

Office Space for Lease

2 City Hall Plaza

RAHWAY, NJ

Building Size: 41,000 SF top 2 floors

Location: Walking distance to public transportation, restaurants and banks; Close proximity to Rt 1-9, 78 and 287, Port Newark and Newark Airport

Available Spaces:

- 6,824 SF
- 1,943 SF
- 8,767 SF
- 7,863 SF
- 1,625 SF

Features: Class A office building

Lease Price: \$22.00 PSF + TE

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Exclusive Broker

Weichert Commercial
Brokerage, Inc.

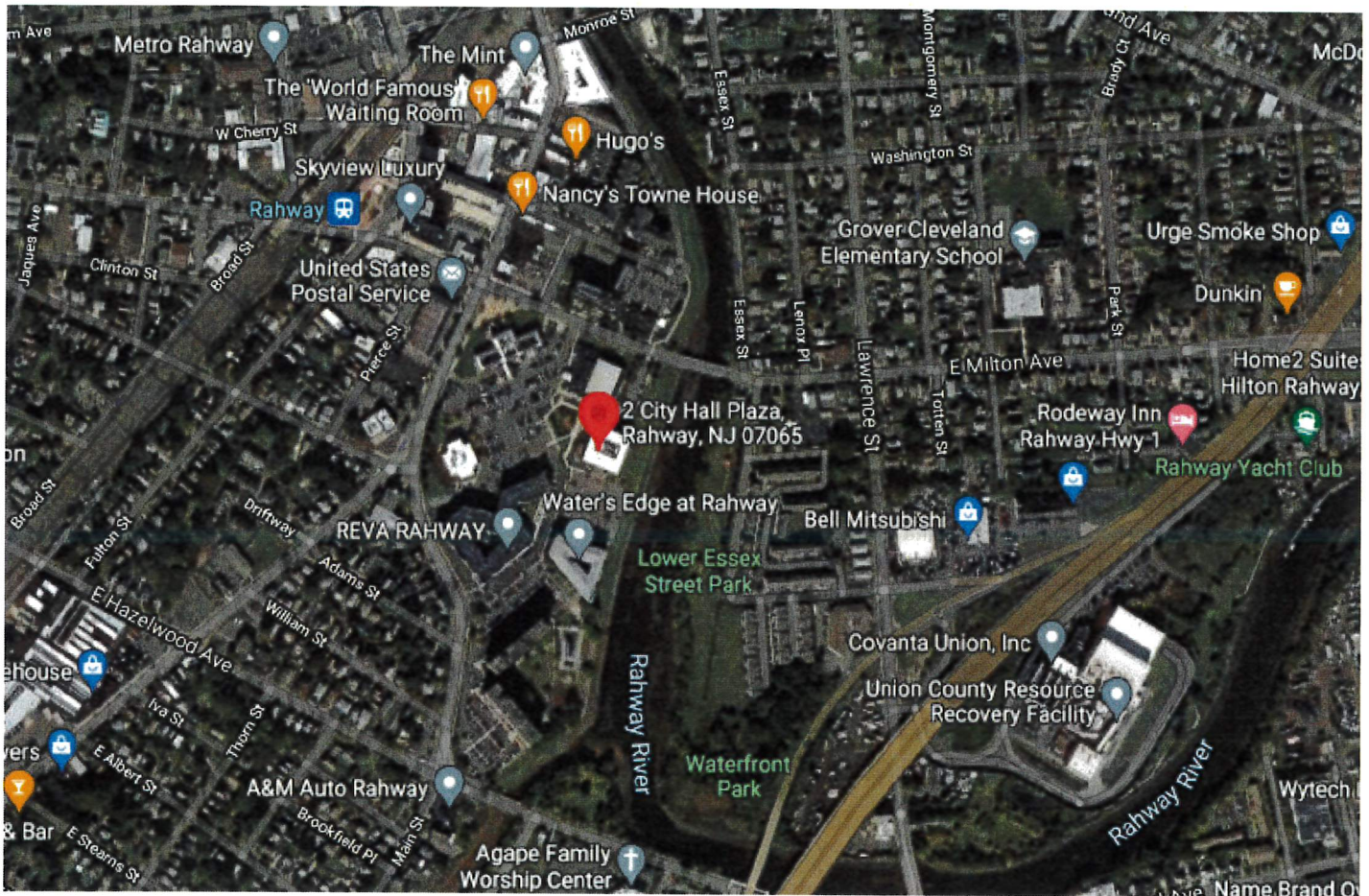
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Location

- Located within Rahway's new mixed use redevelopment hub
- Current projects underway: recently renovated NJ Transit Train Station (40 minutes to NYC), the new City Plaza, new apartment complex on the banks for the Rahway River and 16-story hotel with luxury condominiums geared toward professionals
- Located within walking distance to train and bus stations with easy access to Route 1 & 9, NJT (I-95), GSP, Route 78, Route 287, Newark International Airport and the Ports of Newark and Elizabeth
- Walking distance to cultural arts and entertainment center
- Rahway office center employees enjoy the benefits of the Rahway Library and Sports Center



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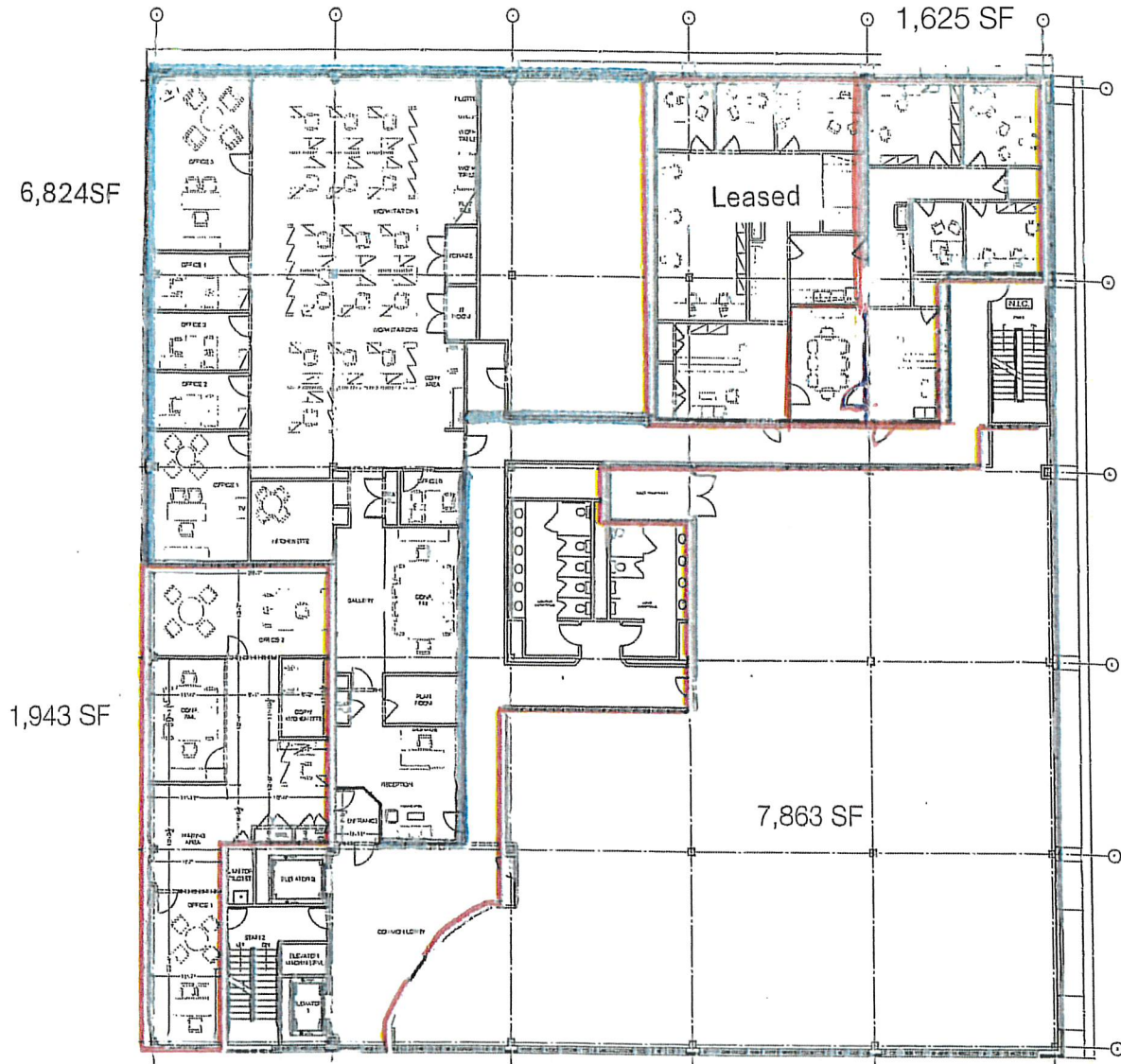
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Floor Plan

Rahway Office Space - 2nd. Floor

RAHWAY • NEW JERSEY



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Zoning

§421-22M - X Mixed-Use Zone

A. Purpose. The purpose of this district is to create a comprehensively planned and designed high-density, mixed use development comprised of waterfront and/or central business district office buildings, residential apartment complexes, recreational or entertainment uses, and public facilities which would compliment rather than compete with the convenience, specialty and comparative retail uses and personal service uses within the central business and service business zones. On-site parking, landscaping and open space, public access to the waterfront and pedestrian linkages to the downtown are to be provided.

B. Permitted principal uses. The following principal uses shall be permitted:

- (1) Planned mixed-use developments, but only in accordance with the provisions of §421-44
 - (a) Townhouses or row houses, in accordance with §421-34
 - (b) Low-rise apartments, in accordance with §421-35
 - (c) High-rise apartments, in accordance with §421-36
 - (d) Public uses
 - (e) Professional offices
 - (f) Medical and dental offices
 - (g) General and business offices
 - (h) Restaurants, including restaurants with plenary retail consumption licenses
 - (i) Hotels, in accordance with §421-41
 - (j) Commercial recreational uses
 - (k) Cultural facilities

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Demographics

