



**707 BROAD STREET**  
Newark, New Jersey

- Class A Office Space with its own subway entrance.
- The building is a short walk to Penn Station, connecting the entire metro region and beyond.

**OFFICE SPACE**

**161,399 SF AVAILABLE:**

8th: 58,512 SF

9th: 58,512 SF

10th: 44,375 SF

Rental: Upon request

Term: 5 years minimum

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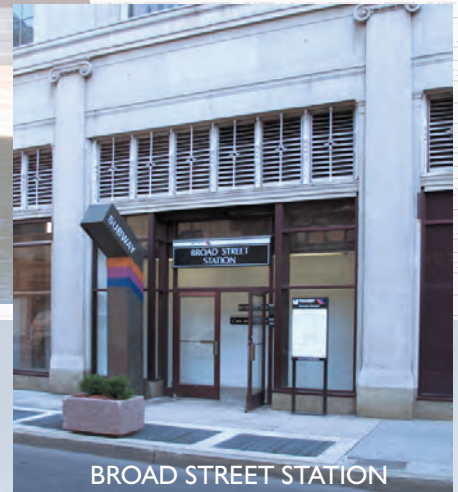
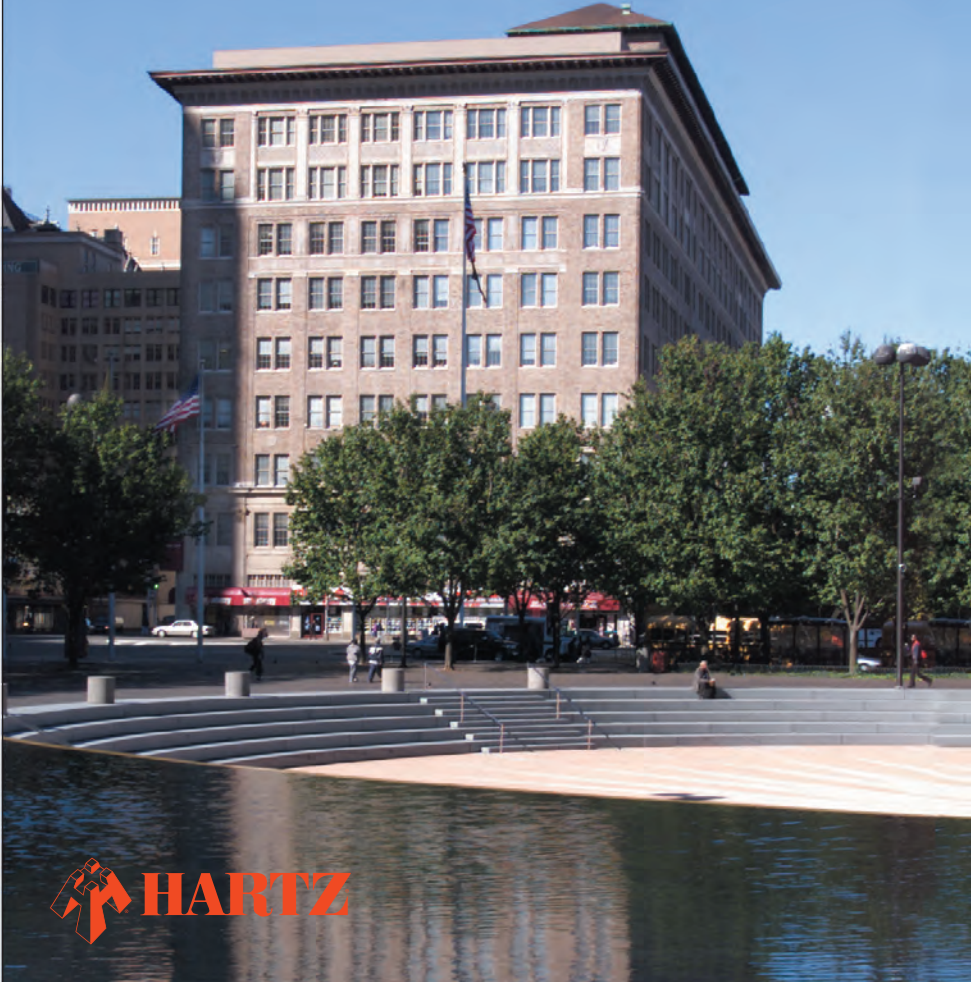
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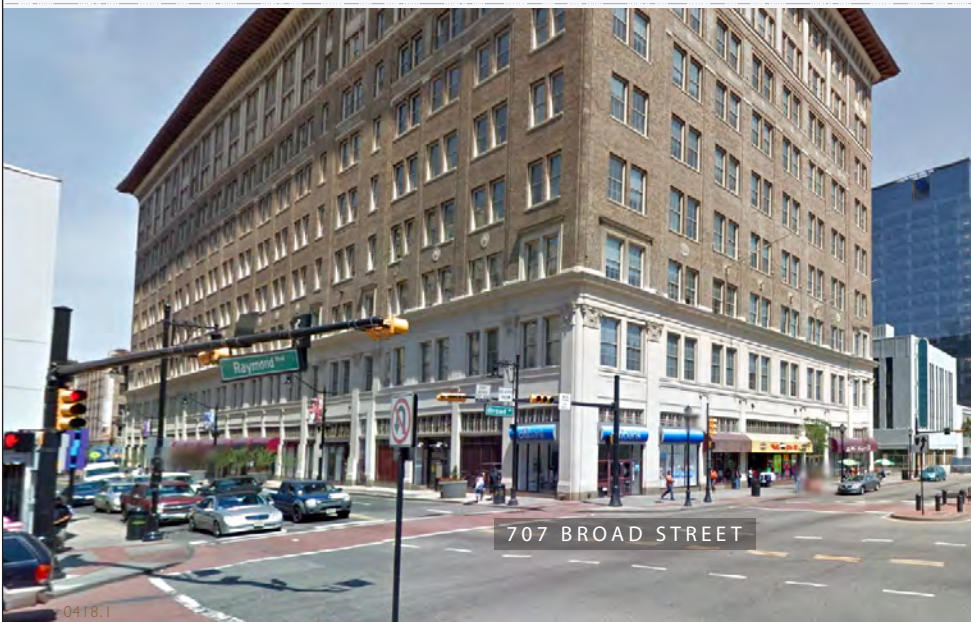
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BROAD STREET STATION

NEW PRUDENTIAL  
HEADQUARTERS  
BUILDING



707 BROAD STREET

MILITARY PARK





**707 BROAD STREET**  
Newark, New Jersey



**161,399 SF AVAILABLE:**

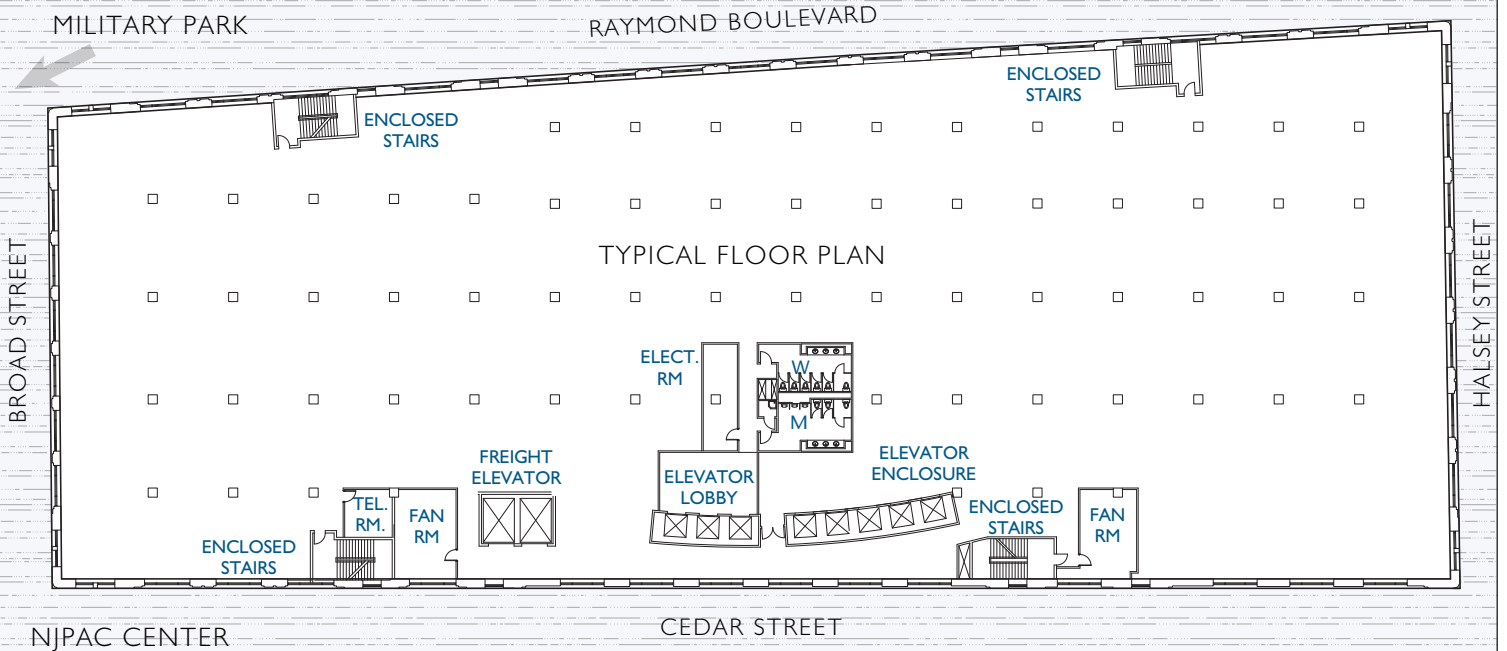
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**PRUDENTIAL BUILDING**



- Floor-to-Floor:** 15'-5"
- Elevators:** Eight (8) Passenger, two (2) freight
- Floor Capacity:** 120-lbs psf
- Exterior:** Brick and masonry
- Structure:** Structural steel frame; concrete floors; masonry walls

**HVAC:** Packaged rooftop units; cooling tower; VAV medium & low pressure. Hot water boilers.

**Fire Protection:** Fully sprinklered



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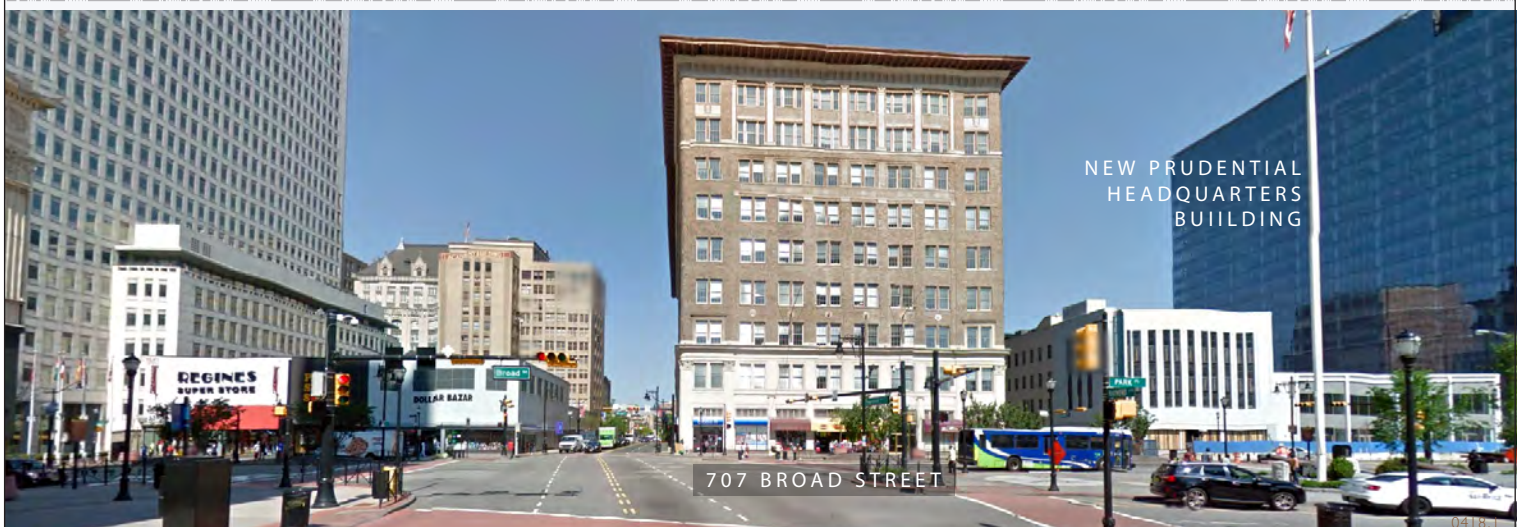


**707 BROAD STREET**  
Newark, New Jersey

Newark is the largest city in New Jersey and only 8 miles from Manhattan.



- Conveniently located in Newark's revitalized Central Business District, 707 Broad 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 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 work force. 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).







# Newark, New Jersey

Home to one of the country's largest shipping ports and the busiest airport in the tri-state area. New York City is only 20 minutes away. The well-developed transportation system includes PATH, Amtrak, airport monorail and highway infrastructure. Travel from Newark Penn Station to Newark Liberty International Airport in only 5 minutes. A highly educated workforce has 6 universities and colleges available only minutes away. Contributing to Newark's revival are the NJPAC, Prudential Center and a Special Improvement District.

