



# 153 HALSEY STREET

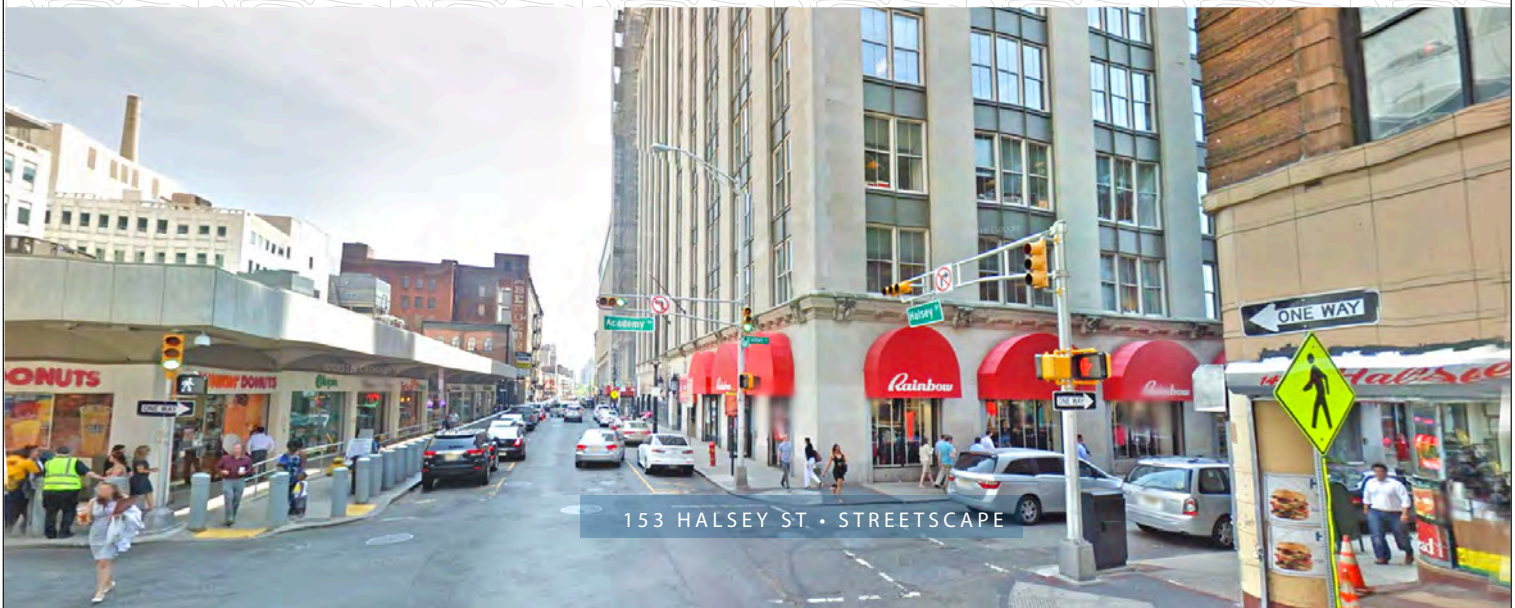
Newark, New Jersey

## AVAILABLE:

- 8th Floor: **21,135 SF & 5,180 SF** OFFICE SPACE
- 1st Floor: **8,143 SF** OFFICE/RETAIL SPACE
- The building is a short walk to Penn Station, connecting the entire metro region and beyond.
- NYC in 15 minutes from nearby train station. Light rail is one block away.
- The State of New Jersey offers an array of incentive programs through the NJEDA. Visit: [njeda.com](http://njeda.com)



153 HALSEY ST • STREETSCAPE



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Newark, New Jersey

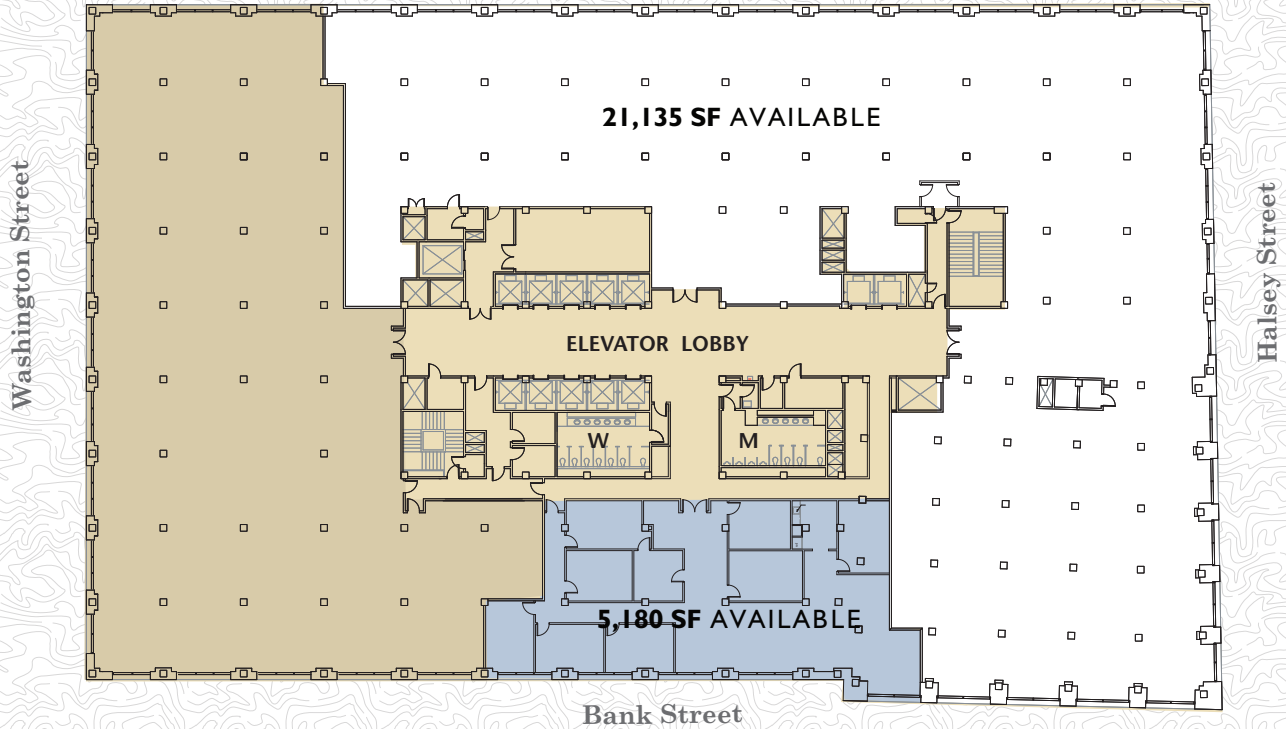
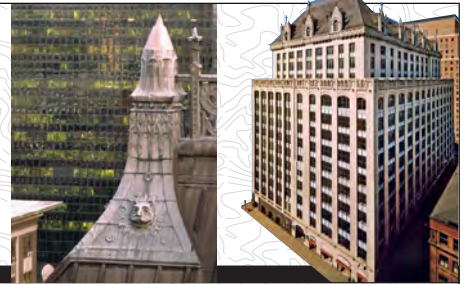


**21,135 SF on the 8th Floor  
OFFICE SPACE AVAILABLE**

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



**5,180 SF on the 8th Floor  
OFFICE SPACE AVAILABLE**



**Floor-to-Floor:** 13'-7"

**Elevators:** Thirteen (13) Cars

**Floor Capacity:** 120 lbs psf

**HVAC:** A/C system consists of individually packaged A/C units on each floor.

**Fire Protection:** Sprinklers

**Exterior:** Limestone veneer & metal spandrel above double-hung aluminum fixed windows.

**Structure:** Steel-rolled member columns, beams & girders





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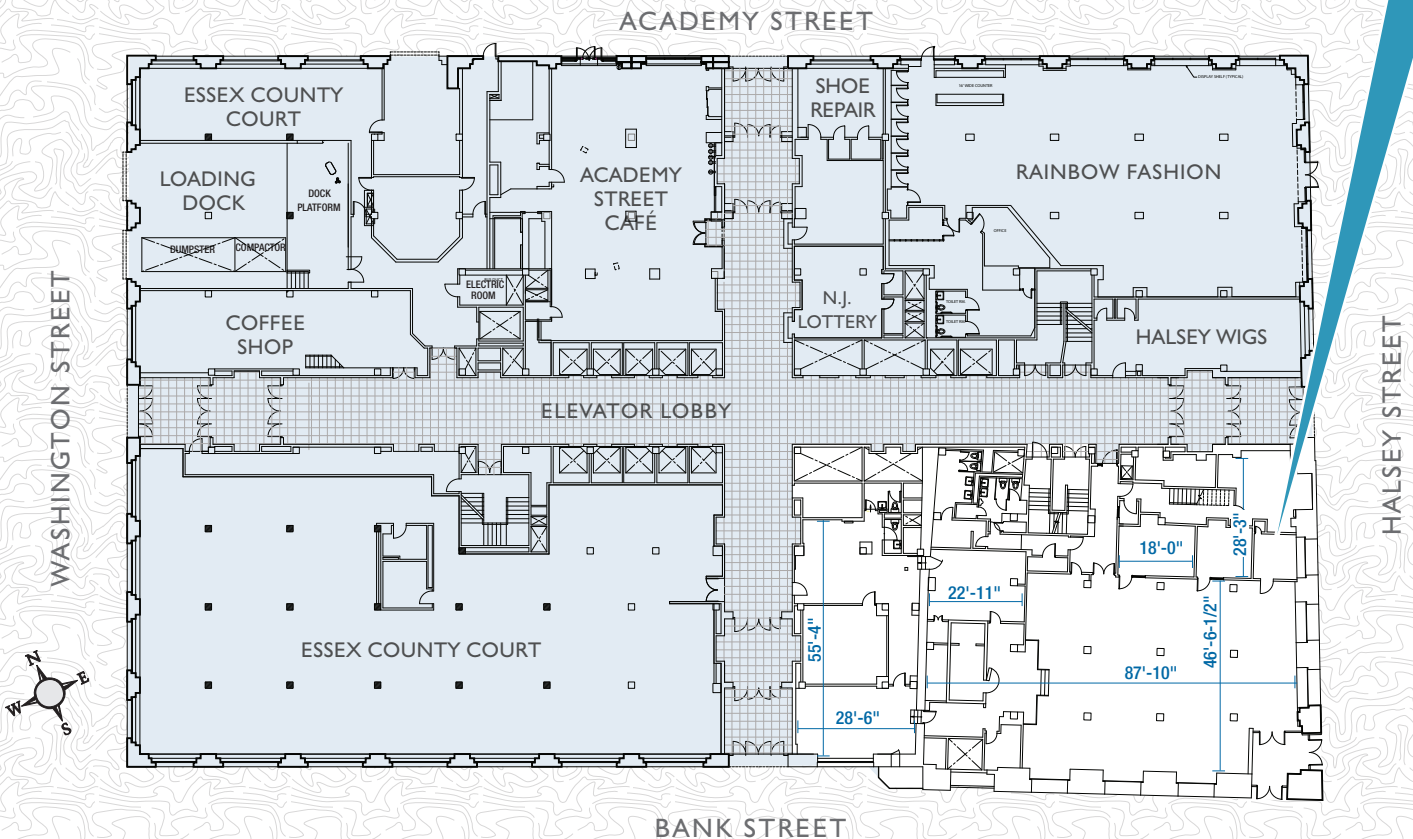
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## “One of Newark’s most outstanding commercial buildings”

Newark Preservation and Landmarks Committee

- Conveniently located in the heart of Newark’s revitalized business district, 153 Halsey Street offers 8,143 square feet of street level office / retail space and two office units on the 8th floor, 21,135 SF and 5,180 for lease in this landmark building.
- The building is located within close proximity of the Prudential Headquarters, six colleges that provide for a skilled work force, educational activities, cultural events, conference facilities and services for business.

### 8,143 SF of OFFICE SPACE AVAILABLE – GROUND FLOOR



0321

For leasing information, please contact:

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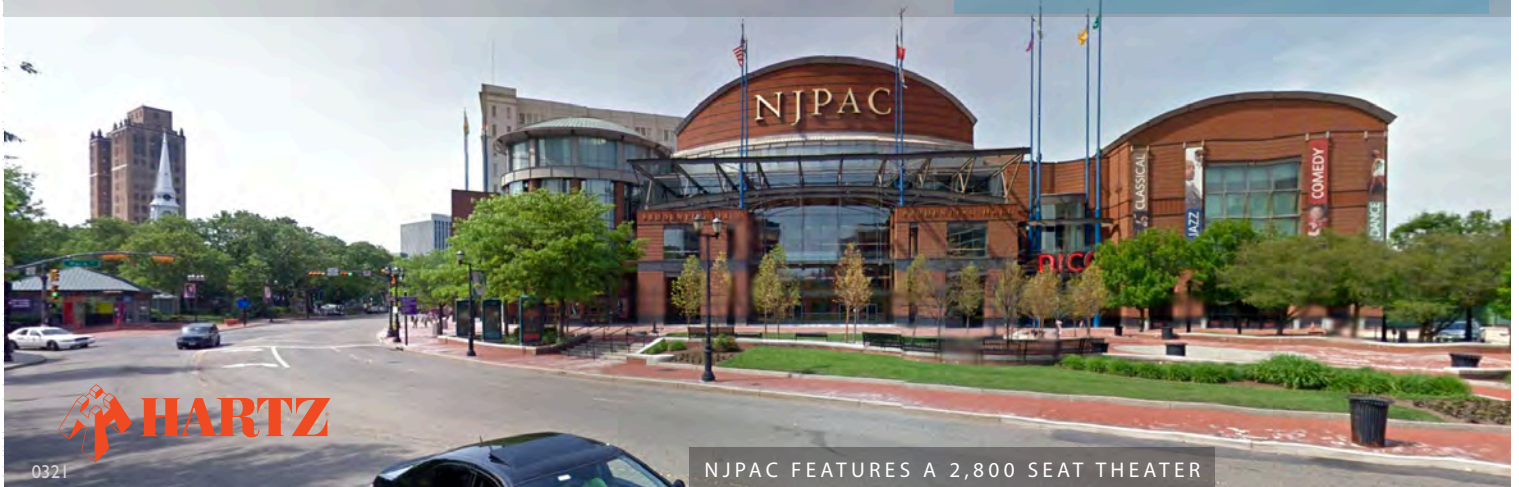


NEARBY BUILDING, PART OF THE ESSEX COUNTY COURT SYSTEM

- Conveniently located in Newark's revitalized Central Business District, 153 Halsey Street has office space available in this architecturally significant building. Prudential Financial, Panasonic Corporation of North America and PSE&G have all located their headquarters in Newark.
- The building is located within close proximity to Ironbound and Downtown amenities that employers, staff and residents alike find attractive; Prudential Center (sports & entertainment arena), NJ Historical Society (educational activities and research), Newark Museum (founded in 1909 is the largest museum in the state and features 80 galleries of art and science, a miniature zoo, planetarium, café, auditorium, sculpture garden, schoolhouse & 1885 Ballantine House), private art galleries, and cultural events at NJ PAC. NJ PAC is one of the largest performing arts centers in the US, this world-class venue hosts top performers of state, national & international fame and has noted performing arts educational programs. Six colleges including Rutgers-Newark, NJ Institute of Technology and Seton Hall Law School, provide for a skilled workforce. University Hospital (independent medical center, New Jersey's Level I Trauma Center and specialty programs such as the Center for Liver Diseases and the Comprehensive Stroke Center), Rutgers Biomedical & Health Sciences, Saint Michael's Medical Center (357-bed regional tertiary care, teaching and research) are located in Newark. Nearby Gateway Complex has conference facilities and services for business. Red Bull Stadium is only one PATH stop away.
- Newark's Penn Station is the hub of a statewide transit system including PATH service, Newark Light Rail, commuter bus lines and long-distance train service. PATH service to NEW YORK's Penn station is only a 20-minute trip, 17 minutes to Exchange Place in Jersey City or 22-minutes to the New York Financial Center. The Newark Light Rail connects areas as far northwest as Grove Street/Silver Lake and travels south, ending at Newark Penn Station.
- Newark Liberty International Airport is only a 5-minute train ride from Penn Station.
- Newark is centrally located and accessible to the entire region on major highways, NJ Turnpike, Garden State Parkway, Routes 22, 1 & 9, I-78 and I-280.
- The State of New Jersey offers an array of incentive programs through the New Jersey Economic Development Authority. Visit: [www.njeda.com](http://www.njeda.com).



ENTRANCE GATE AT 153 HALSEY STREET



NJPAC FEATURES A 2,800 SEAT THEATER



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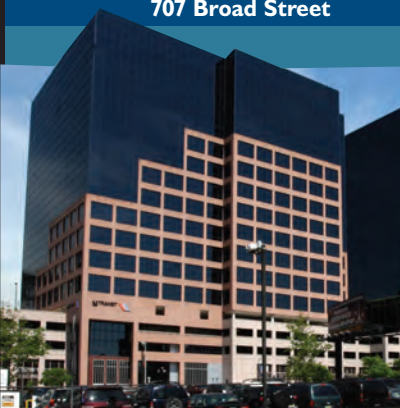
Home to one of the country's largest shipping ports and the busiest airport in the tri-state area. New York City is only 15 minutes away. The well-developed transportation system includes PATH, Amtrak and highway infrastructure. A highly educated workforce has six universities available only minutes away. Contributing to Newark's revival are the NJPAC, Prudential Center and a Special Improvement District.



153 Halsey Street



707 Broad Street



2 Penn Plaza

