

609 Broad
Street

Newark, NJ



Available For Sublease
13,125 SF of Ready-to-Move-in
Trophy Space in Newark's
Professional Corridor



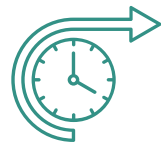
OPPORTUNITY HIGHLIGHTS



13,215 SF
2nd Floor



2016
Building Built



Term
Flexible, through May 2032



2023
Office Built



Plug-and-Play
Fully Furnished



Paid Parking
Available Onsite



Rent
Inquire with Brokers



Semi-Private Outdoor Patio
In-Suite Access
to Shared Building Patio

LOCATION OVERVIEW

Enjoy a wealth of amenities directly within the Hahne Building on the first floor:

- Whole Foods
- Cool Vines
- CityMD
- Barnes & Noble
- Marcus B&P

With incredible proximity to:

- ◆ **Banking:** Industrial Bank, Chase, Citibank, Wells Fargo
- ◆ **Bus Lines:** NJ Transit
- ◆ **Commuter Rail:** Newark Broad Street & Newark Penn Stations
- ◆ **Metro/Subway:** PATH/Amtrak



SUBLEASE OPPORTUNITY

13,215 SF



1 CAFÉ/COMMUNAL SPACE

4 COLLABORATION AREA

2 CONFERENCE ROOM

5 IN-SUITE ACCESS TO BUILDING PATIO

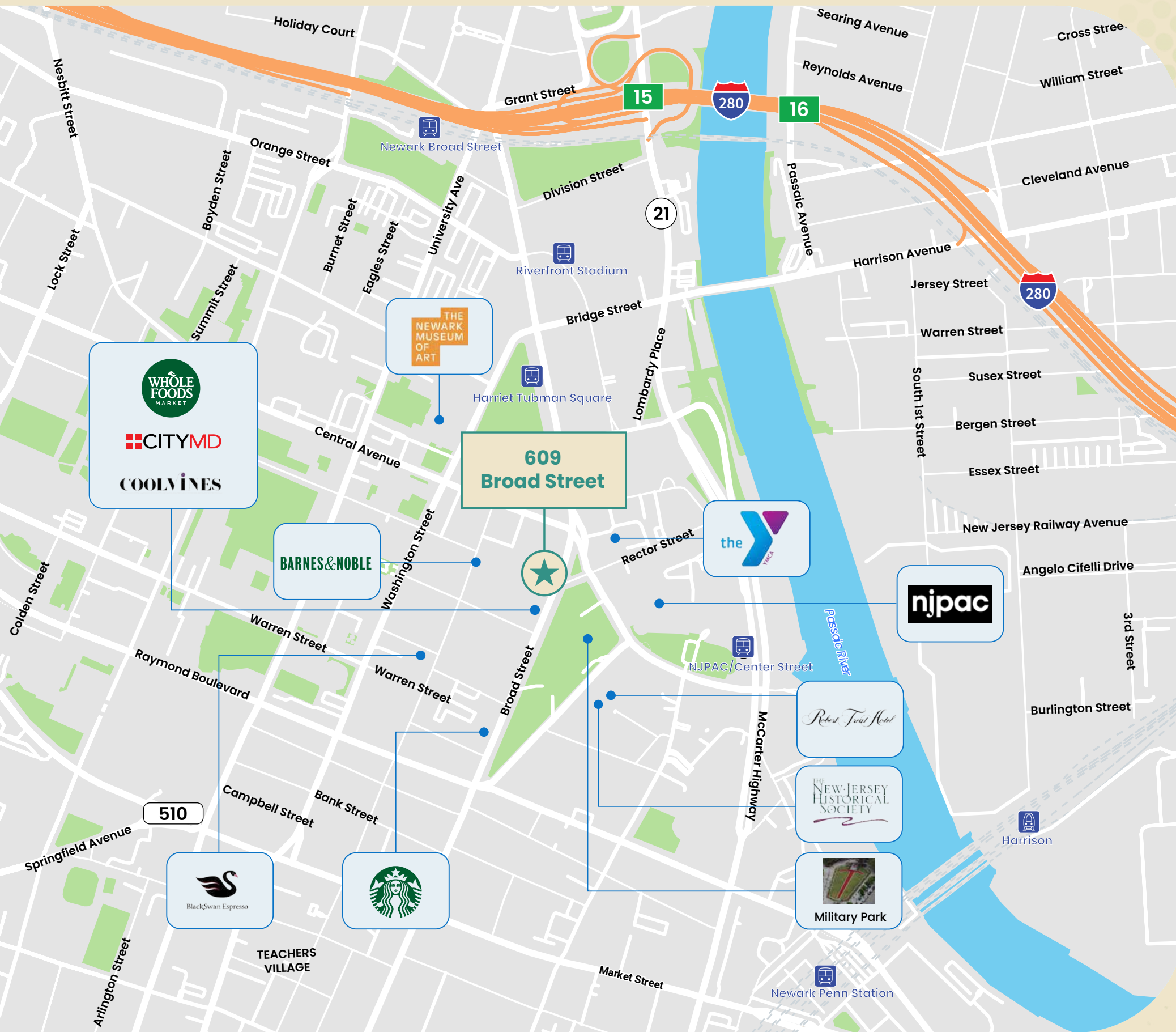
3 SECONDARY CAFÉ/COMMUNAL SPACE

Room Breakdown and In-suite Amenities

- Double door glass suite entry
- 19 Offices with 3' glass sidelights
- Furniture by Allsteel
- One (1) 24-persons conference room
- One (1) 8-persons conference room
- One (1) 7-persons conference room
- Five (5) single-stall restrooms in suite
- Dedicated copy/print & secondary print area
- Dedicated IT area



MAP OVERVIEW





609 Broad Street

Newark, NJ

Matt Loughin
+1 908 268 9456
matt.loughin@jll.com

Kevin Sawtell
+1 908 295 5913
kevin.sawtell@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.