

CLASS A OFFICE FOR LEASE

IRONBOUND

263 Lafayette St., Newark, NJ 07105



OFFERING SUMMARY

AVAILABLE SF:	2,000 - 8,000 SF
LEASE RATE:	\$25.00 - 28.00 SF/yr (MG)
BUILDING SIZE:	16,000 SF
RENOVATED:	2020
ZONING:	Neighborhood Commercial
MARKET:	Rt 21
SUBMARKET:	Ironbound

PROPERTY OVERVIEW

This 4000 sf penthouse office suite is in the heart of Newark's famed Ironbound district. Truly unique space.

Property highlights:

Elegant & understated modern European design throughout.

Warm, wood walls; polished wood floors.

Large reception area immediately off of elevator.

Carded elevator access.

Entire space shimmers from polished floors, skylights, glass doors, frosted partitions, full length windows & recessed lighting.

Sunny conference room with elegant Roman shades

Built-in cabinets shelving throughout space.

Seven large offices (most could easily serve as doubles)

Kitchen area/break room. Seabra's grocery across the street

Bathrooms are tiled in Travertine marble.

Six minute walk to Newark Penn Station (NJ Transit)

Additional 4000+ sf available in adjacent building.

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Maplewood, NJ 07040

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Each Office Independently Owned and Operated kwcmd.com

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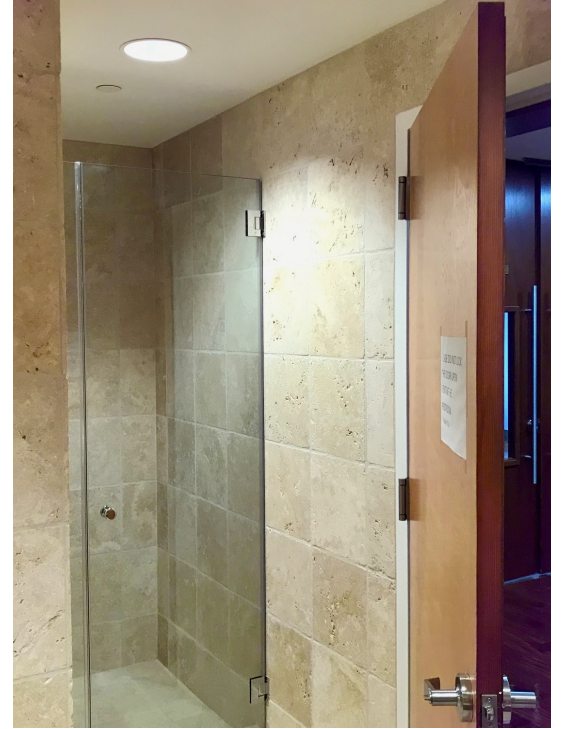
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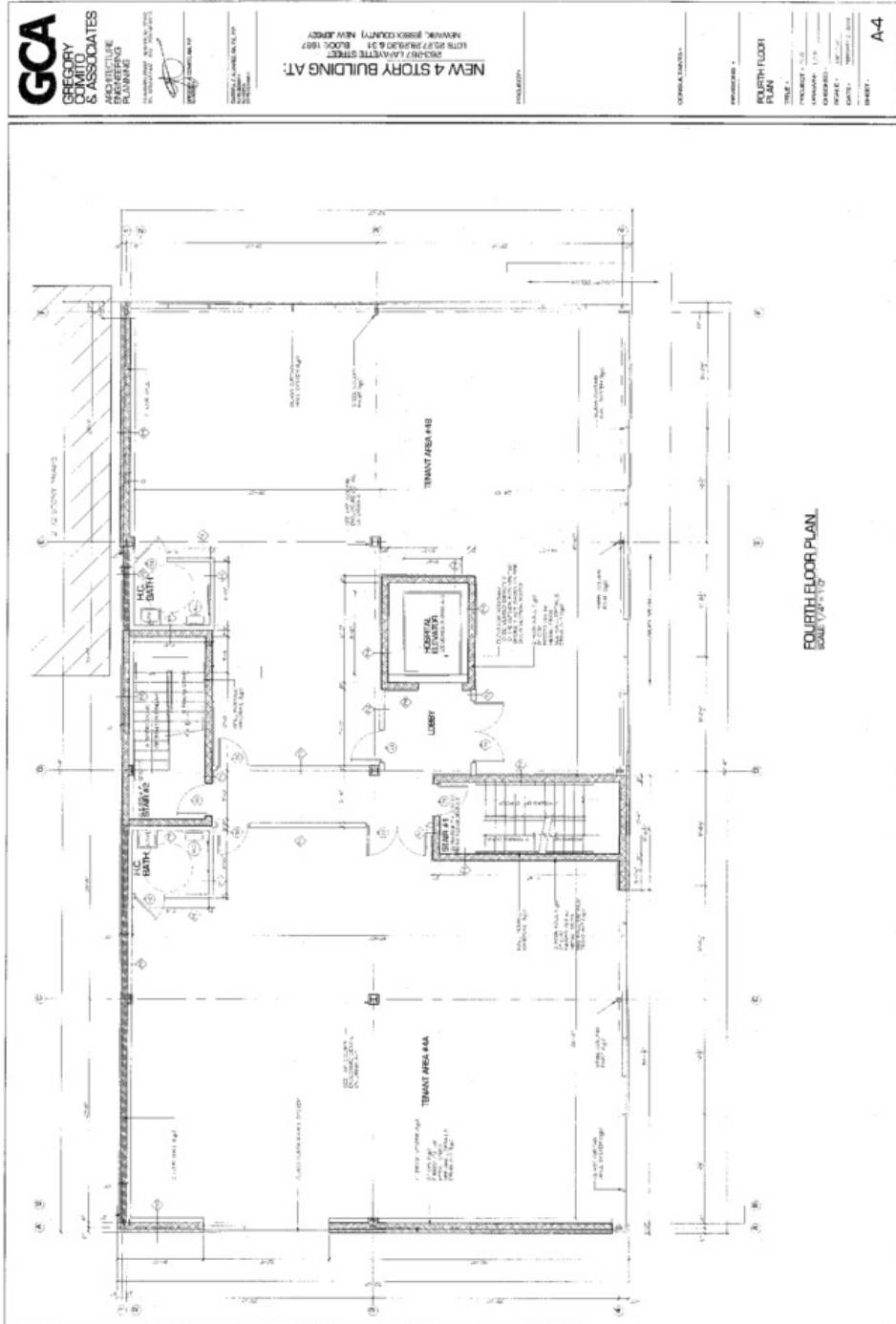


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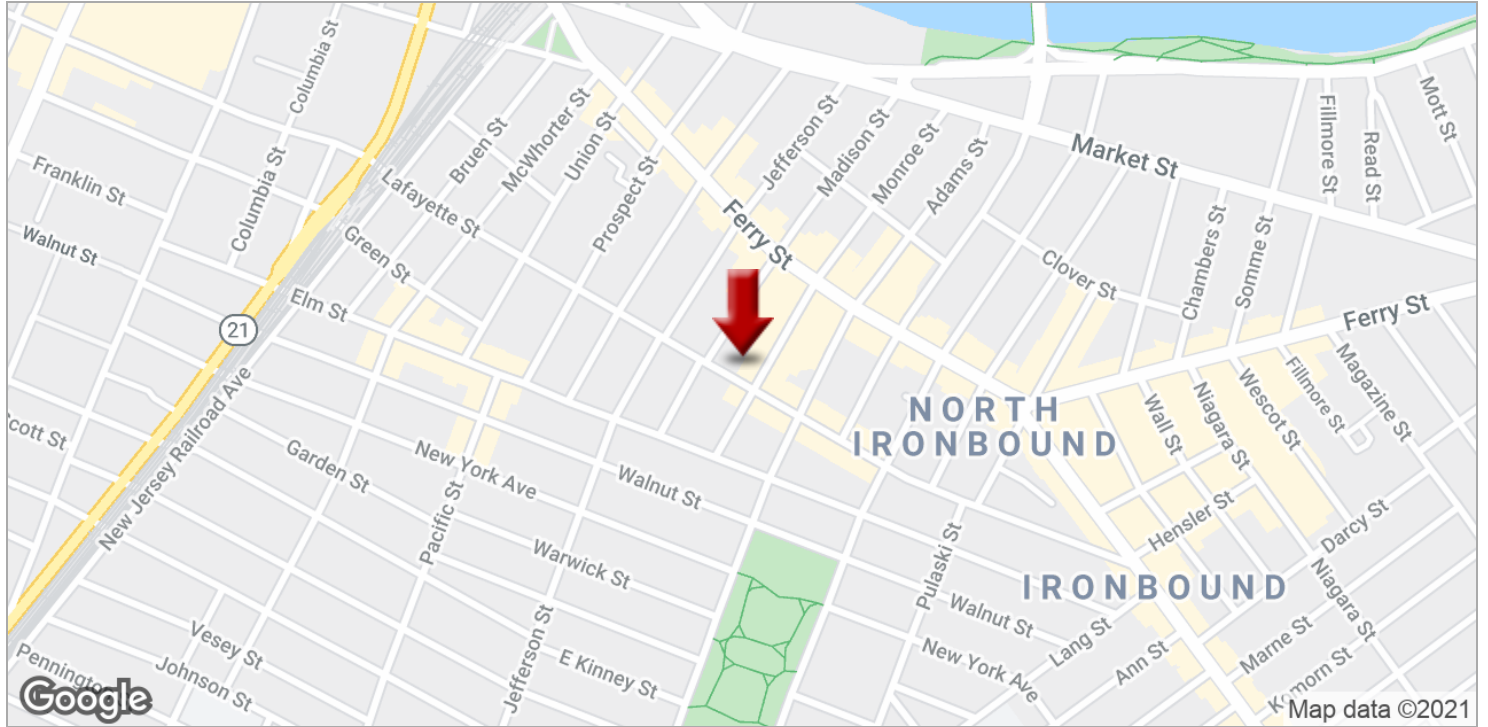
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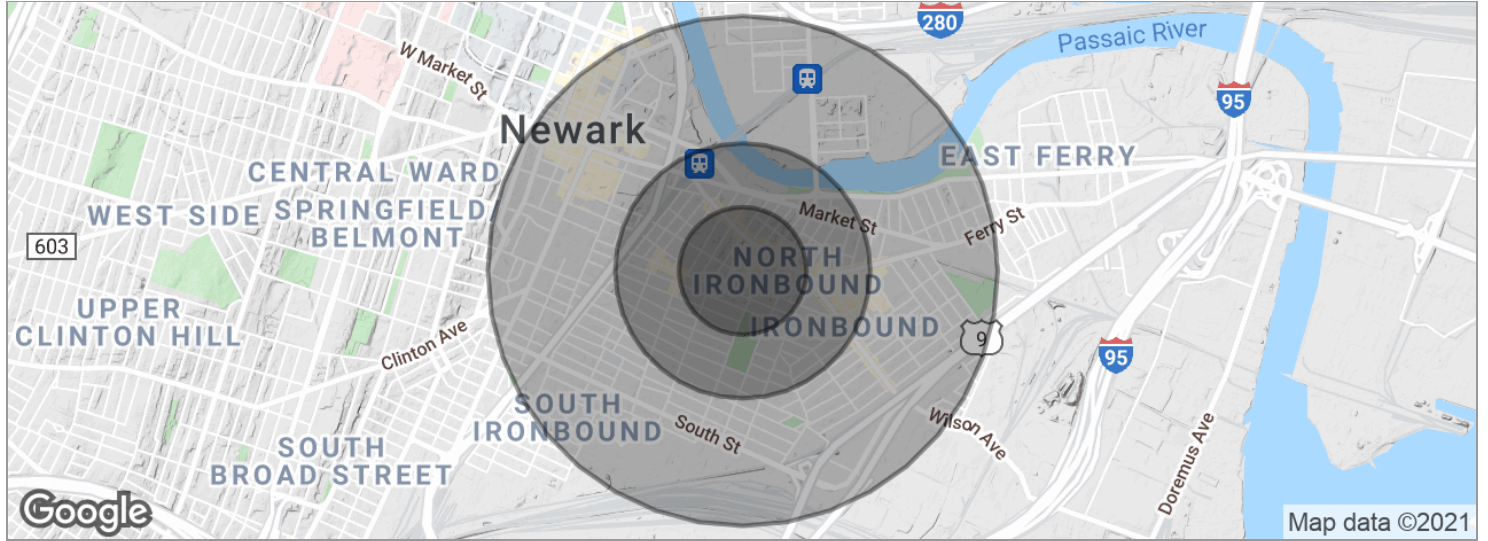
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,381	21,366	51,733
Median age	34.1	34.2	34.5
Median age (male)	32.7	33.5	34.3
Median age (Female)	39.2	37.8	35.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,041	7,714	17,953
# of persons per HH	2.6	2.8	2.9
Average HH income	\$50,937	\$52,539	\$55,621
Average house value	\$494,004	\$454,750	\$428,472

** Demographic data derived from 2010 US Census*

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