

Newark Urby

155 Washington Street, Newark, New Jersey



Retail for Lease - Contact

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PIERSON
COMMERCIAL REAL ESTATE®

Newark Urby

155 Washington Street, Newark, New Jersey

Availabilities & Area Tenants

Availabilities

- +/- 2,200 SF

Surrounding Area Tenants



Site Description

- Newark Urby is a state-of-the-art renovation of a 1920's existing 18-story tower into 249 market-rate residences and over 7,000 square feet of ground floor retail in the heart of Downtown Newark and Rutgers University Newark Campus
- Located in the largest city within the state of New Jersey, with a living population of nearly 300,000 people, ranking it one of the most populous municipalities in the country
- Approximately 8 miles from lower Manhattan with a 20-minute ride to New York Penn Station
- The market consists of a large office population that includes over 14.5 million square feet of office space in the downtown central business district and is home to several major corporations in Prudential, PSE&G, Audible, Panasonic, IDT, Mars Wriggle Confectionary, WebMD and significant east coast law firms such as McCarter English and Genova Burns
- Residential pipeline of 3,700+ rental units are currently in development in the immediate downtown area along with 35,000+ students in the market

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Demographics

Universities

- 40,000 Students
- 20,000 Faculty and Staff



Market Activators

- Audible
- Gateway Center
- NJ Performing Arts Center
- NJ Transit
- Panasonic
- Prudential
- Prudential Center
- PSE&G
- University Hospital

Radius	Population	Daytime/Employee Population	Median Age
.5 Mile	7,943	49,990	27.8
1 Mile	49,086	129,506	33.9
2 Mile	207,740	270,471	34.6
3 Mile	366,969	415,778	35.0



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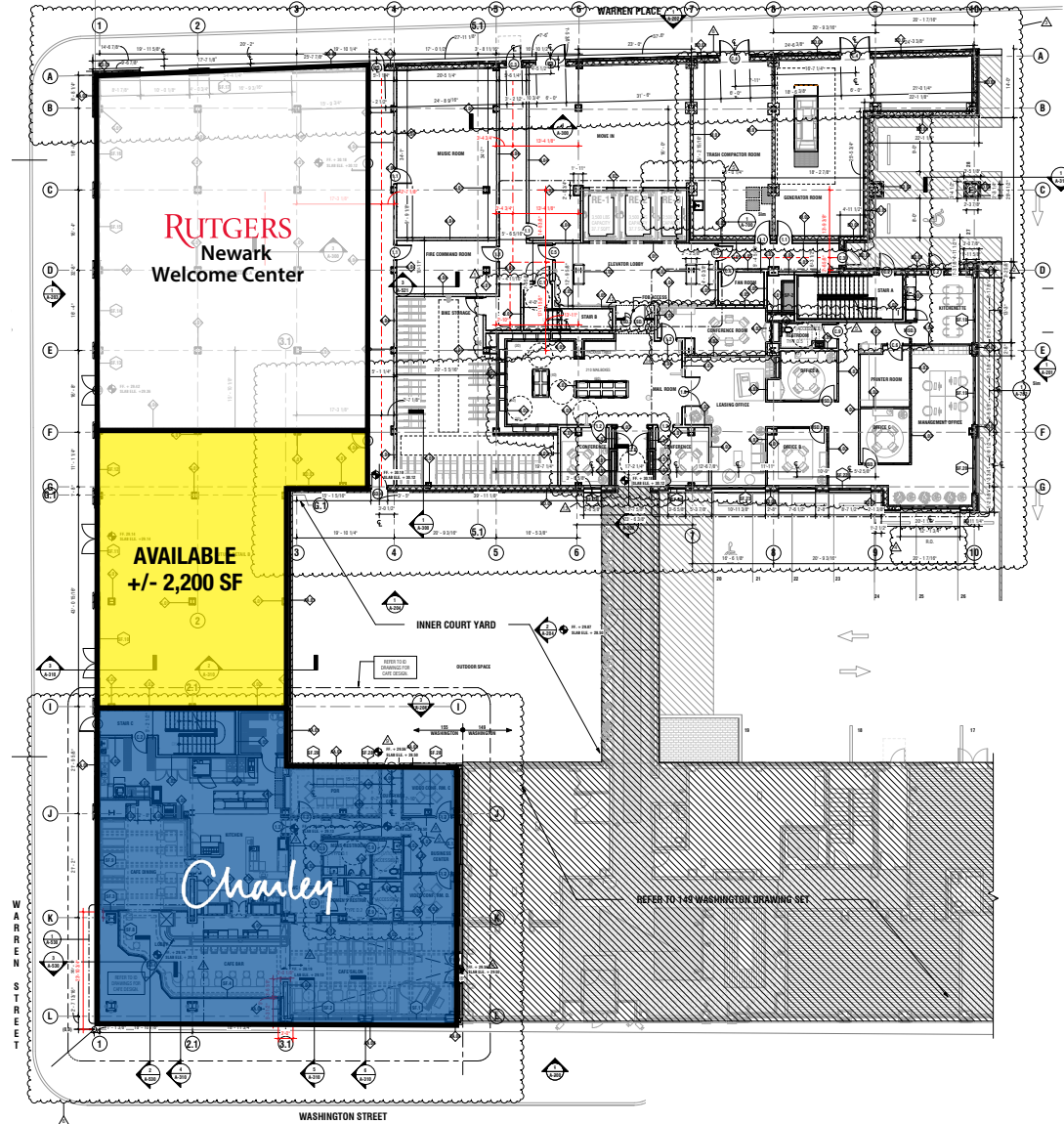
Market Aerial



Newark Urby

155 Washington Street, Newark, New Jersey

Site Plan



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Newark Retail Market Growth 2007 - Present

The Prudential Center has greatly impacted Newark's economic growth, attracting over 1.8MM visitors to the approximately 18,000 seat venue for over 200 events annually.

audible
an Amazon company

Prudential Center

COURTYARD
Marriott

GREEN CHICPEA

CHIPOTLE
MEXICAN GRILL

Krauszer's

MERCATO FRESCO

NIKE

Starbucks

hotel
INDIGO

BLAZE
PIZZA

7-ELEVEN

Global
WAZE

GAP
OUTLET

Redd's
Hotter

QDOBA
MEXICAN EATS

KICKSUSA

Bright Horizons
FAMILY SOLUTIONS

ONO GRINDS

planet
FITNESS

EUROPEAN
WAX CENTER

DUNKIN'
DONUTS

DOLLAR
GENERAL

Krauszer's

PORTICI
blink
FITNESS

GNC

7-ELEVEN
(2 locations)

DUNKIN'
DONUTS

Krauszer's

DUTCH'S
LOUNGE

Blue
print

BURGER
KING

DOLLAR
GENERAL

PITA
SQUARE

ARRIVAL
CROSSFIT

WELLS
FARGO

CVS/pharmacy

PJ RYAN'S
@ THE ROCK

Dayta

OPORTUN

Scabra Foods

BRICK
CITY

PORTICI
blink
FITNESS

GNC

7-ELEVEN
(2 locations)

DUNKIN'
DONUTS

Krauszer's

TERIYAKI
MADNESS

Moe's
Bar

B

NATURAL
HOUSE

NEWARK
LOCAL BEER

FARINELLA

Joseph
Mikos

375
CHICKEN N WAFFLES

Wendy's

Bubbleology

LA FITNESS

JUST
Baci's

T-Mobile

Collet Gully

METHOD
CLIMBING + FITNESS

IHOP

CORNBREAD

SWEETWATERS
COFFEE & TEA

Sugar

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CORNBREAD

SWEETWATERS
COFFEE & TEA

Sugar

KATHERINE'S

RadNet

RWJBarnabas
HEALTH

COLD STONE

Sarku
Japan

URBAN
Vegan

Tribos
peri peri

LEVELUP MD

AMERICAN
WHISKEY

SETON
HALL
UNIVERSITY

Uncle
Willie's
Wings

Burlington

2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

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Contact Information



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