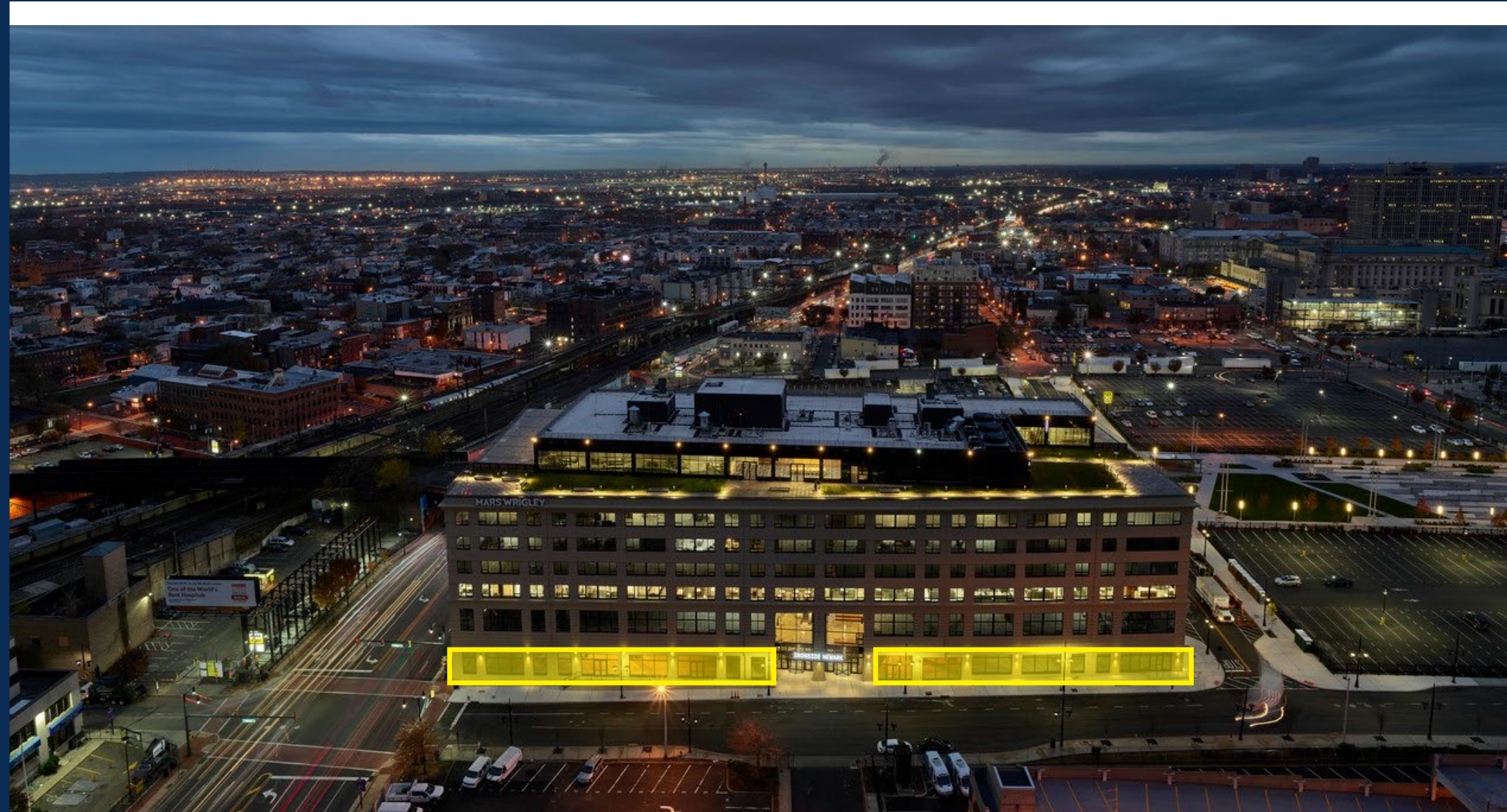


Ironside Newark

110 Edison Place, Newark, New Jersey



Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

EDISON PROPERTIES



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110 Edison Place, Newark, New Jersey

Site Plan

GROUND FLOOR



EDISON PROPERTIES

HIPPODROME NYC IRONSIDE NEWARK ELEVATED NY LUDLOW

PIERSON

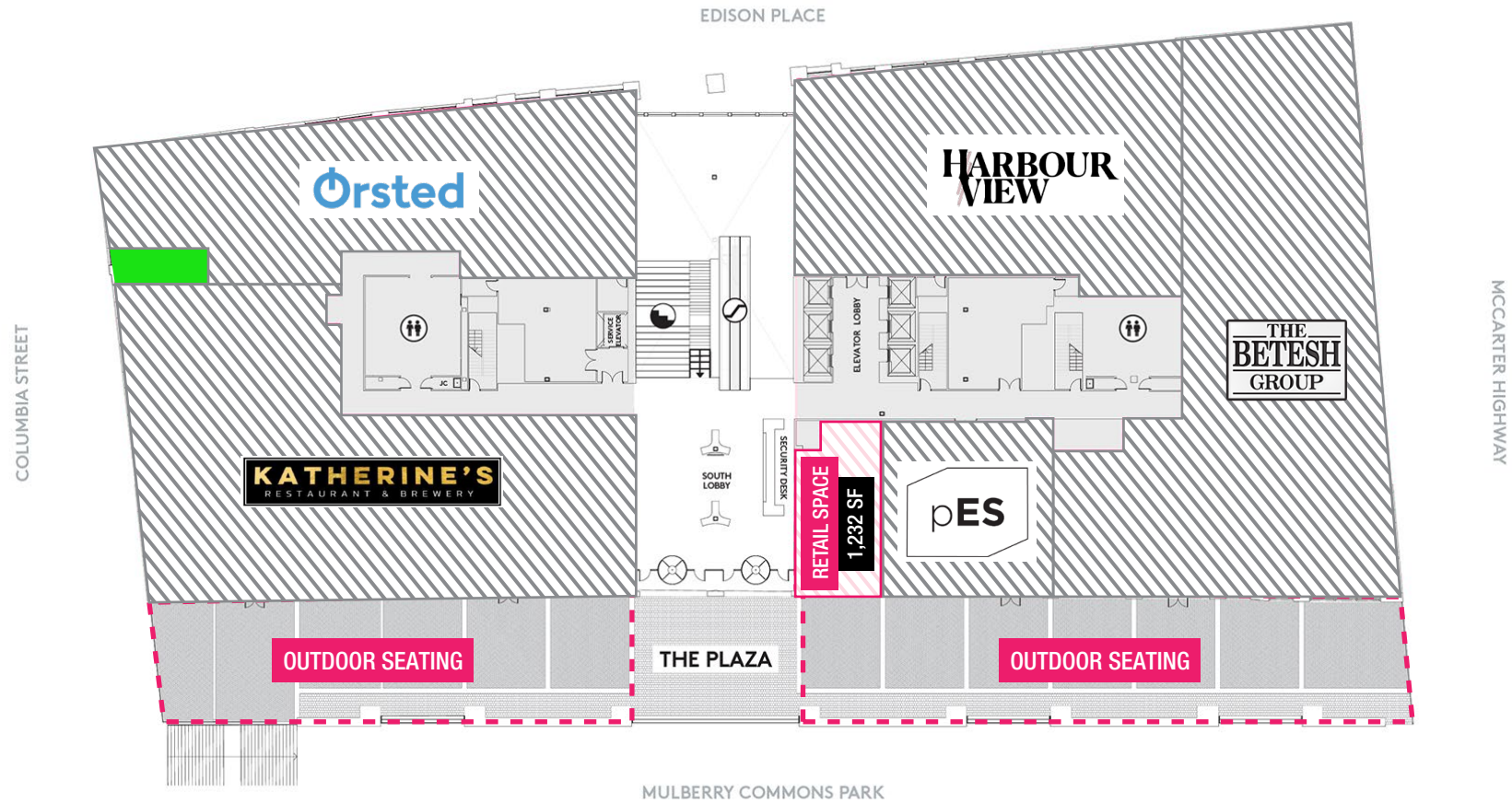
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Site Plan

SECOND FLOOR



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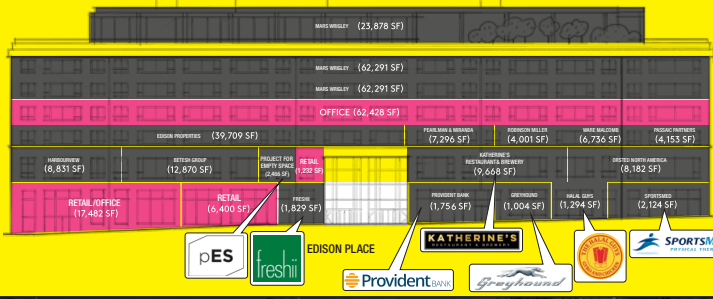
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Mulberry Commons



SUBJECT SITE STACKING PLAN



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Availabilities

First Floor Availabilities

Fronting Edison Place

- +/- 6,400 SF (divisible)

Maker Space

- +/- 17,482 SF (divisible)

Second Floor Availabilities

Fronting Mulberry Commons Park

- +/- 1,232 SF

Site Description

- 7-story 450,000 square foot transformative mixed-use project in the heart of downtown Newark that includes loft style office and street-level retail resulting in a unique urban environment
- Located directly adjacent to the Mulberry Commons park encompassing 3 acres of active green space
- Retail has tremendous frontage and access along all sides of the building, taking advantage of the bustling park space along with the highly trafficked McCarter Highway (Route 21)
- Direct access to Newark Penn Station:
 - 18-minute train ride to New York Penn Station
 - 6-minute train ride to Newark Liberty International Airport
- Adjacent to the eclectic Ironbound section of Newark with renowned restaurants



EDISON PROPERTIES

manhattan mini storage IRONSIDE NEWARK HIPPODROME WORKSPACE ELEVATED #LUDLOW

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Market Aerial



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Demographics

- 300,000+ living population within 3 miles ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 48,600+ vehicles per day pass the site along McCarter Highway
- 1 block from the Prudential Center aka “The Rock”
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing, and other premier events

Market Activators

- Prudential Center in cooperation with Madison Square Garden
- City Hall
- Essex County Courthouse
- Gateway Center
- NJPAC
- NJ Transit
- NJIT
- Panasonic
- Prudential
- PSE&G
- Rutgers University
- Seton Hall Law

Co-Tenants



EDISON PROPERTIES



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	10,195	49,782	36.6	54,707
1 Mile	56,230	98,922	34.2	129,366
2 Mile	172,998	165,922	33.1	268,916
3 Mile	315,902	208,693	33.4	399,238

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NEWARK

RETAIL MARKET GROWTH

Since the Prudential Center was developed, there have been nearly 100 national and regional concepts that have planted a flag in Downtown Newark.

2007-2017



2023-BEYOND



CONTINUED GROWTH THIS YEAR

TIMELINE



2018-2022

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