



THE OFFICES AT



WALKER
HOUSE

WHERE HISTORIC LANDMARK MEETS MODERN SOPHISTICATED



THE OFFICES AT


WALKER
HOUSE

540 Broad Street, Newark, New Jersey

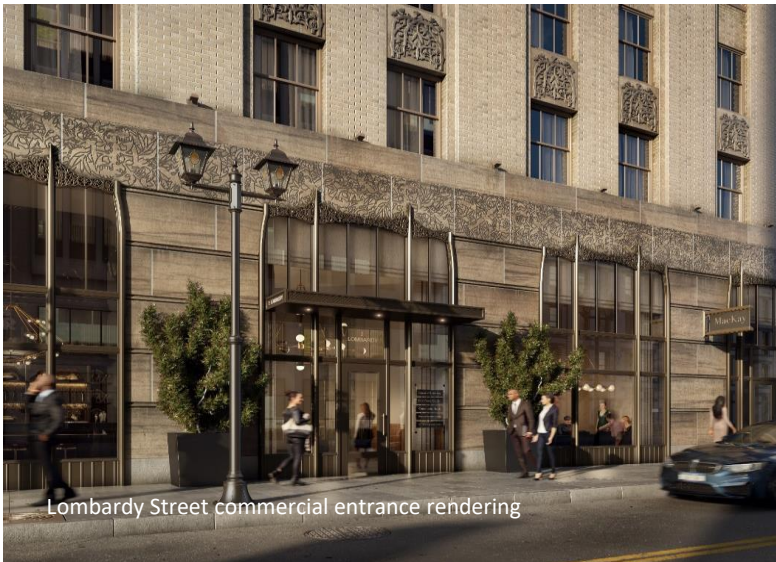
Built in 1929 and designed for the New Jersey Bell Telephone Company by famed architect Ralph Thomas Walker, the Art Deco building is known for its majestic lobby and brick-and-sandstone exterior, which were added to the U.S. National Register of Historic Places in 2005.

The building has been home to the regional offices of Verizon, which will continue to occupy the building's 4th floor.



“ 540 Broad is a majestic symbol of Newark’s past and Newark’s present with its magnificent landmarked art deco design, history as the nerve center of New Jersey Bell, and future as a vital mixed-income, mixed-use architectural treasure. ”

~ Newark Mayor Ras Baraka



Lombardy Street commercial entrance rendering



Renovated and restored residential lobby



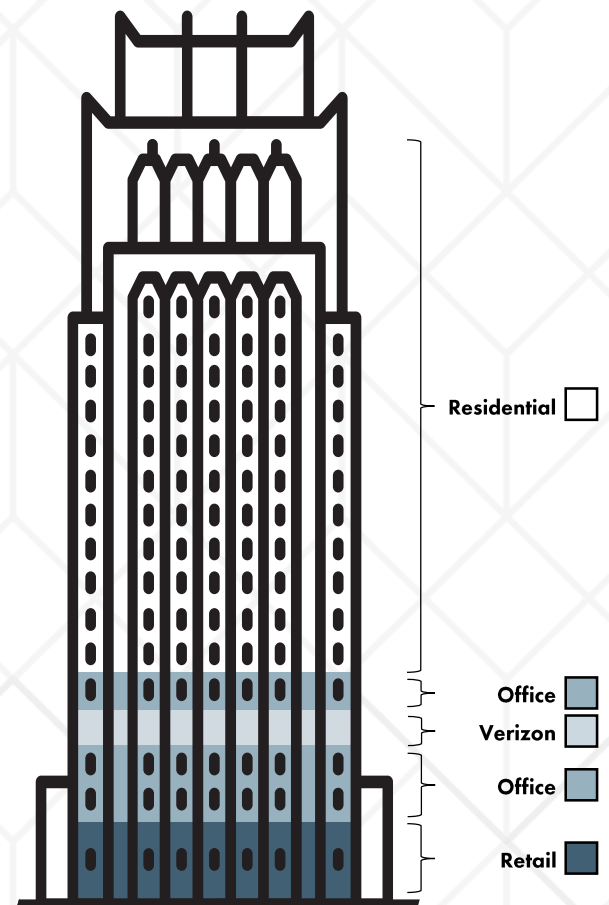
The historic brick and sandstone building has been completely restored through a partnership between 540 Broad Street LLC principals L+M Development Partners, Prudential Financial Inc. and Goldman Sachs Urban Investment Group; working with Inglese Architecture & Engineering and CetraRuddy.

The mixed use conversion of the 436,000 SF tower features:

- +265 residential units
- 18,000 SF ground floor retail and amenities
- 25,000 SF subterranean rock climbing
- 53,698 SF of Class A office space

Building Specs

- 40,361 RSF available on three floors
- Column spacing varies from 18'+ to 23' north to south and 18'+ to 20' east to west
- 10'.5" slab to slab
- Brand new HVAC system/design
- Electric – 4,000 amps at 480 volts
- Condenser water (Water Source Heat Pumps)
- Building has a central plant and will distribute condenser water to all of the office Tenants
- High speed WiFi internet throughout building
- Newark Fiber is Gigabit Internet at reduced rates
- Brand new industrial style windows throughout
- Three passenger elevators exclusively servicing 4 office floors
- Porte cochère for dropoff/pickup
- Parking – Paid lot behind building with availability
- 24/7 access and building security
- Mass transit – Light rail stop directly behind and in front of the building
- Within walking distance to Newark Penn Station and Broad Street Station
- Abundant hotels, restaurants, retail and special event centers within walking distance





Residential rooftop terrace

Amenities

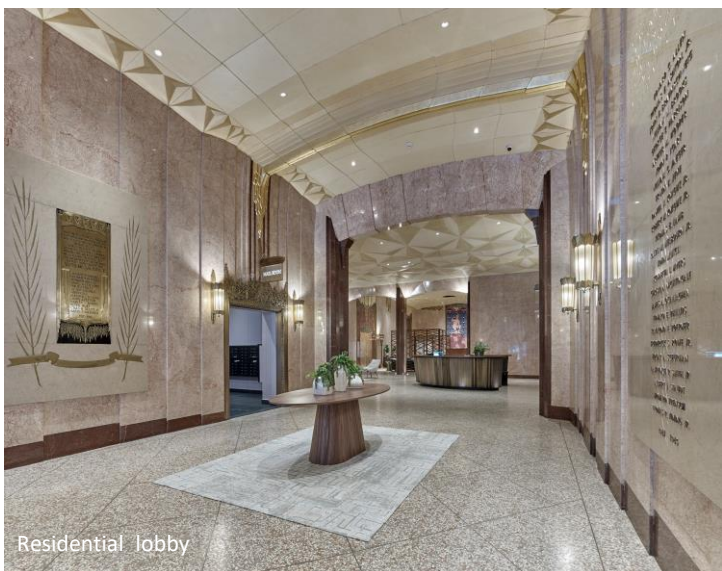
WHERE HISTORIC LANDMARK MEETS MODERN LUXURY



Residential apartment city views rendering



Residential apartment rendering



Residential lobby



Residential apartment rendering



Rendering street level retail

AND CONVENIENCE



Lombardy Street dedicated office entrance, main lobby and elevator bank

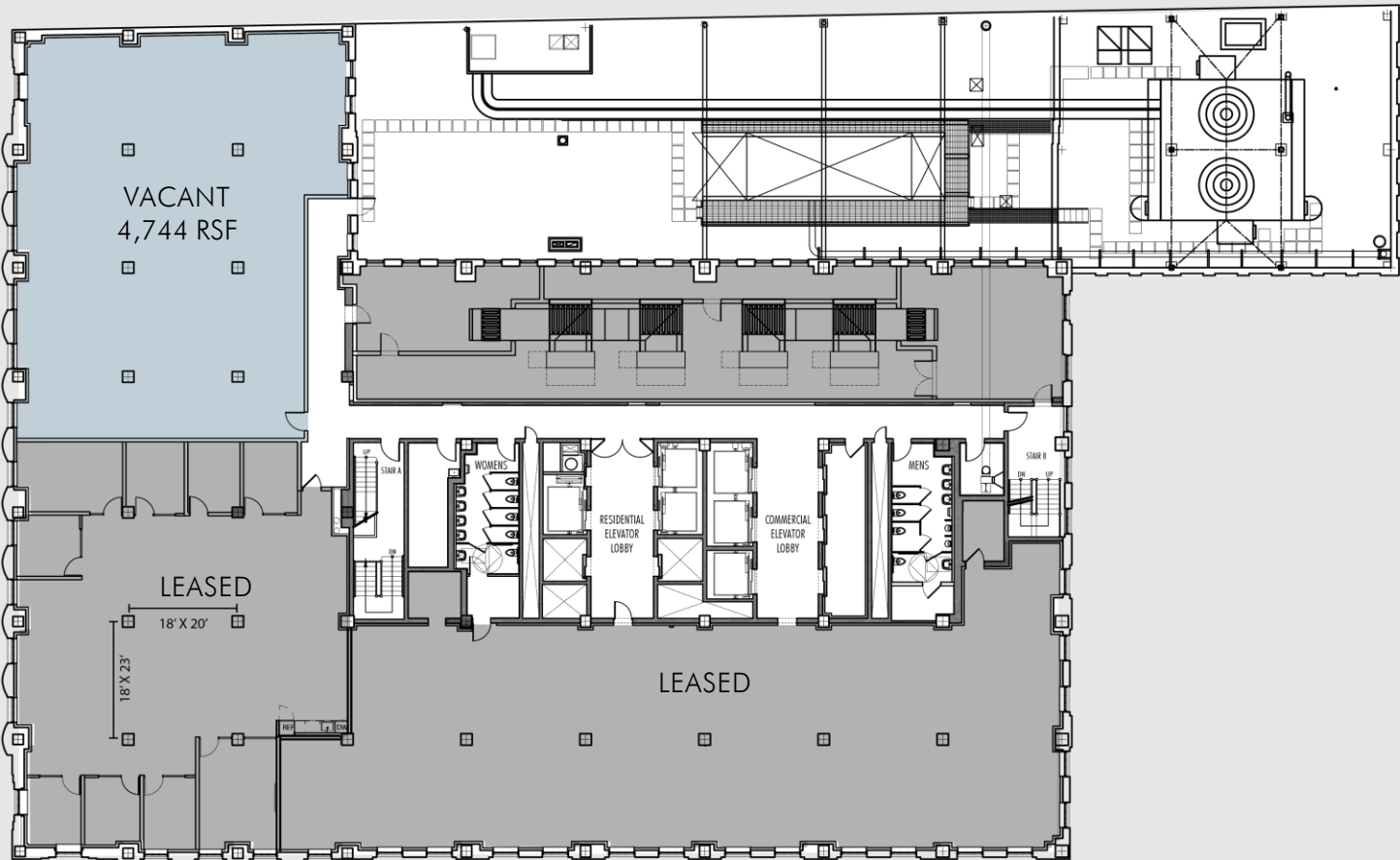
Outdoor patio seating

Commercial lobby entrance

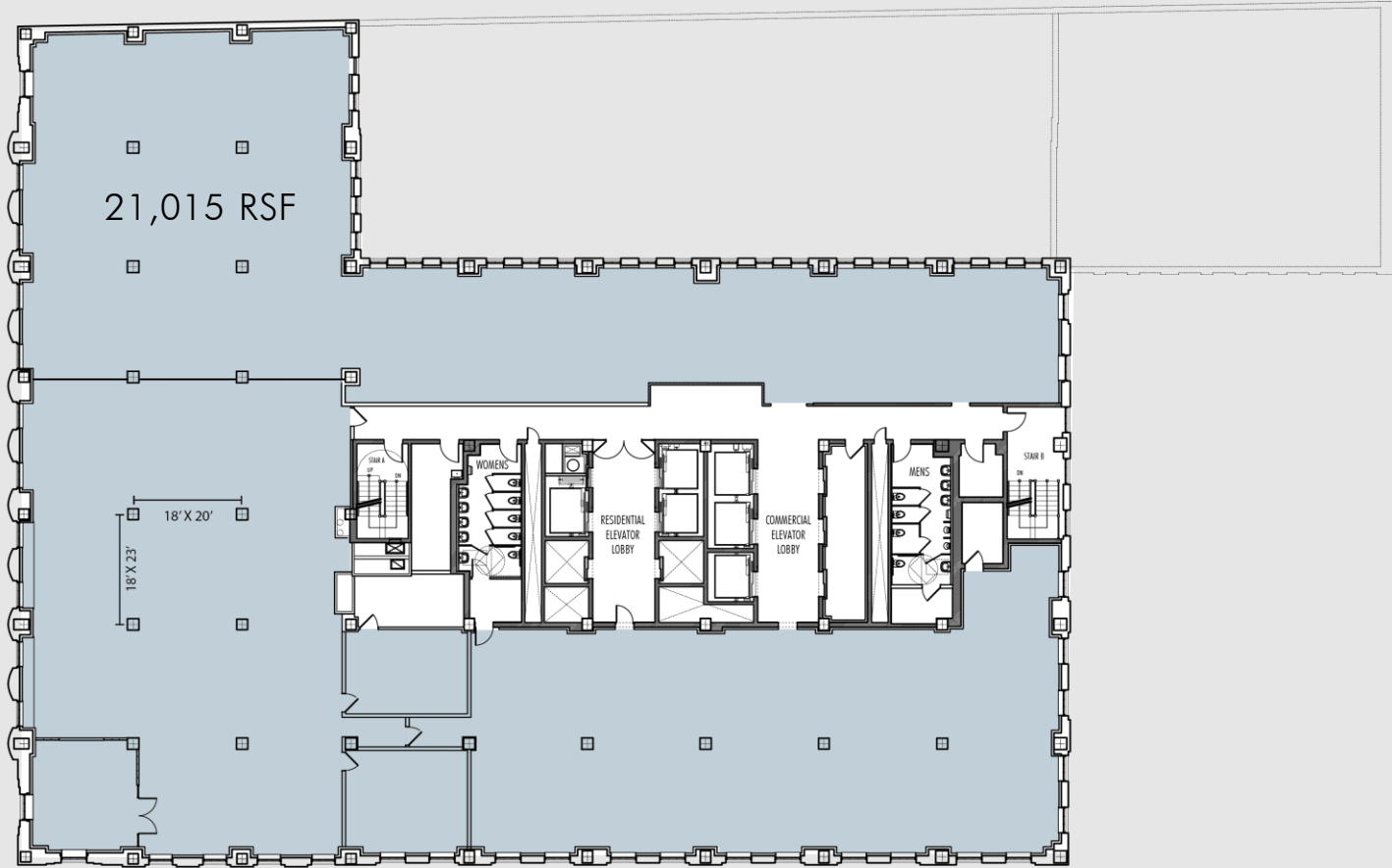


WHERE HISTORIC LANDMARK MEETS MODERN WORKPLACE

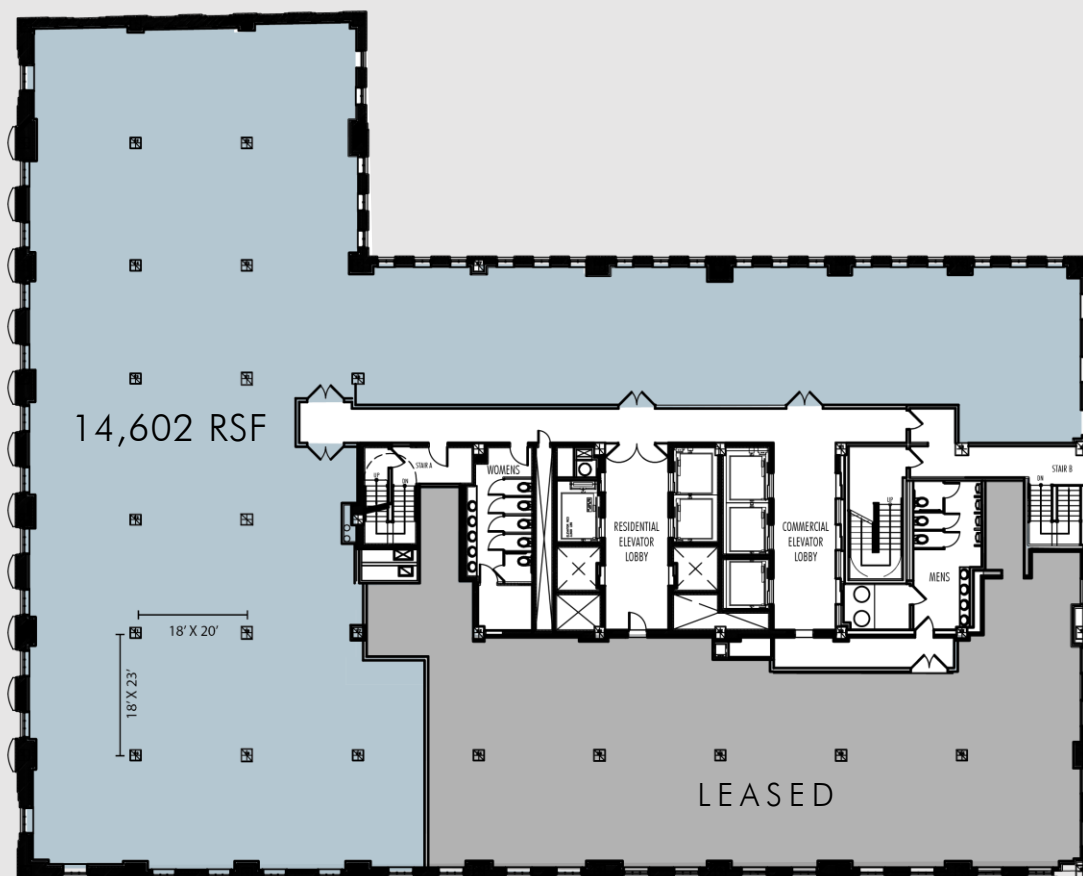
2ND Floor | 4,744 RSF Available



3RD Floor | 21,015 RSF Full Floor Contiguous Available



5TH Floor | Up to 14,602 RSF Contiguous Available (Divisible)



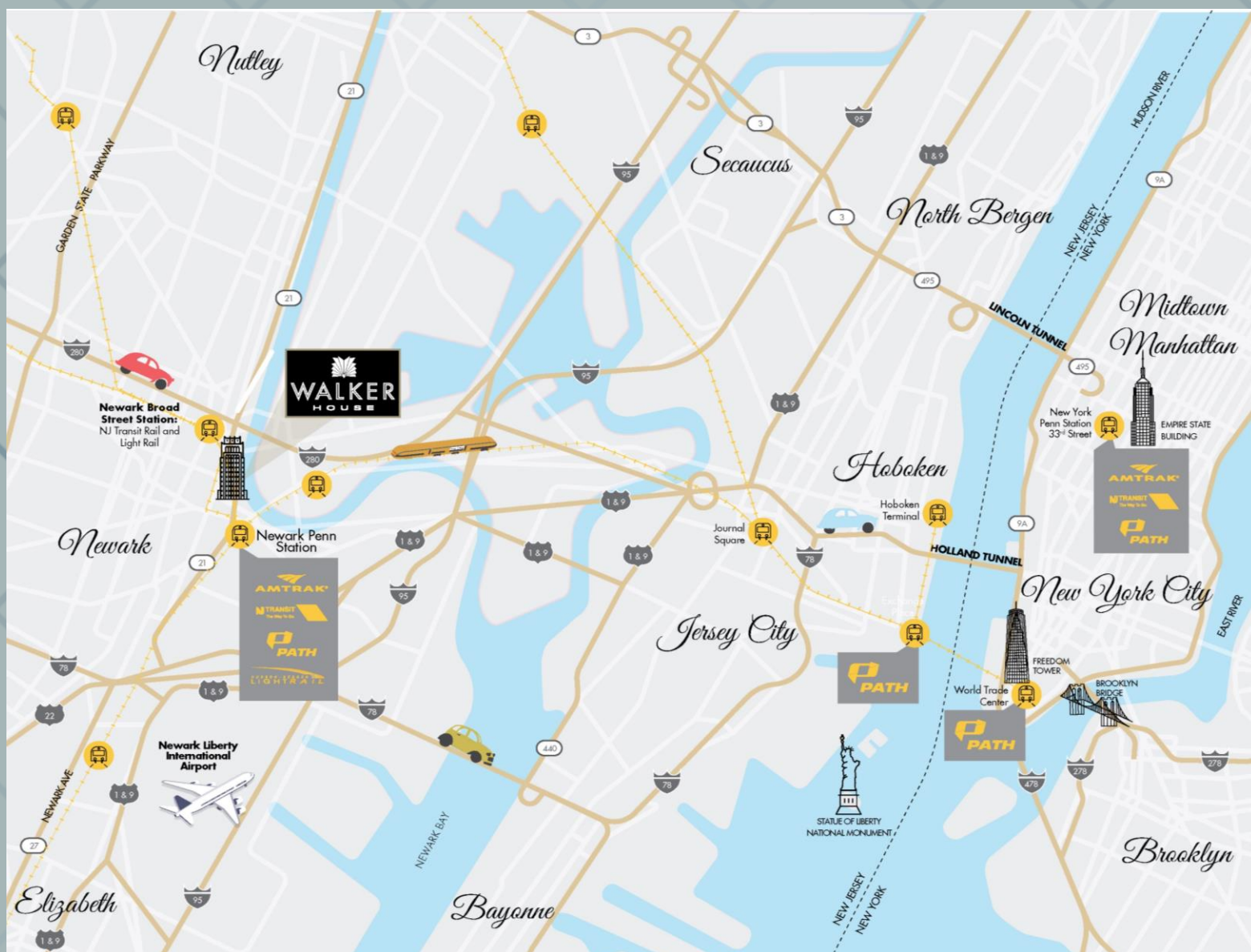
WHERE HISTORIC LANDMARK MEETS MODERN

ACCESS

Conveniently located at the epicenter of Newark’s thriving business, entertainment, sports, educational and cultural communities. It’s strategic location offers unparalleled transportation access that give Newark businesses connectivity to more than 21 million regional customers and one-day access to more than 105 million consumers.

Unparalleled infrastructure and access to robust talent and highly educated workforce

	Essex County 812,095 Pop.	Hudson County 697,646 Pop.	Manhattan 1.66M Pop.	Brooklyn 2.27M Pop.
24-44 years old	222,514	238,594	587,298	826,301
Graduate degree or higher	297,227	476,492	1,036,506	978,726





Newark has the most “dark fiber” underground than any other city, with thousands of miles of high speed fiber for businesses to gain access to the fastest internet in the region

Newark is a city steeped in rich history and progressive vision. The Offices at Walker House is at the center of it all, conveniently located only moments from the best dining, shopping, museums, and cultural offerings Newark has to offer.

TRANSPORTATION

- 1. Newark Broad St (NJT)
- 2. Broad Street Light Rail StZation
- 3. Washington Park/Atlantic St Light Rail Station
- 4. Newark Penn Station (AMTRK, PATH, NJT)

ENTERTAINMENT

- 26. New Jersey Performing Arts Center
- 27. Newark Museum
- 28. Prudential Center
- 29. Newark Public Library
- 30. Red Bull Arena
- 31. GRAMMY Museum Experience
- 32. New Jersey Institute of Technology
- 33. Rutgers University
- 34. Express Newark
- 35. Clement's Place

PARKS

- 36. Military Park
- 37. Washington Park
- 38. Branch Brook Park
- 39. Riverfront Park

DINING

- 5. Marcus B&P
- 6. Dinosaur Bar-B-Que
- 7. The Green Chicpea
- 8. 27 Mix
- 9. Black Swan Espresso
- 10. Nizi Sushi
- 11. Blaze Pizza
- 12. NICO Kitchen & Bar
- 13. Burger Walla
- 14. McGoverns Tavern
- 15. Barcade
- 16. Kilkeny Alehouse
- 17. Market Street Bar & Grill
- 18. La Cocina
- 19. Meatball Obsession Plus
- 20. Chipotle Mexican Grill
- 21. Starbucks
- 22. The Halal Guys

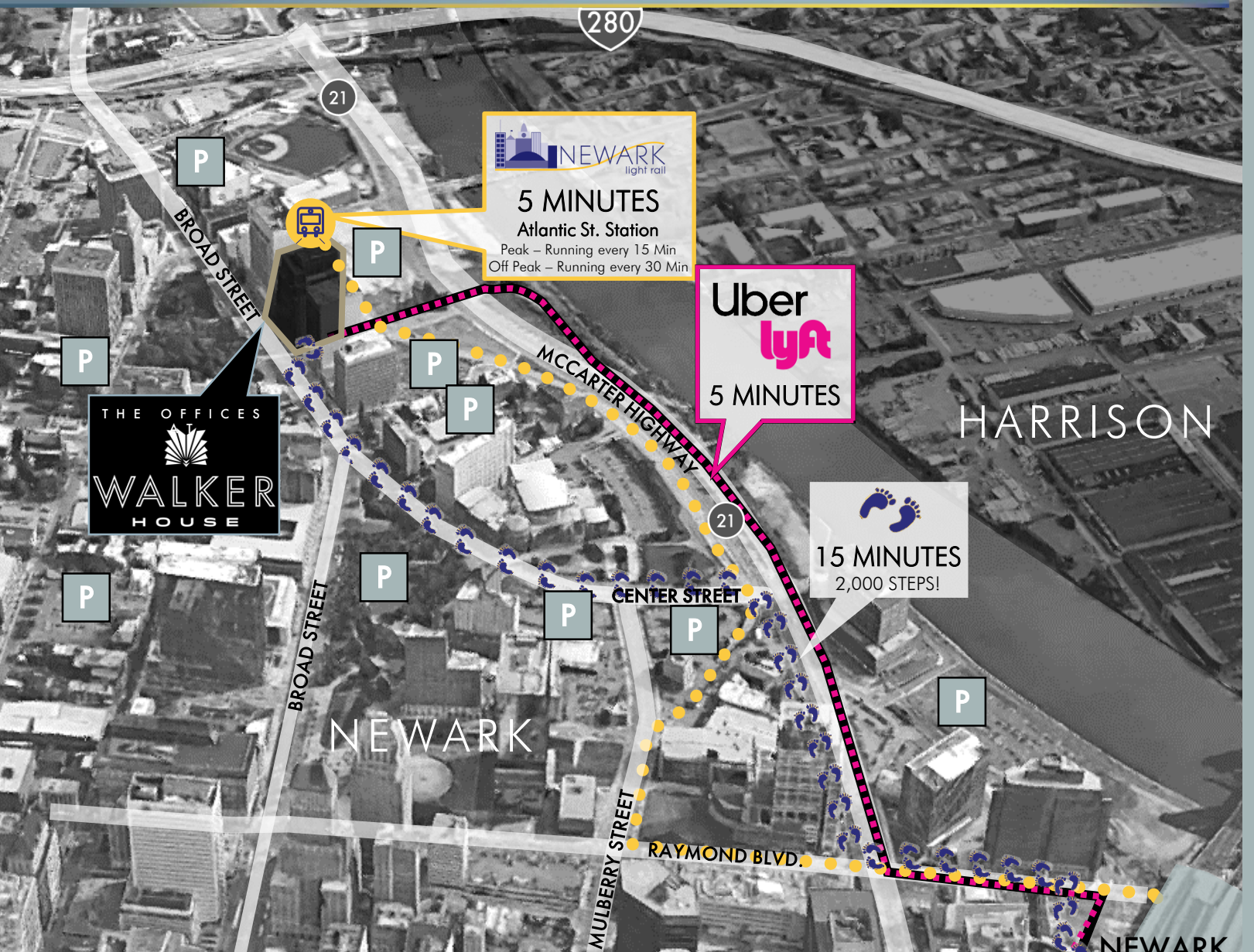
FITNESS

- 40. Arrival CrossFit
- 41. CKO Kickboxing Newark
- 42. Planzzzzet Fitness
- 43. Im So Yoga

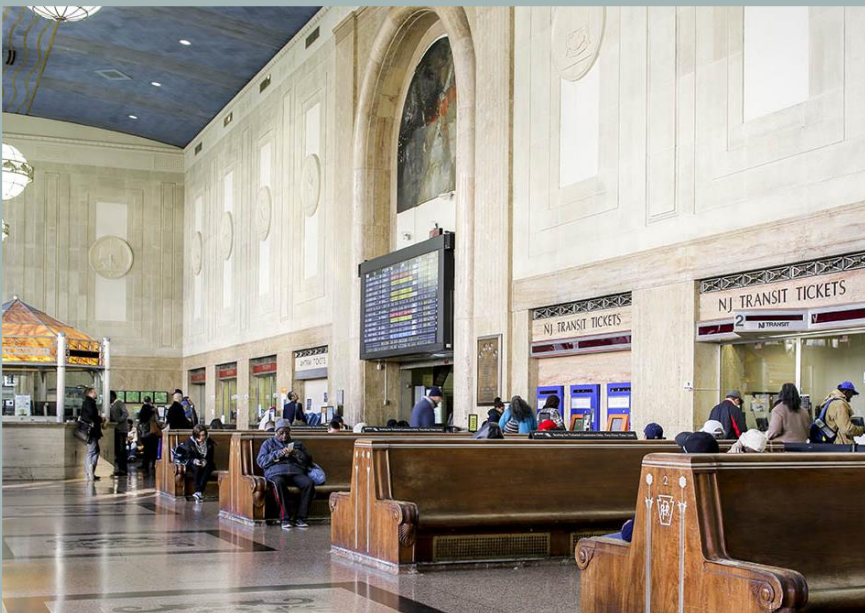
RETAIL/SHOPPING

- 23. Gap Outlet
- 24. Nike Factory Store
- 25. Hahne & Co
 - PetCo
 - Whole Foods
 - Barnes and Noble
 - City MD
 - Kite and Key Tech Store
 - CoolVines
 - Launchpad Co-working

WHERE HISTORIC LANDMARK MEETS MODERN COMMUTE





MINUTES FROM NEWARK PENN STATION





HARRISON

THE OFFICES AT
WALKER HOUSE


3 MINUTES
Washington Park Station
Peak – Running every 15 Min
Off Peak – Running every 30 Min


6 MINUTES
840 STEPS!



3 MINUTES

NEWARK

MINUTES FROM BROAD ST. STATION





For more information or to arrange a tour,
please contact us.

Timothy R. Greiner
+1 973 829 4734
tim.greiner@am.jll.com

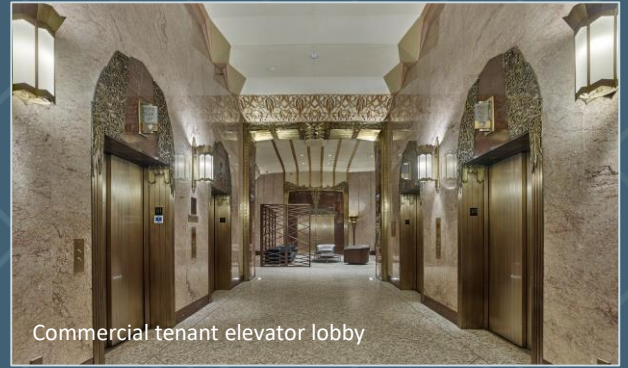
Blake Goodman
+1 973 829 4739
blake.goodman@am.jll.com

Chris Masi
+1 973 829 4746
chris.masi@am.jll.com

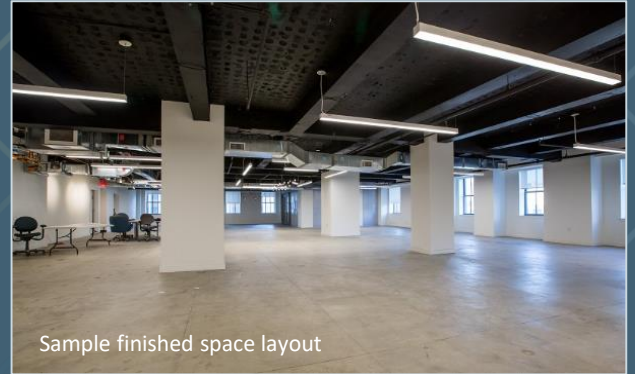
Owned And Developed by:



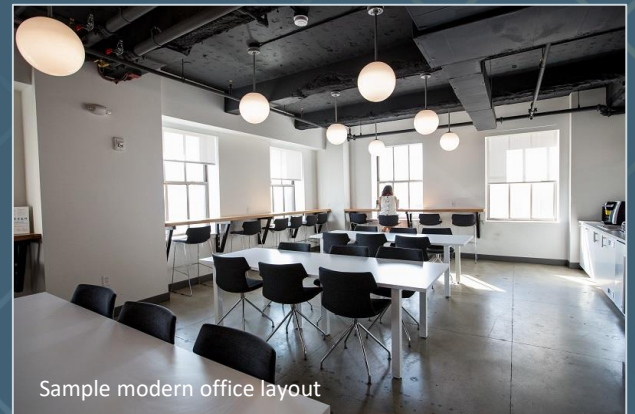
©2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information
contained herein is from sources deemed reliable; however, no
representation or warranty is made to the accuracy thereof.



Commercial tenant elevator lobby



Sample finished space layout



Sample modern office layout



Shared game room



Lounge catering kitchen