



OFFICE BUILDING

FOR LEASE

±15,000 SF PROFESSIONAL OFFICE FOR LEASE

398-400 Market Street, Newark, NJ 07105

For More Information, Contact the Exclusive Brokers

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 100 Yards to Newark Penn Station
 Approx. 1.6 Miles to I-78 and NJ Turnpike
 Approx. 1 Mile to I-280 and US Highway 1 & 9
 Approx. 2 Miles to Newark Liberty Int'l Airport

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Plus TE)
Available SF:	±15,000 SF (2 Floors)
Building Size:	±35,000 SF

PROPERTY HIGHLIGHTS

- Total Building at ±35,000 SF
- Available Space at ±15,000 SF (2 Floors)
- Divisible By 3,500 SF
- New Construction
- Ideal for Lawyers, Doctors, Accountants & Other Professionals
- Walking Distance to Penn Station & Downtown Newark
- Minutes to Newark Liberty Int'l Airport
- On-Site Parking
- State of the Art Security

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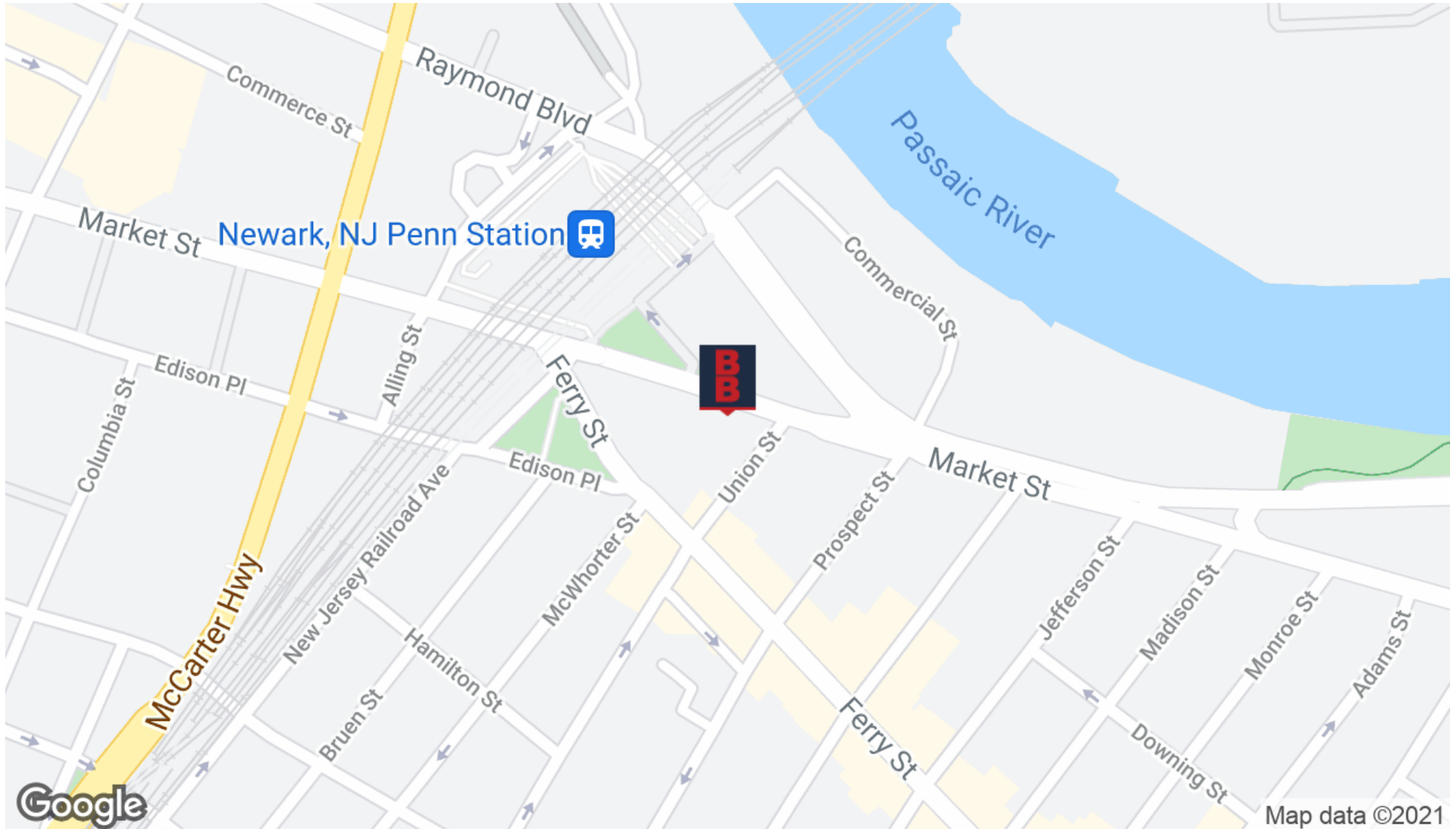
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	12,717	48,540	97,006
Median age	33.2	34.3	33.7
Median age (Male)	32.1	34.0	33.0
Median age (Female)	38.3	35.7	34.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,690	17,440	33,238
# of persons per HH	2.7	2.8	2.9
Average HH income	\$54,460	\$53,718	\$51,997
Average house value	\$493,979	\$437,392	\$401,623

* Demographic data derived from 2010 US Census

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