



**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](http://www.hartzmountain.com)



**707 Broad Street**

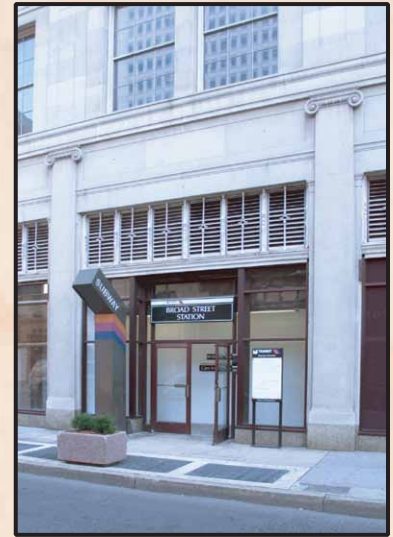


# 707 BROAD STREET

Newark, New Jersey

## Features:

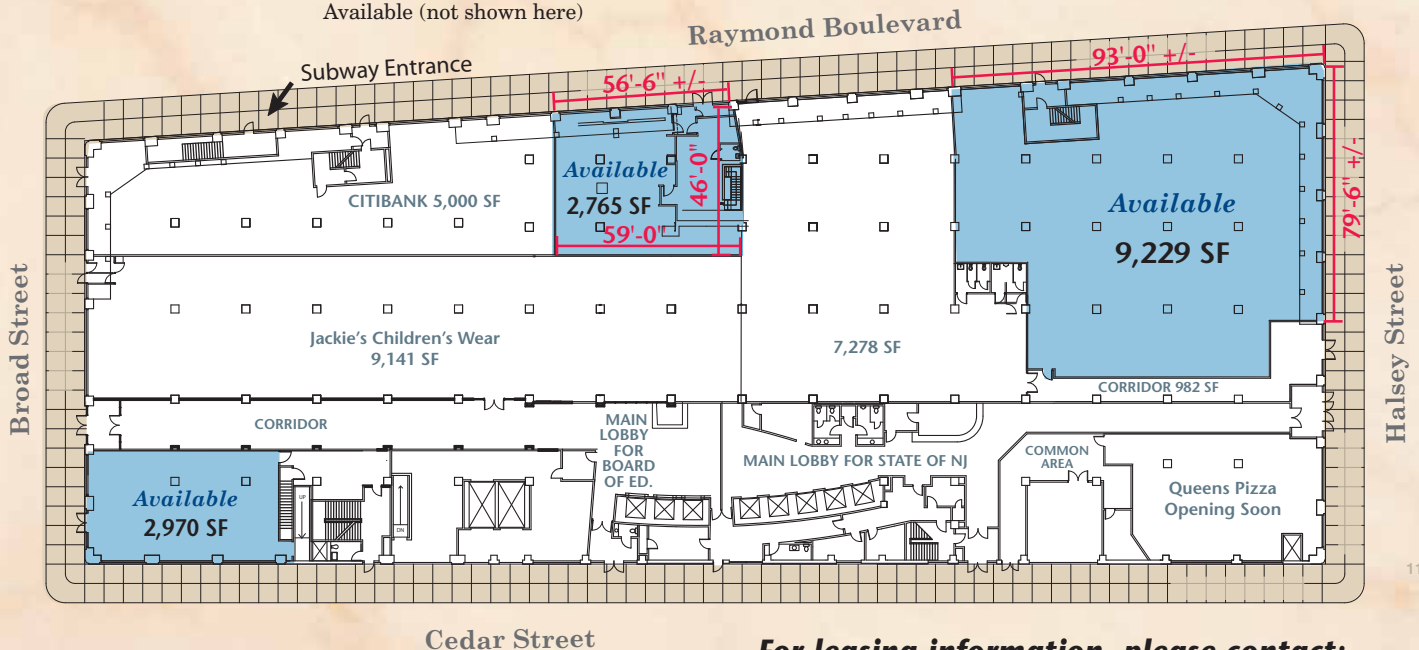
- Conveniently located in the heart of the business district, 707 Broad Street offers retail or office units for lease, on the ground floor of this 519,600 square foot 10-story office building.
- The building is only a 12 minute commute from New York's Penn Station via New Jersey Transit trains or a 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](http://www.njeda.com) for more information..



707 Broad Street Subway Entrance

<b>Trade Area Profile</b>	2011 Projection	735,846	
	Population (5 mile radius):	2006 Estimate	734,198
	2000 Census	733,835	
<b>Average Household Income:</b>	2006 Estimate	\$54,312	
<b>Total Households:</b>	2006 Estimate	257,701	
<b>Median Age:</b>	2006 Estimate	33.2 yrs	

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



To contact the property owner:

Deborah A. Stone • 201-272-5207  
[deborah.stone@hartzmountain.com](mailto:deborah.stone@hartzmountain.com)

For leasing information, please contact:



EXCLUSIVE LEASING AGENT  
**WELCO REALTY, INC.**  
2525 PALMER AVENUE  
NEW ROCHELLE, NEW YORK 10801  
914.576.7500 FAX: 914.576.7596

[jwelkis@welcorealty.com](mailto:jwelkis@welcorealty.com) • [www.welcorealty.com](http://www.welcorealty.com)

The Property is owned and managed by

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@hartmountain.com](mailto:ernie.christoph@hartmountain.com)

**Charlie Reese** • 201-272-5202  
[charlie.reese@hartmountain.com](mailto:charlie.reese@hartmountain.com)

