

OFFICES FOR LEASE ELIZABETH, NJ 285-299 NORTH BROAD STREET

PRIME DOWNTOWN LOCATION NEAR TO NEW TRAIN PLATFORM

AVAILABLE SPACE

- +/- 15,000 sf divisible to 2000 sf
- +/- 4500 sf flex/warehouse/office space
- Elevator access to second floor
- Well maintained historic building
- Immediate occupancy
- Landlord build out available
- Large windows providing great natural light
- Suitable for most office users
- Drive-in garage
- Turn key build out available

CALL FOR PRICING

For more information contact:

AMANDA JONES, ESQ.

C: 973.699.4969

O: 973.884.4444 ext. 36

ajones@newmarkrealestate.com

BUILDING FEATURES

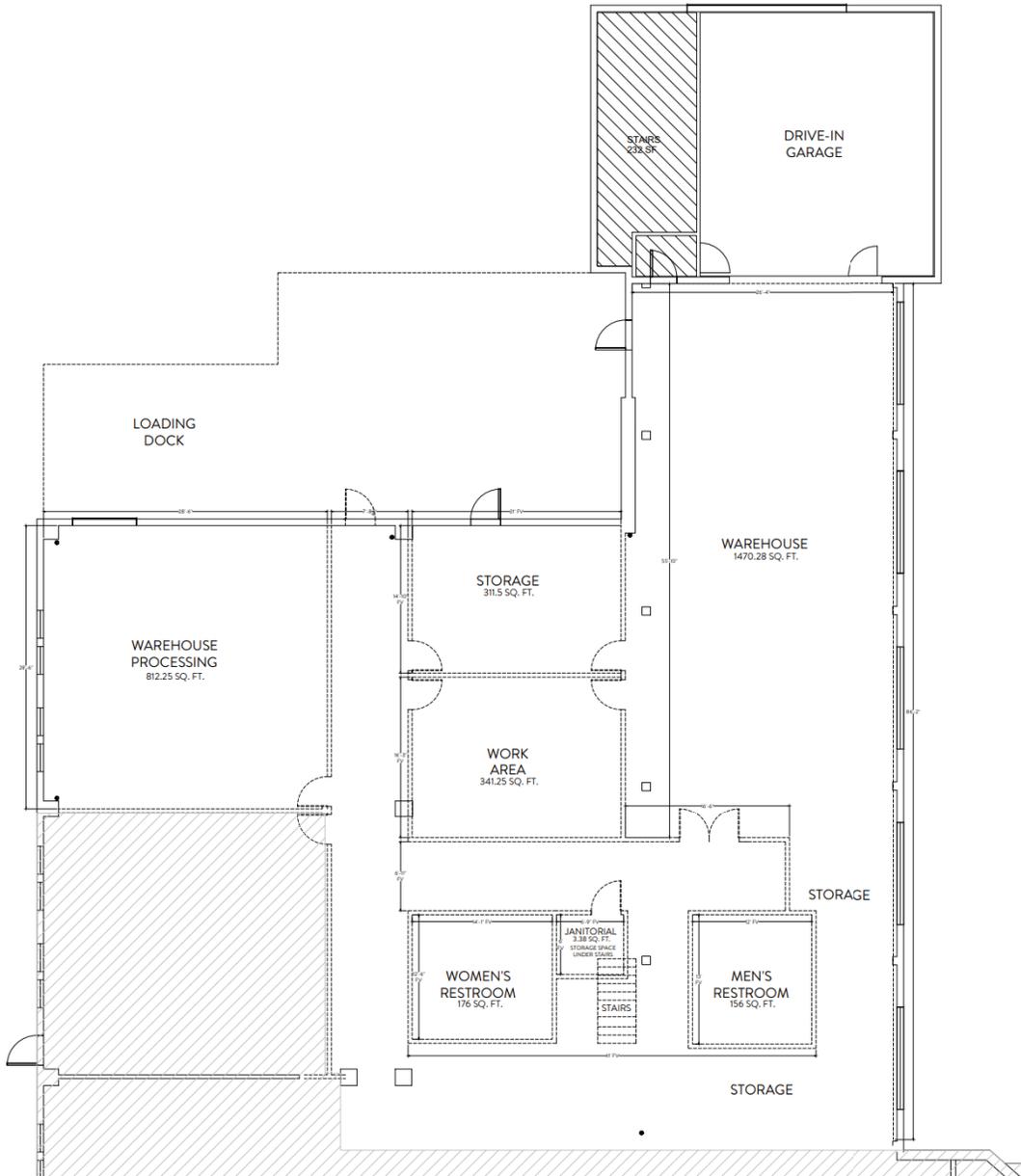
- High visibility North Broad Street corner location
- First floor tenants include US Immigration and Army/Navy Recruitment Center
- Abundant on-site parking
- Additional off-site overnight commercial parking available
- Near to Garden State Parkway, public transportation and Newark Liberty Airport
- Walking distance to local restaurants, shopping and banks.



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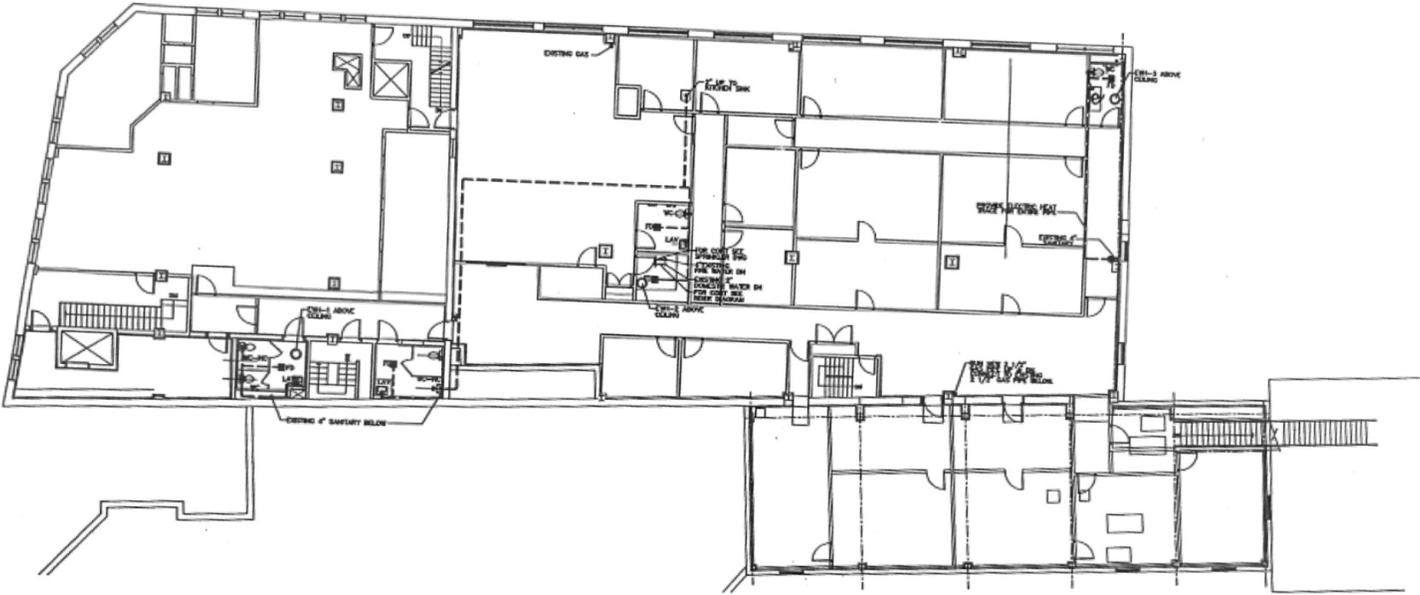
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FIRST FLOOR +/- 4500 SF



FLOOR PLAN NOT DRAWN TO SCALE

SECOND FLOOR
+/- 2000 - 13,000 SF



FLOOR PLAN NOT DRAWN TO SCALE

LOCATED IN UEZ OPPORTUNITY ZONE

BENEFITS TO UEZ FIRMS INCLUDE:

- Businesses participating in the UEZ Program can charge half the standard sales tax rate on certain purchases, currently 3.3125% effective 1/1/2018.
- UEZ businesses may enjoy tax exemptions on certain purchases including capital equipment acquired and investments made to build a new facility, expand, or upgrade an existing facility.
- The New Jersey Business Action Center plays a key role in helping grow, retain and attract business to the State. The center serves as a “one-stop” shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey’s businesses of all sizes, supporting global competitiveness of New Jersey companies, as well as to promote the State’s attractiveness as a vacation destination and business investment location nationally and internationally.
- Business Retention and Relocation Assistance Grant, available through the EDA, (“BRRAG”) for relocation and retention of at least 250 non-retail jobs where the grant is a material factor. Special limitations/bonuses for UEZs.
- Assistance from the New Jersey Department of Labor through its One Stop Centers in hiring, training, and retraining existing or new employees.



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