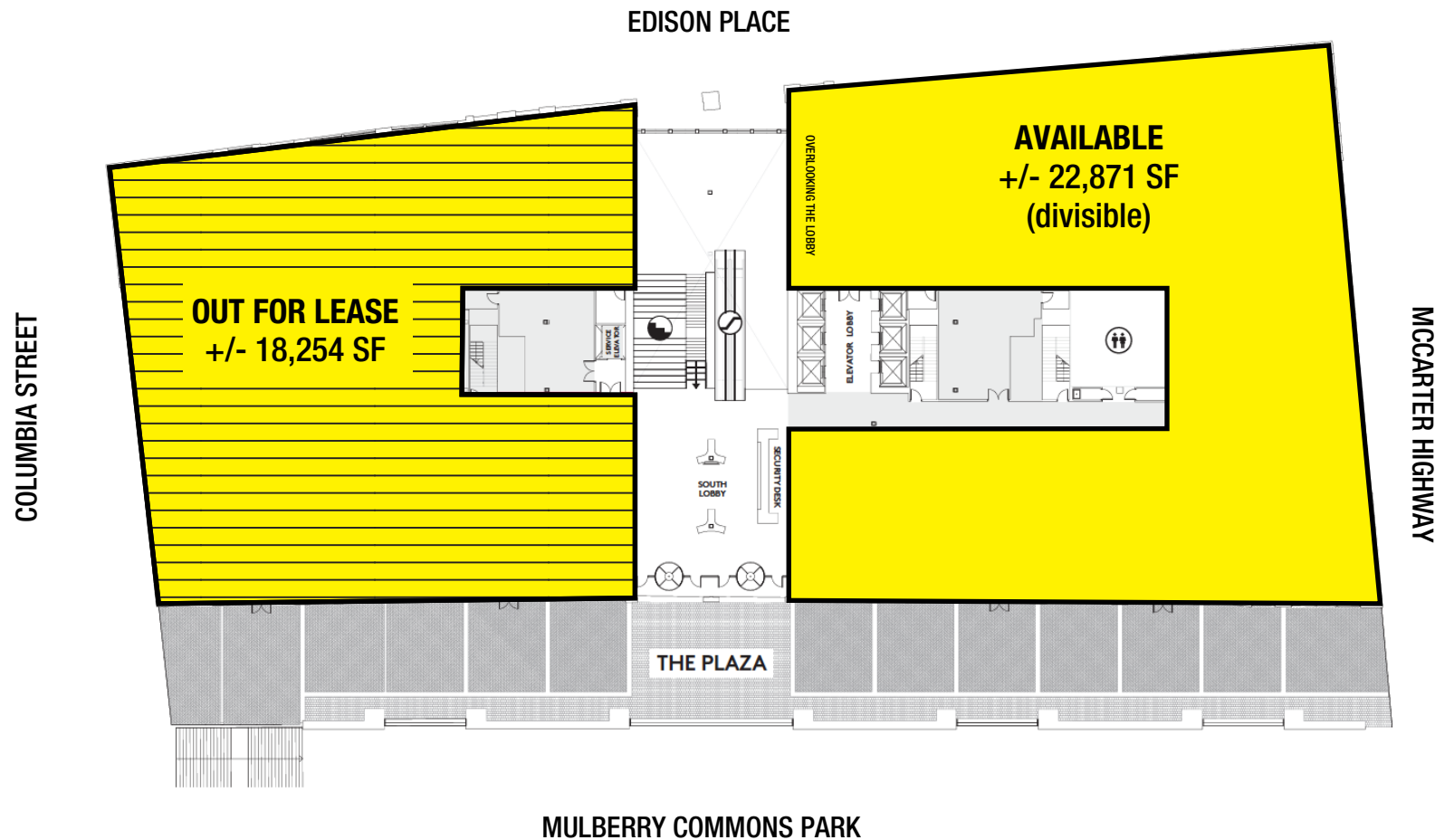
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Site Plan

SECOND FLOOR



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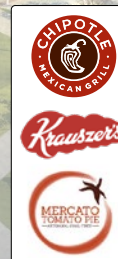
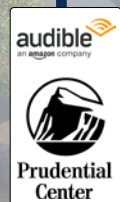
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Newark Market Growth 2007 - Present

The Prudential Center has greatly impacted Newark's economic growth, attracting over 3MM visitors to the approximately 18,000 seat venue for over 200 events annually.



2007

2008

2009

2010

2011

2012

2013

2014

2015

2016

2017

2018
YTD

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