

Ironside Newark

110 Edison Place, Newark, New Jersey



Retail for Lease - Contact

Ryan Starkman

Ph. 732-724-4501

ryan@piersonre.com

EDISON PROPERTIES



HIPPODROME
NYC

IRONSIDE
NEWARK

ELEVATED
NY

LUDLOW

PIERSON
COMMERCIAL REAL ESTATE®

Ironside Newark

110 Edison Place, Newark, New Jersey

Site Plan

GROUND FLOOR

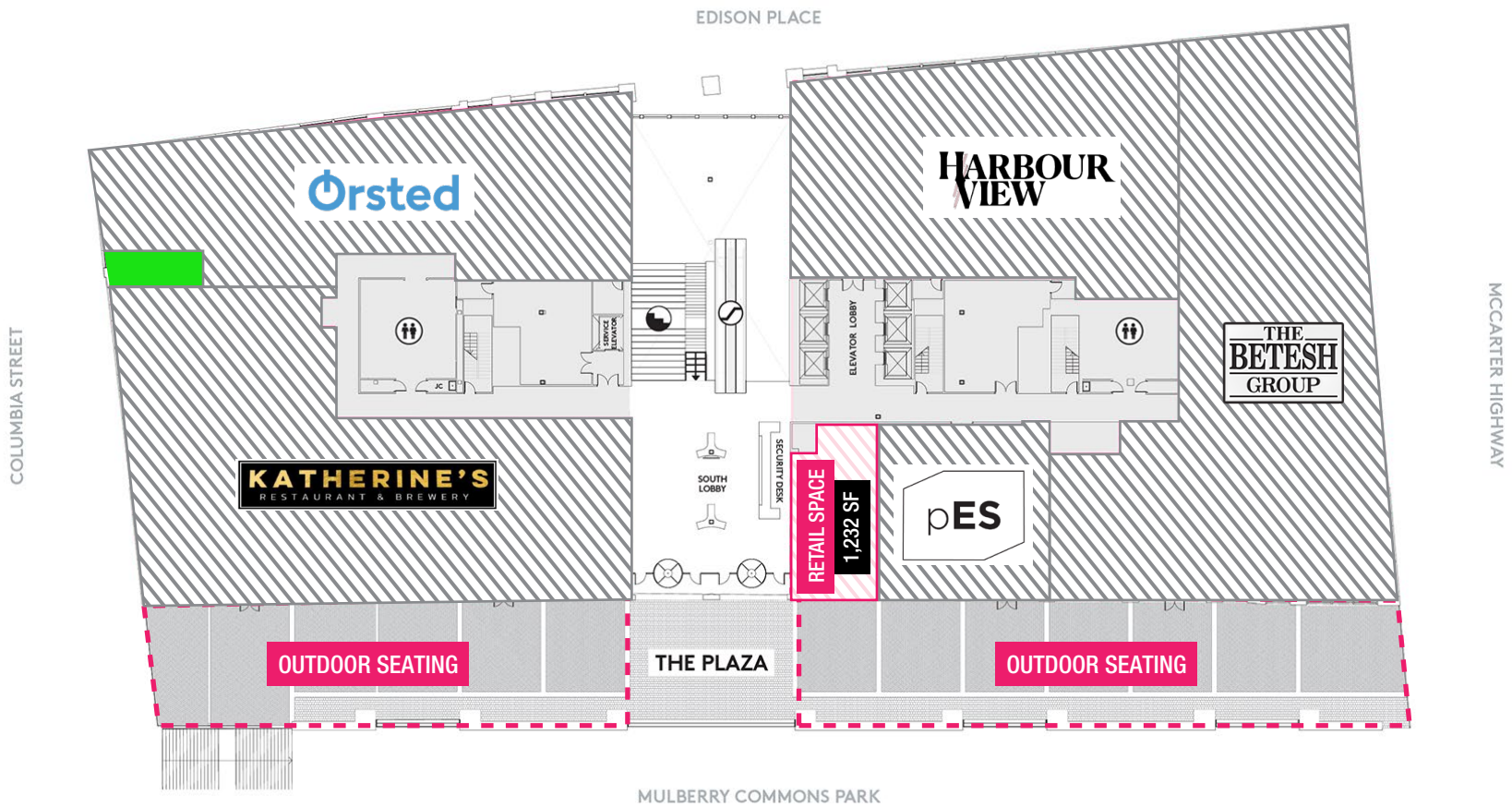


Ironside Newark

110 Edison Place, Newark, New Jersey

Site Plan

SECOND FLOOR



EDISON PROPERTIES

IRONSIDE NEWARK ELEVATED LUDLOW

PIERSON
COMMERCIAL REAL ESTATE

110 Edison Place, Newark, New Jersey

[illegible][illegible]
 HIPPODROME
NYC

IRONSIDE
NEWARK.

ELEVATED[™]
—NY—

THE LUDLOW

PIERSON
COMMERCIAL REAL ESTATE®

Ironside Newark

110 Edison Place, Newark, New Jersey

Availabilities

First Floor Availabilities

Fronting Edison Place

- +/- 892 SF
- +/- 1,112 SF
- +/- 6,367 SF (divisible)

Maker Space

- +/- 17,482 SF (divisible)

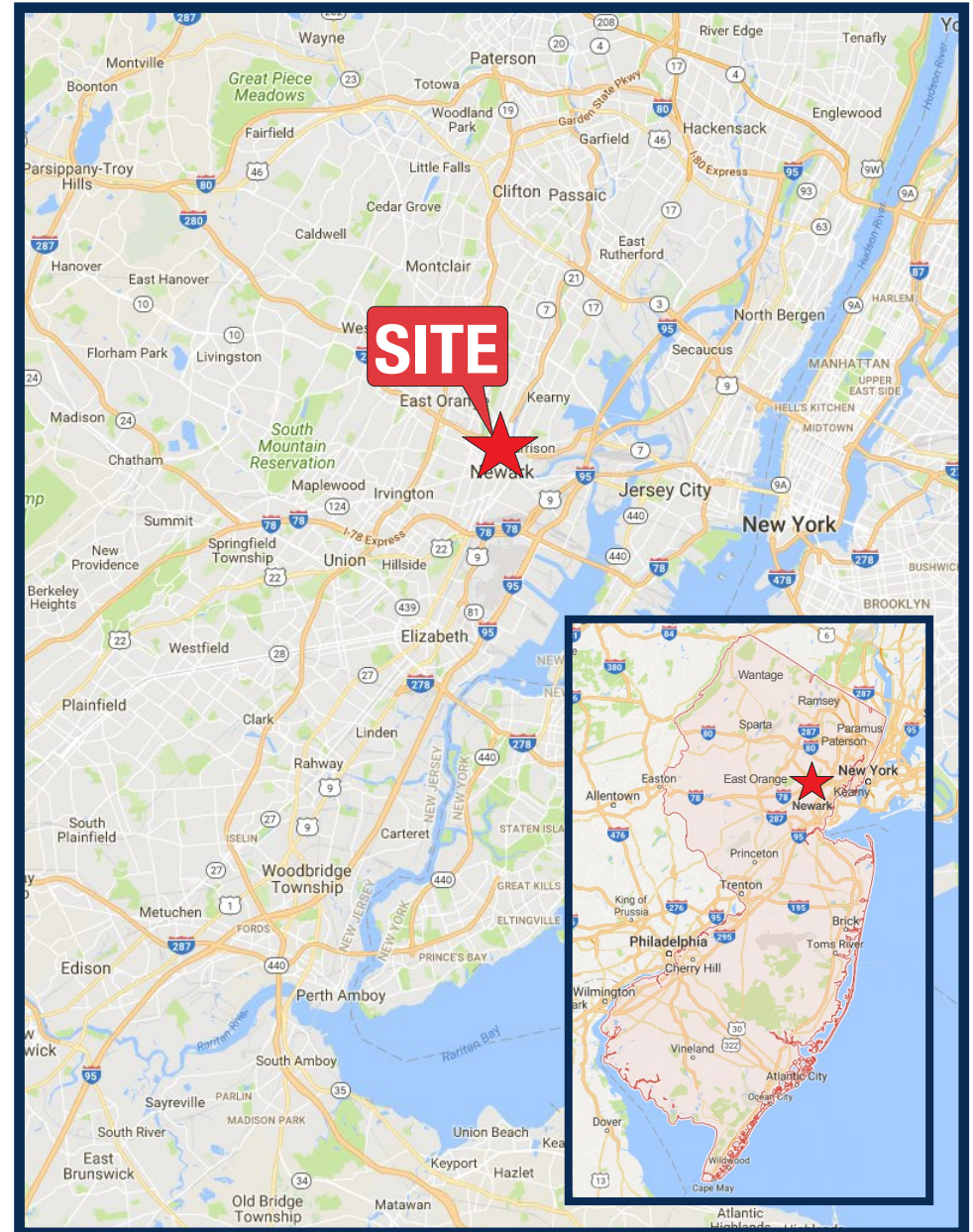
Second Floor Availabilities

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 NYC WORKSPACE ELEVATED #LUDLOW

PIERSON
COMMERCIAL REAL ESTATE.

Ironside Newark

110 Edison Place, Newark, New Jersey

Market Aerial



EDISON PROPERTIES

HIPPODROME NYC IRONSIDE NEWARK ELEVATED NY LUDLOW

PIERSON
COMMERCIAL REAL ESTATE.

Ironside Newark

110 Edison Place, Newark, New Jersey

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

PIERSON
COMMERCIAL REAL ESTATE®

Ironside Newark

110 Edison Place, Newark, New Jersey

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



2022-BEYOND



CONTINUED GROWTH THIS YEAR



2018-2021

EDISON PROPERTIES



PIERSON
COMMERCIAL REAL ESTATE.

Ironside Newark

110 Edison Place, Newark, New Jersey

Contact Information



Retail for Lease - Contact

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

EDISON PROPERTIES



HIPPODROME
NYC

IRONSIDE
NEWARK

ELEVATED
NY

LUDLOW

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any renderings, projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance or final design of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.