

Huge Restaurant or Retail Opportunity!

Liquor License Available!

**THE
NATIONAL**

1420 Irving Street
Rahway, NJ



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

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D: 862.217.5610

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COMMERCIAL REAL ESTATE SERVICES

Available for Lease

- Located Downtown in the Heart of Rahway
- Adjacent to the New Jersey Train Transit Station with Direct Connection to NYC
- Rapidly Growing Area with New Development All Around
- Stage for Concerts/Entertainment inside the Square Next Door
- Great Customer Base
- **Newley Reinforced Roof**
- Outstanding Demographics
- High Foot Traffic

Ground Floor – 3,236 SF (approx.)

3,236 SF + 225 SF Common Area = 3,461SF

Seeking Restaurant Uses

Restaurant Space with Available Liquor License

- Two Patio Areas Available for Outside Dining
- Courtyard: 1,008 SF Approx.
- Rooftop: 1,897 SF Approx.
- New Stylish Storefronts
- Huge Frontage with Great Exposure For Signage and Advertisement

[Click Here To Visit: THE RAHWAY NATIONAL](#)

2nd Floor – Co Working/Traditional Office Suites

- Trendy Office Space
- Amazing Common Rooftop Space for Comfort & Relaxation
- Meeting Room & Common Kitchen Equipped with coffee Station and more.
- Free Parking Available

Suite 1 – 347 SF – Common Area Room

Suite 2 – Kitchen – Common

Suite 3 – 347 SF **LEASED**

Suite 4 – 94 SF **LEASED**

Suite 5 – 312 SF **LEASED**

Suite 6 – 143 SF **LEASED**

Suite 7 – 175 SF **LEASED**

Suite 8 – 307 SF AVAILABLE

Suite 9 – 208 SF AVAILABLE

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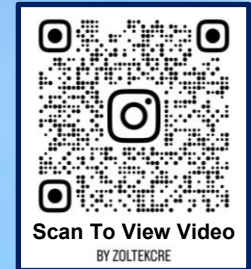
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The National Website



Scan To View Video
BY ZOLTEKCRE





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Train station entrance

COURTYARD SEATING AREA

Rooftop 1

Rooftop 2

PLAZA SEATING AREA

Train station entrance

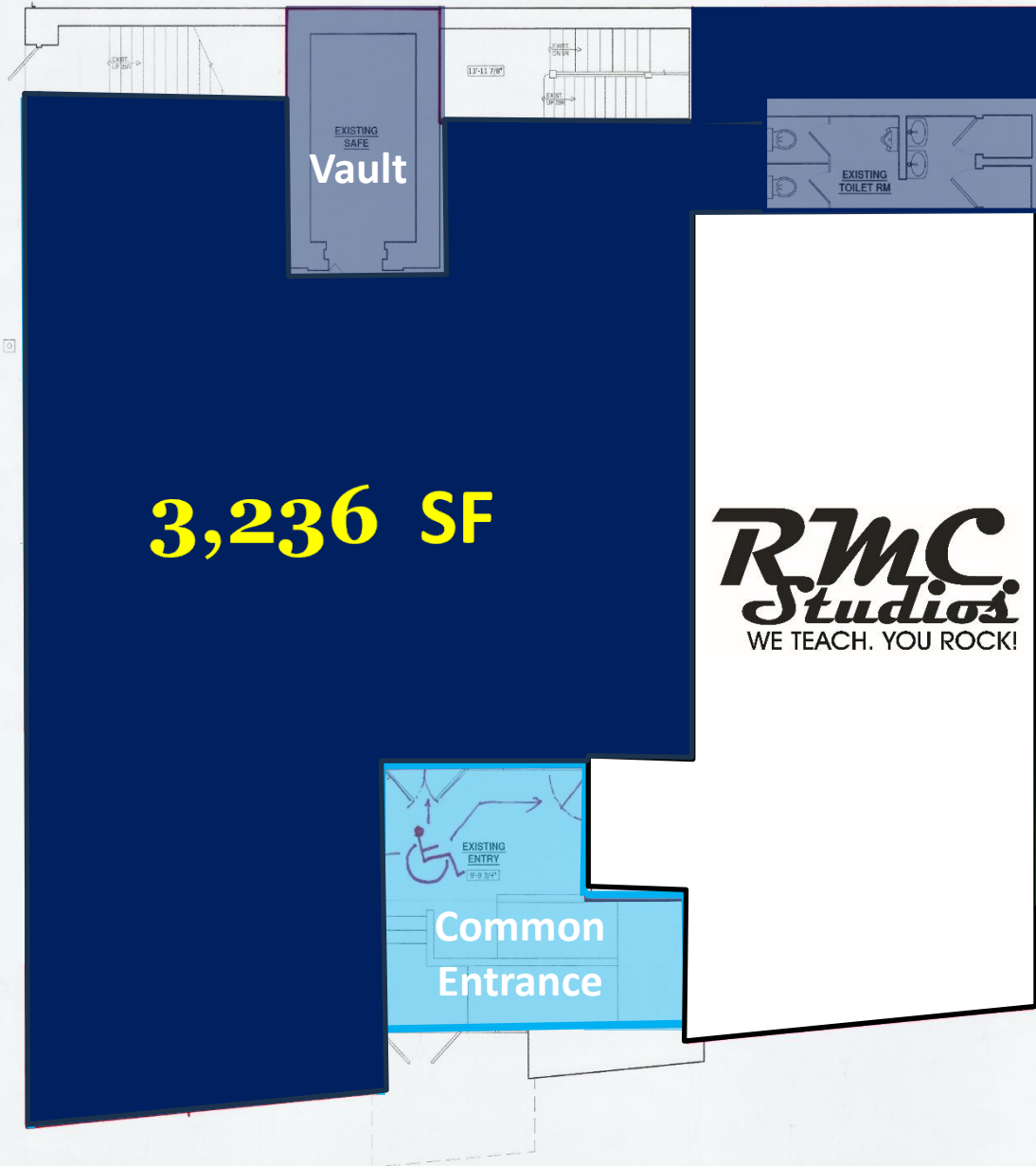
Ground Floor

The National

Seeking Retail or Restaurant Uses

Liquor License Available

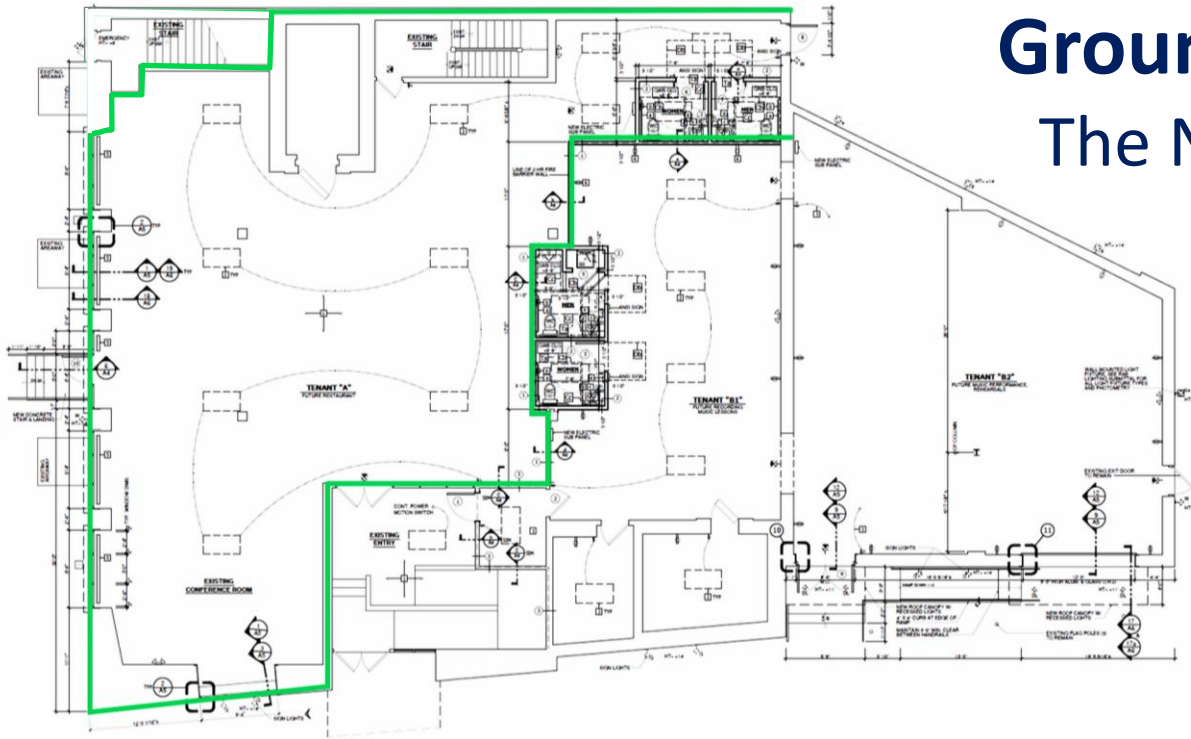
Outdoor Seating Available for Restaurant



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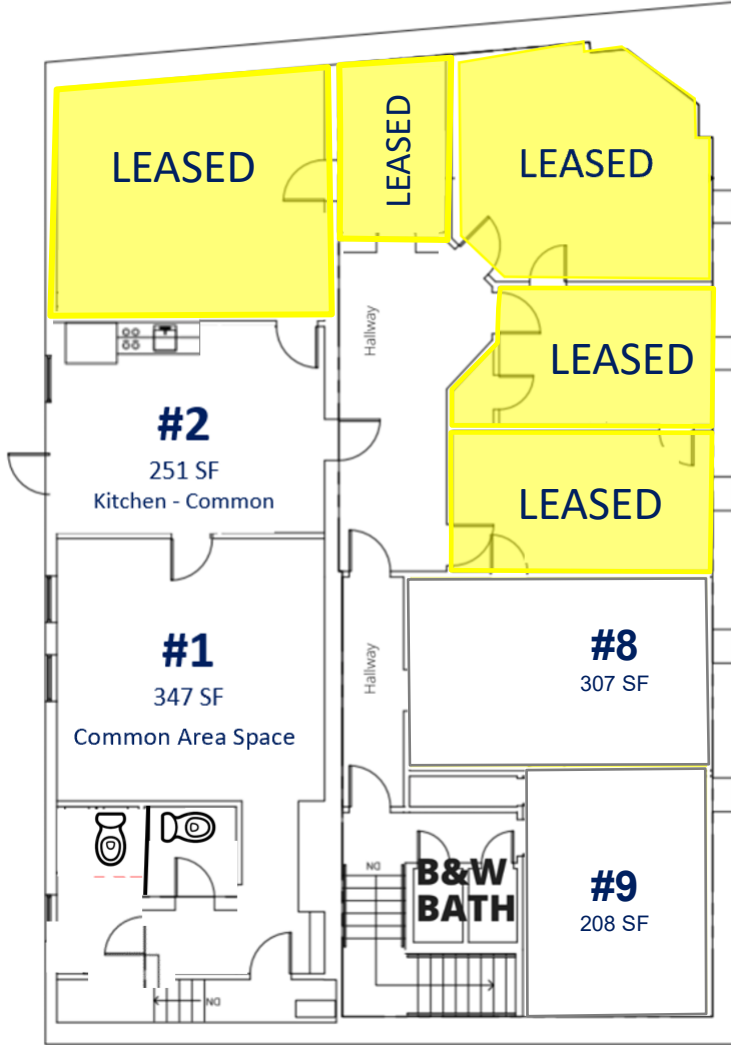
Ground Floor The National

Z
O
L
T
E
K



2nd Floor

The National





SITE

THE COFFEE BOX

THE IRVING INN

Edward Jones



Rahway Transportation Center

WATT HOTEL
SAFETY COLLECTION
160 Residential Units



Rahway Police Department



Rahway Municipal Administrator

Rahway Recreation Center

HAMILTON APARTMENTS
58 Units



27

RAHWAY ARTS APARTMENTS
20 Units

MERIDIA BROWNSTONES
188 Units

THE WILLOWS
57 Units

PARK SQUARE
159 Units

GRAND MERIDIA
88 Units

METRO RAHWAY
116 Units

THE GRAMERCY
42 Units

THE MINT
116 Units

MERIDIA LAFAYETTE
115 Units

RIVERSIDE APARTMENTS
30 Units

SITE

RIVER PLACE AT RAHWAY
136 Units

W MILTON AVENUE

RAHWAY TRAIN STATION
NJ TRANSIT

SKYVIEW
160 Units

GOLDEN AGE TOWERS
196 Units

E MILTON AVENUE



MAIN STREET

WATER'S EDGE
109 Units

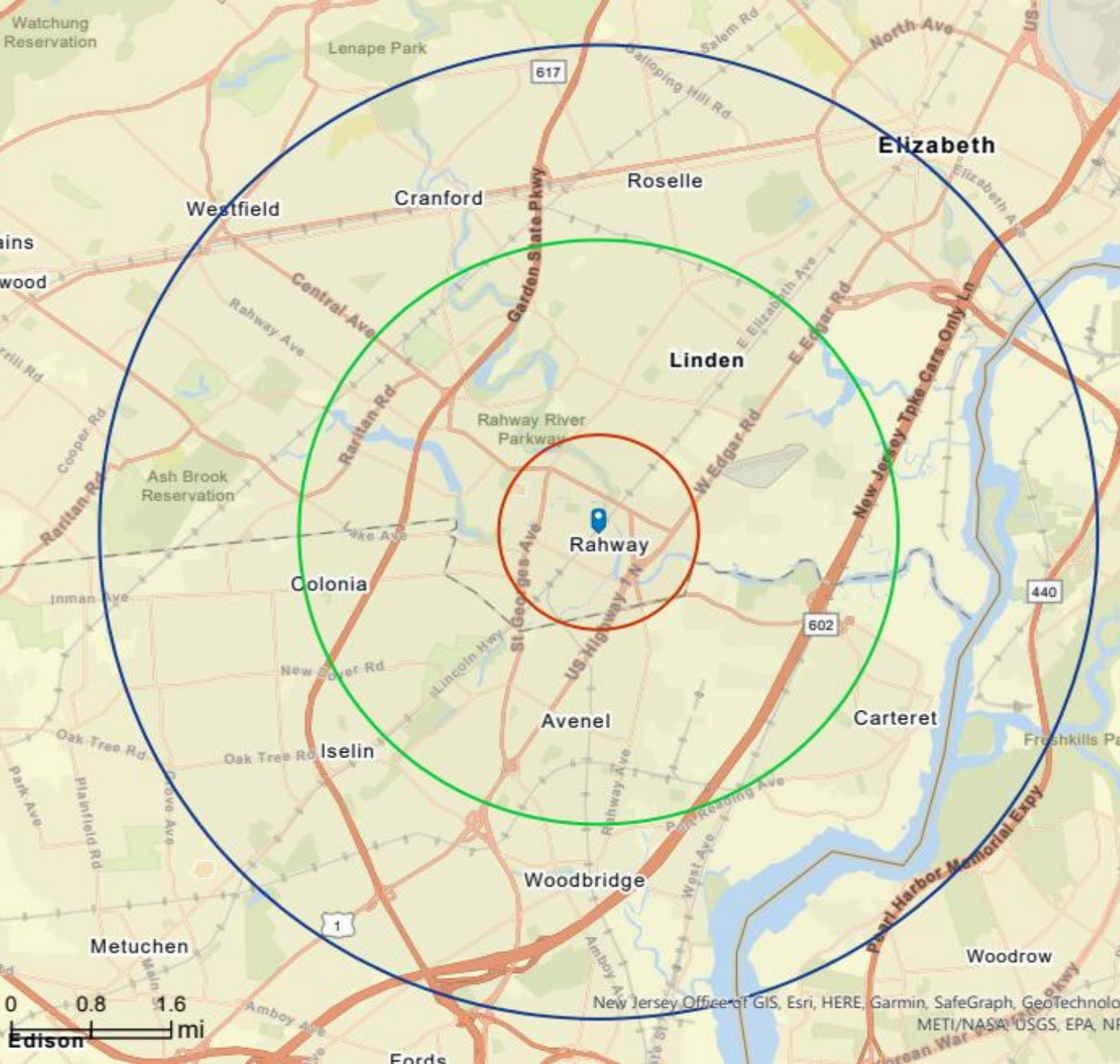
REVA RAHWAY
219 Units

9

ROSEGATE APARTMENTS
150 Units



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Demographics	1 Mile	3 Miles	5 Miles
Population	22,999	138,089	381,531
Daytime Population	20,923	124,667	359,593
Average HH Income	\$70,205	\$82,994	\$83,088
Median Age	39.2	41.5	40.4

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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THE National

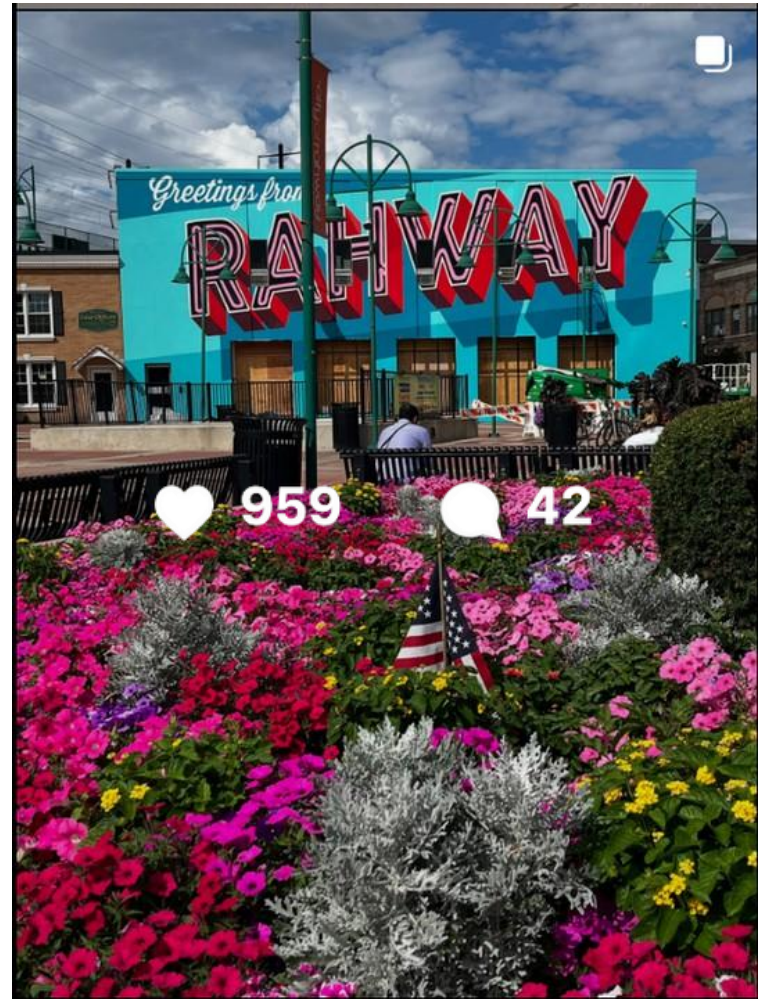
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“you can feel the energy”
Mayor Giacobbe



Social Media





Nikola Tesla, Rahway Inventor,
turns on the "Greetings from
Rahway" sign

- Historic bank reimagined
- Located Downtown in the Heart of Rahway
- Next to New Jersey Train Transit Station with Direct Connection to NYC
- Rapidly Growing Area with New Development All Around
- Stage for Concerts/Entertainment in front of The National
- Landlord Reinforced Roof for dining High
- Foot Traffic - 3,000 NJ transits M-F
- Ground Floor — 3,236 SF (approx.)
- Seeking Restaurant Uses
- Restaurant Space with Available Liquor License

Outdoor

- Courtyard: 1,008 SF Approx.
- Rooftop: 1,897 SF Approx.
- New Stylish Storefronts
- Huge Frontage with Great Exposure For Signage and Advertisement

TheRahwayNational.com

THE National

With regular events and concerts on Train Station Plaza, you will have thousands of people in front on your doorstep





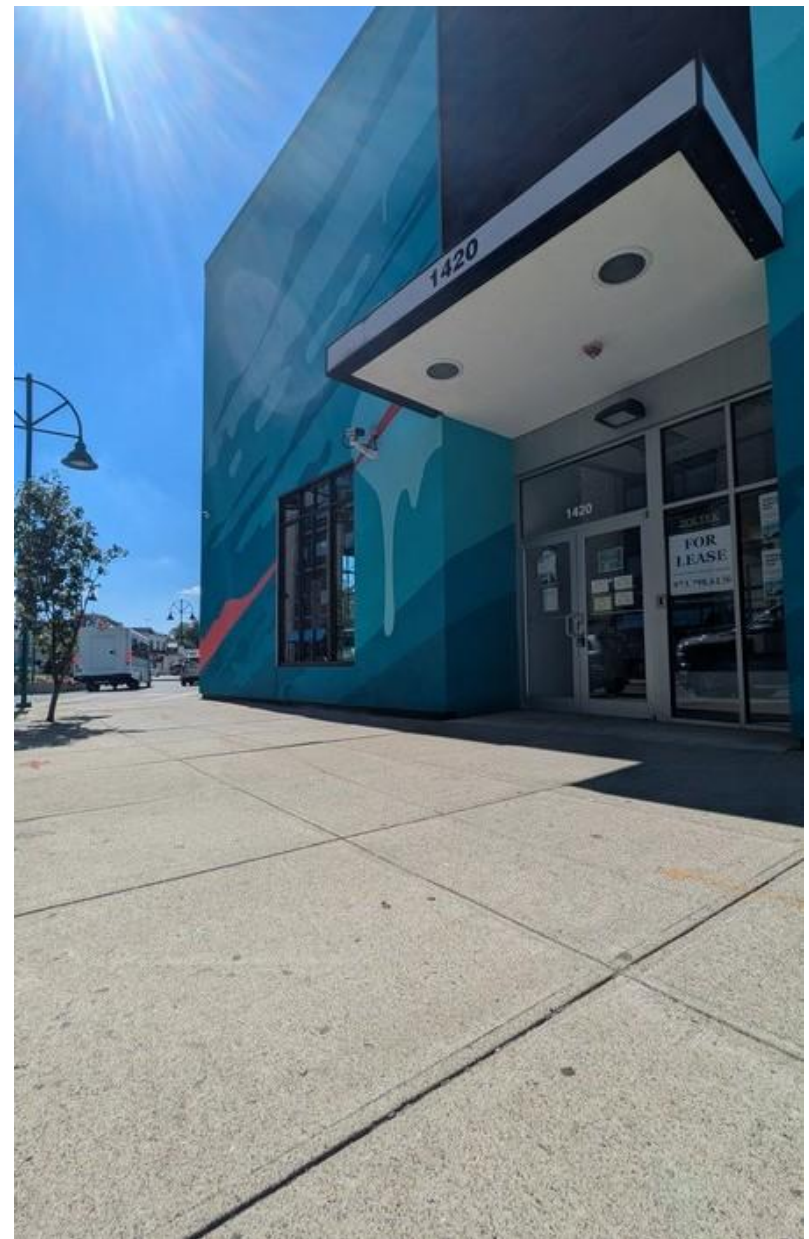
THE National

Rooftop Rendering Concept





1900's Historic Vault

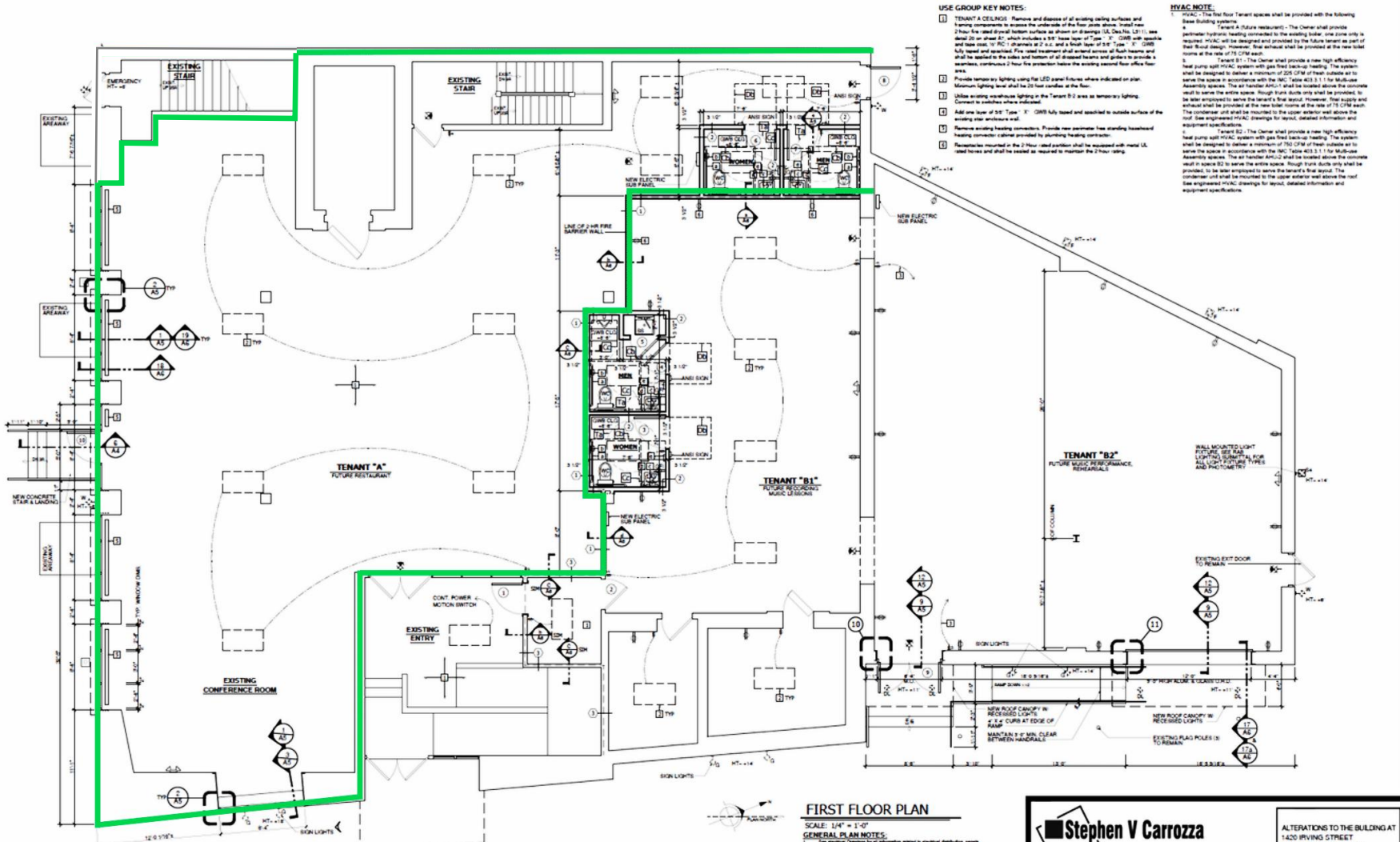


Full building painted by world renowned street artist Glossblack



Massive Glass Store frontage

THE National



USE GROUP KEY NOTES:

- 1. TENANT A CEILING: Remove and dispose of all existing ceiling surfaces and framing components to expose the underside of the four grade above. Install new 2-hour fire rated gypsum board surface as shown on drawings (UL Data No. L211) use 2x4s @ 20" on center (OC) which includes a 5/8" base layer of Type "X" GWB with acoustic and noise control (NC) channels @ 2" o.c. and a finish layer of 5/8" Type "X" GWB fully taped and sealed. Fire rated treatment shall extend across all wall-beams and shall be applied to the sides and bottom of all dropped beams and girders to provide a minimum, non-combustible 2-hour fire protection between the existing second floor office floor area.
- 2. Provide temporary lighting using the LED panel fixtures unless indicated on plan. Maximum lighting level shall be 20 foot candles at the floor.
- 3. Utilize existing recessed lighting in the Tenant B2 area as temporary lighting. Connect to switches where indicated.
- 4. Add one layer of 5/8" Type "X" GWB (A) taped and sealed to outside surface of the existing fire enclosure wall.
- 5. Remove existing ceiling components. Provide new perimeter fire stranding baseboard heating connector cabinet provided by plumbing/heating contractor.

HVAC NOTE:

- 1. HVAC: The first four Tenant spaces shall be provided with the following Base Building system:
 - a. Tenant A: Future restaurant: The Owner shall provide perimeter systems heating contracted to the existing solar zone zone only in-place HVAC shall be designed and provided by the future tenant as part of their final design. However, floor exhaust shall be provided at the new toilet rooms at the rate of 15 CFM each.
 - b. Tenant B1: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 225 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multi-use Assembly spaces. The air handler AHU-1 shall be located above the concrete roof to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. However, floor supply and exhaust shall be provided at the new toilet rooms at the rate of 15 CFM each. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for specific, detailed information and equipment specifications.
 - c. Tenant B2: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 250 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multi-use Assembly spaces. The air handler AHU-2 shall be located above the concrete roof to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. However, floor supply and exhaust shall be provided at the new toilet rooms at the rate of 15 CFM each. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for specific, detailed information and equipment specifications.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 GENERAL CLASH NOTES:
 See Section Drawings for all information related to electrical distribution, panels, conduit, conduits, elevations, grounding, electrical symbols, wire sizes and wire types.
 1. All dimensions shown in rough framing or in place of members unless specifically noted otherwise.
 Dimensions left to "V" line indicates not in place with "V".
 DO NOT SCALE DRAWINGS.

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ALTERATIONS TO THE BUILDING AT
 1425 IRVING STREET
 RAINWAY, NEW JERSEY

date: 10 SEPT 24
 job no: 25104-C
 scale: 1/4" = 1'-0"
FIRST FLOOR PLAN

A2
OF 8

THE National



THE National

Before



Teller Area



Plaza View



Facade



Small Windows to plaza

THE National

After



THE National



THE National



THE National



THE National



installed 6 massive 8 x 6 windows on Plaza



kept historic 1900 vault



installed 8 x 6 windows facing Irving Street

THE National



installed 8 x 6 windows facing Irving Street

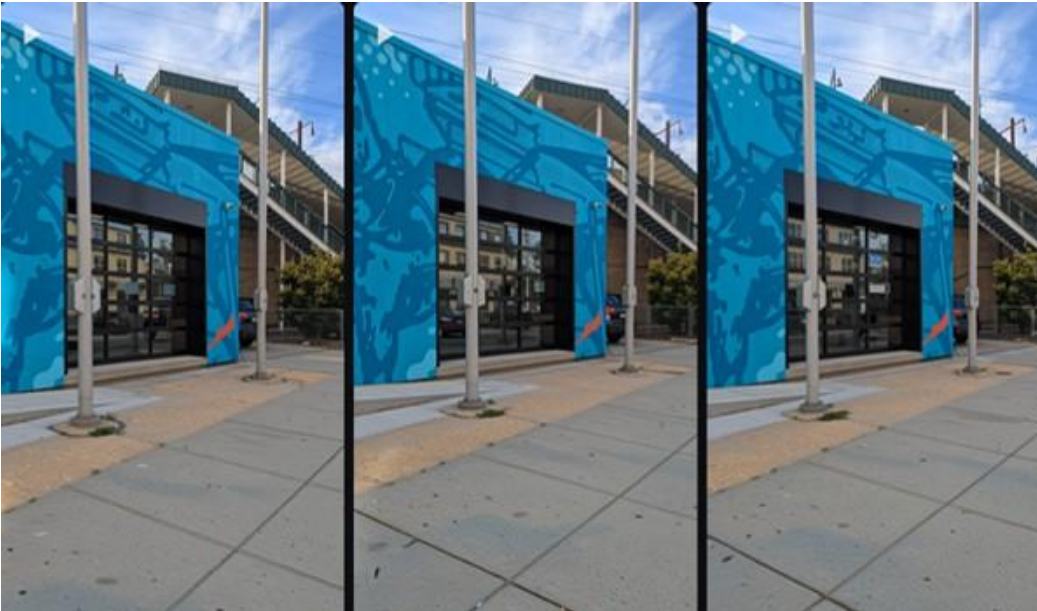


kept historic 1900 vault

THE National

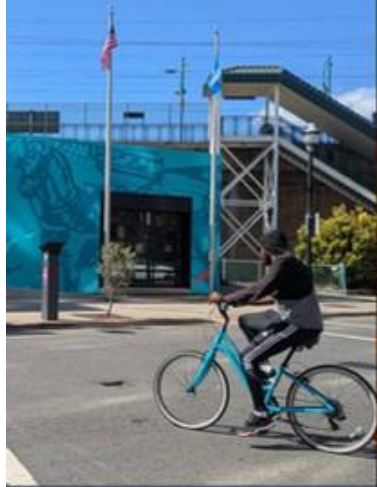


See Videos and
Restaurant Space Renderings



installed 8 x 6 windows facing Irving Street

kept historic 1900 vault



THE National

was created with a simple belief: art and music are not luxuries, but the essence of life. Developed by the Smaldone family—local business operators who have long worked at the crossroads of invention, design, and culture—The National exists to bring creativity out of the museum and into the streets, where it belongs to everyone.

More than a building, The National is a living canvas: a place where street art meets live performance, where a restaurant hums with energy beside working studios, and where tenants contribute to a shared vision of vibrancy. Both a destination and a community hub, The National seeks to push boundaries and spark inspiration, turning Rahway into a city alive with possibility.

Exclusive Broker

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