

RETAIL SPACE FOR LEASE

PRIME LOCATION in the HEART OF NEWARK

IMMEDIATE AVAILABILITY



PROPERTY ATTRIBUTES:

- Highly visible corner location at intersection of Raymond Blvd, Commerce Street, and entire westerly block front of Mulberry Street
- Across from 1 million SF PSE&G Headquarters. 1 block to 340,000 SF Panasonic Headquarters.
- Diagonally across from the Gateway Complex with \pm 3 million SF office and 15,000 people daily.
- Heavy foot traffic
- 24/7 office, retail, hotel and residential community
- Close proximity to: NJPAC, Prudential Center and Penn Station (PATH, Amtrak, NJ Transit)

PROPERTY ATTRIBUTES:

- 9,000 SF Available
- Prime corner space with sprawling frontage on Raymond Blvd. & Mulberry Street
- Asking Rent: \$25 per square foot NNN
- Perfect for Restaurant, lounge, bank or any retail use
- Space is currently set up as a restaurant with dining area, kitchen, newly renovated bathrooms, storage and loading dock
- Parking in building
- Walking distance from Newark Penn Station
- Steps away from Seton Hall University – School of Law
- Minutes from Rutgers University Campus
- Prime Retail Location for any use

FOR MORE INFORMATION PLEASE CONTACT:
Elliot Zeitune ▪ 212 244 7410 ▪ elliott@aetnarealty.com

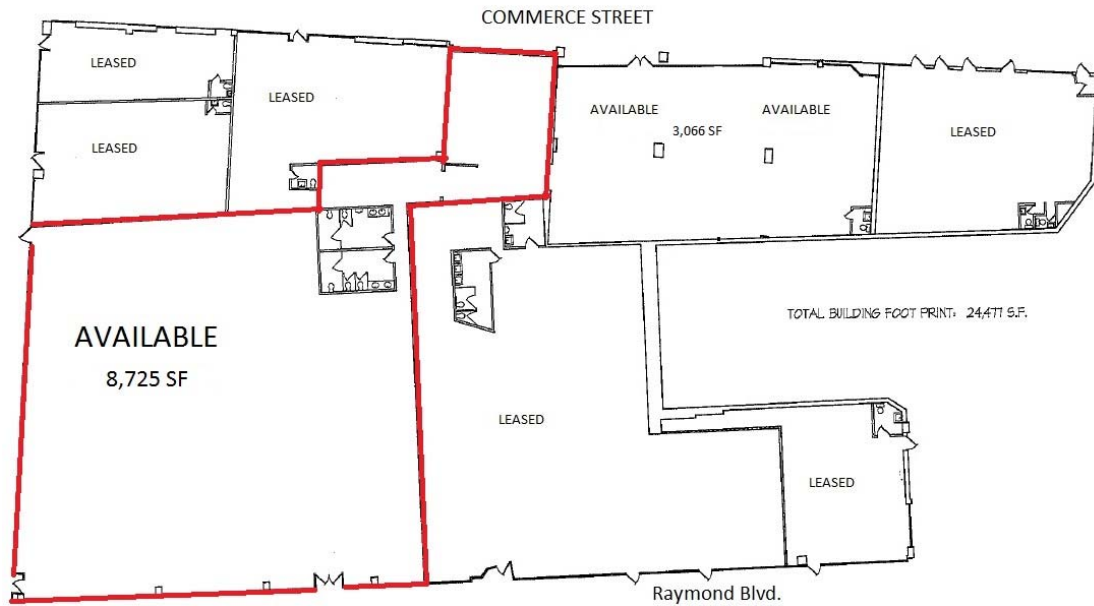


AETNA REALTY
Established 1927

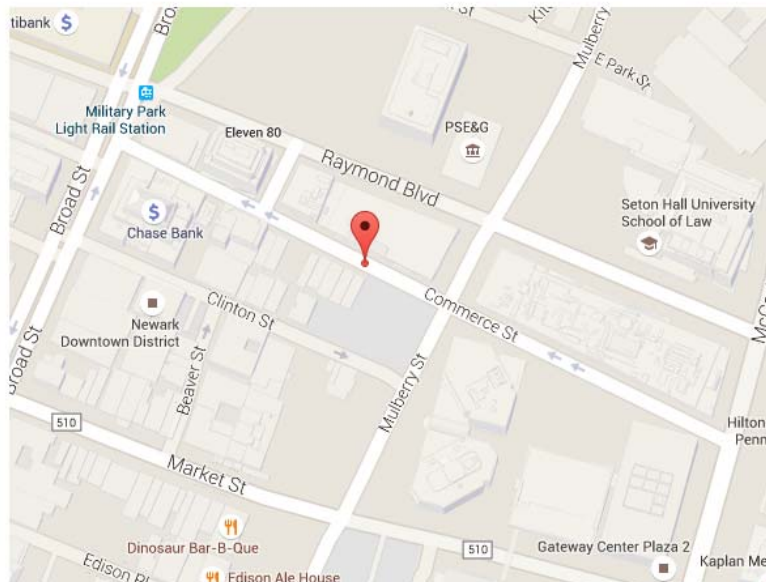
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1136 Raymond Blvd



Floor Plan



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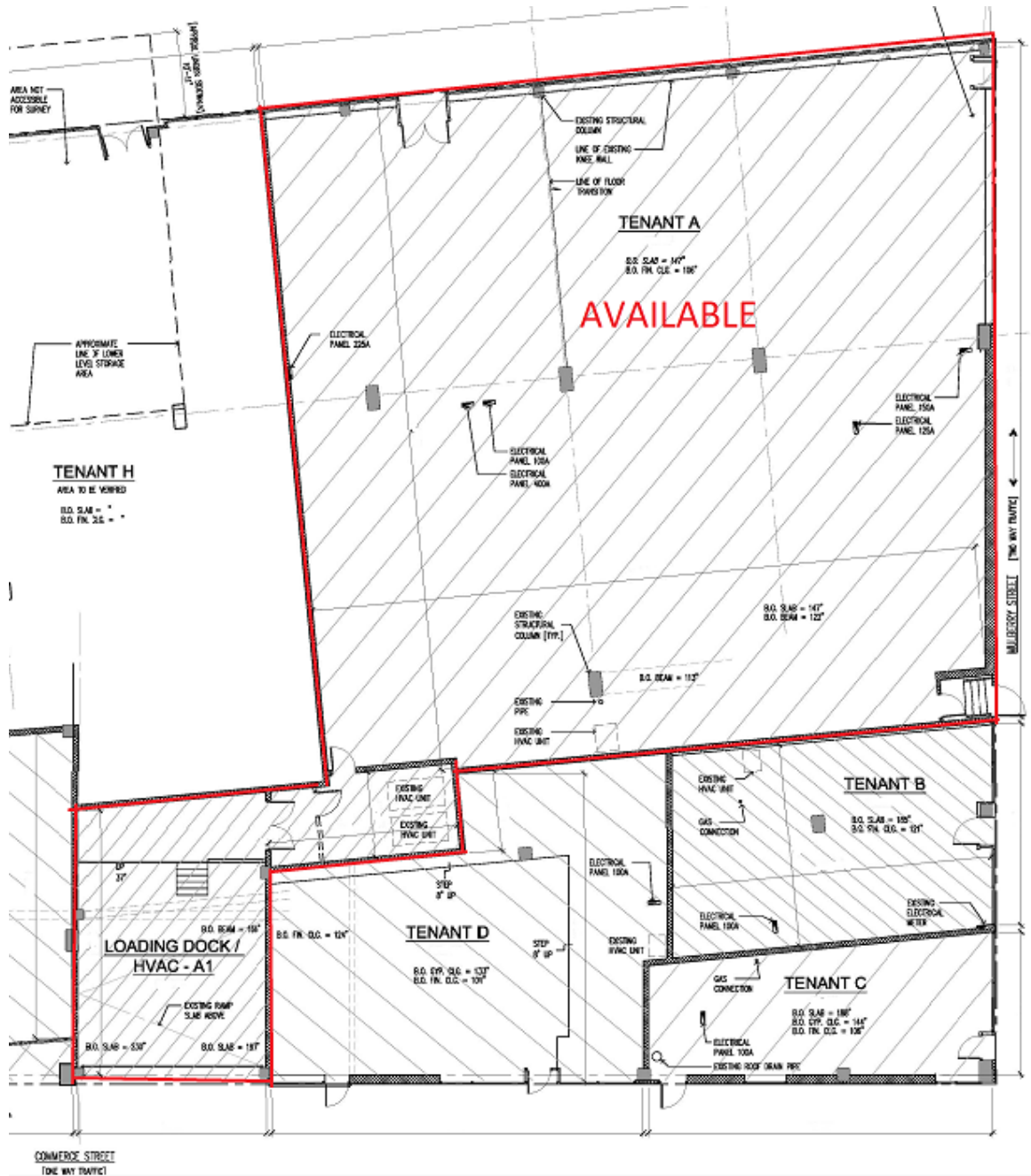


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