

# NEWARK TECHNOLOGY & BUSINESS CENTER

765 Broad Street, Newark NJ

More than a place to work

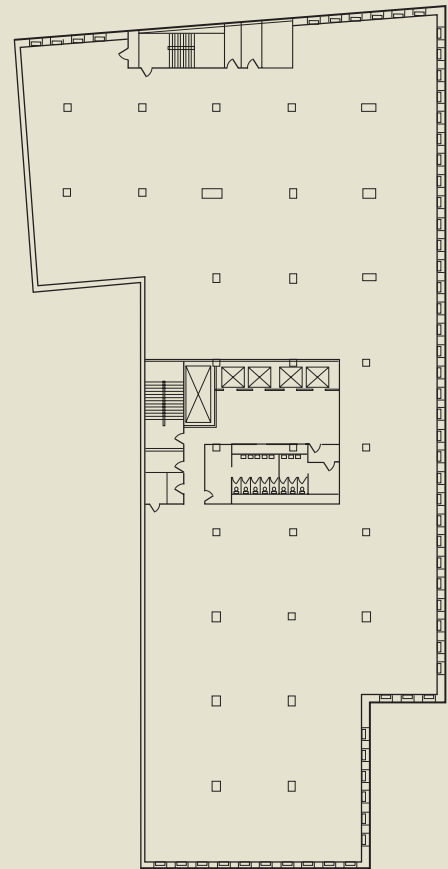




Distinguished by its white marble façade, this graceful, 200,000-square-foot office building features sweeping, 30,000-square-foot, build-to-suit floor plates and a prestigious Newark CBD address. Built by Prudential in 1957, as a sister building to its world headquarters at 751 Broad Street, the seven-story, multi-tenant property recently has been renovated with a beautifully appointed lobby, new elevators, updated common area and upgraded building systems. It offers 24/7 access and manned security.

765 Broad Street sits adjacent to the third-largest telecom carrier hotel in the Northeast. It also is within walking distance to Newark Penn Station, offering unparalleled convenience to Manhattan, as well as regional thoroughfares serving New Jersey, New York and the East Coast. Simply put, this building is a great value play for companies with a desire to be in the heart of the state's most exciting city.

## Typical Floor Plan



Broad Street



# Building Specifications



<b>Property Address</b>	765 Broad Street, Newark, NJ 07102
<b>Year Constructed</b>	1957
<b>Renovated</b>	2002
<b>Exterior Finish</b>	Concrete and steel frame with marble façade curtain wall
<b>Lobby Finish</b>	Terrazzo flooring and marble details
<b>Number of Floors</b>	Seven
<b>Rentable Area</b>	218,426 sq. ft.
<b>Floor Load</b>	60 lbs. per sq. ft.
<b>Slab to Slab Height</b>	12'4" (concrete slabs)
<b>Floor to Ceiling Height</b>	8'6"
<b>Column Spacing</b>	24' on center
<b>Elevators</b>	Four passenger/One freight
<b>HVAC Description</b>	Central System supplies heat and cool air to a duct distribution system, and hot and chilled water to perimeter induction units.
<b>Electrical System Description</b>	270/480 volts/3 phase service/6 watts per rsf
<b>Telecommunications</b>	High capacity fiber optic riser
<b>Life Safety</b>	Upgraded fire alarm system
<b>Building Security</b>	24 hours, 7 days a week
<b>Tenant Access</b>	24 hours, 7 days a week
<b>Loading Dock</b>	Bank Street (between Broad & Halsey streets)





## Grow your business in Newark's innovative Coworking Center

Desks • Private Offices • 24/7 Access • Hi-Speed WiFi • Conference Room • Lounge & Games • Cafe



### Coworking center for tech start-ups and young firms

The 30,000-square-foot coworking facility at Newark Technology & Business Center offers the space you need to take your business to the next level without the high costs associated with renting a traditional office. Our company-building environment provides

the infrastructure required for high-tech operations and a setting that enables tenants to be part of a creative, collaborative community of tech entrepreneurs.

This exciting opportunity includes secure, move-in ready private offices with high-bandwidth Internet access, and a spacious common area with lightning-fast WiFi, lounge-style seating, a snack and coffee bar, flat-screen televisions, a pool table and more.

The City of Newark is poised to become a hub for tech start-ups. Contact us today to find out how you can be part of the future of business in New Jersey's largest city.



For a private viewing, contact: \_\_\_\_\_



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