



Available for Sale / Lease

2 CITY HALL PLAZA, RAHWAY, NEW JERSEY 07065

ASKING PRICE

\$6,200,000

LOT SIZE

1.23 Acres

NOI (CURRENT)*

\$459,777

CAP RATE (PROJ.)

10.06%

SALE TYPE

Sale / Lease

PROPERTY OVERVIEW

A **move-in ready, income producing** office asset set directly beside Rahway City Hall, offering 1,500 - 5,600 SF of flexible second-floor suites within walking distance of NJ Transit, downtown restaurants, and the banking district, built **for an institutional mix of medical, professional, and government tenants.**



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2 CITY HALL PLAZA, RAHWAY, NEW JERSEY 07065

ASKING \$6,200,000

Commercial Office · 1,500–7,000 SF · Move-In Ready

LOT SIZE	ZONING	NOI (CURRENT)*	CAP RATE (PROJ.)	SALE TYPE
1.23 Acres	Commercial	\$459,777	10.06%	Sale / Lease

PROPERTY HIGHLIGHTS

- **Multiple Units Available** — 1,500 to 5,600 SF on the 2nd floor with flexible suite configurations for any tenant.
- **Modern, Move-In-Ready Spaces** — Large windows, open layouts, and updated finishes throughout — ready for immediate occupancy.
- **Flexible Floor Plans** — Adaptable suites accommodate office, medical, government, and professional service tenants.
- **Prime Downtown Rahway Location** — Walking distance to NJ Transit, restaurants, and banks in the heart of downtown Rahway adjacent to City Hall.
- **Superior Highway Access** — Close proximity to Routes 1-9, 78, and 287, Port Newark, and Newark Liberty International Airport.
- **Strong Income-Producing Asset** — Current NOI of \$459,777 with projected NOI of \$623,992 representing a 10.06% projected cap rate.
- **Rahway Market Momentum** — Rahway's arts district and waterfront redevelopment drive sustained commercial demand and value appreciation.
- **Institutional-Quality Tenancy** — Established mix of healthcare providers, professional services, and government tenants provides income stability.

USE POSSIBILITIES

The commercial zoning and flexible floor plates at 2 City Hall Plaza support multiple leasing programs. SF figures are illustrative configurations — tenant to verify with building management.



MEDICAL / HEALTH SERVICES

1,500–7,000 SF

Medical offices, urgent care, therapy practices, and specialty healthcare providers.



PROFESSIONAL OFFICE

1,500–7,000 SF

Law firms, financial advisors, CPA firms, insurance, and corporate office tenants.



GOVERNMENT / NONPROFIT

1,500–7,000 SF

Public agencies, municipal offices, non-profit organizations, and associations.



COMMERCIAL / FLEX / OWNER-USER

7,863 SF GBA

Full-floor users, co-working, tech companies, and owner-occupant commercial tenants.

2 CITY HALL PLAZA RAHWAY, NEW JERSEY 07065

Available for Sale/Lease - Offering Memorandum

ASKING PRICE

\$6,200,000

±5,600 SF · Commercial Zoning

Rahway, NJ 07065

\$6,200,000 / Building

LOT DETAILS

ZONING	Commercial
LOT SIZE	1.23 Acres
CONDITION	Move-In Ready
SALE TYPE	Sale / Lease
PRICE / SF	\$155 / SF
EST. SF	1,500–5,600
MUNICIPALITY	Rahway City
COUNTY	Union County
TAX MAP	Block 4302-1

LOCATION & ACCESS

- NJ Transit Rahway Station — walkable
- Routes 1-9, 78 and 287 — nearby
- Port Newark — ~15 min
- Newark Airport — ~15 min
- NYC Midtown via rail — ~45 min
- Rahway City Hall — adjacent

NEARBY DEVELOPMENT PIPELINE

- Rahway Arts District — active
- Train Station Redevelopment
- Waterfront Corridor Plans Mixed
- Use Downtown Growth New
- Residential Construction

KEY MARKET DATA POINTS

Total Revenue (Current / Projected)	\$907,525 / \$929,788
Operating Expenses	\$447,749 / \$305,797
Net Operating Income	\$459,777 / \$623,992
CAP Rate	7.0% / 10.06%
Rahway Class B Avg. Asking Rent	\$22–\$21 / \$25SF NNN
Downtown Rahway Vacancy Rate	~8%



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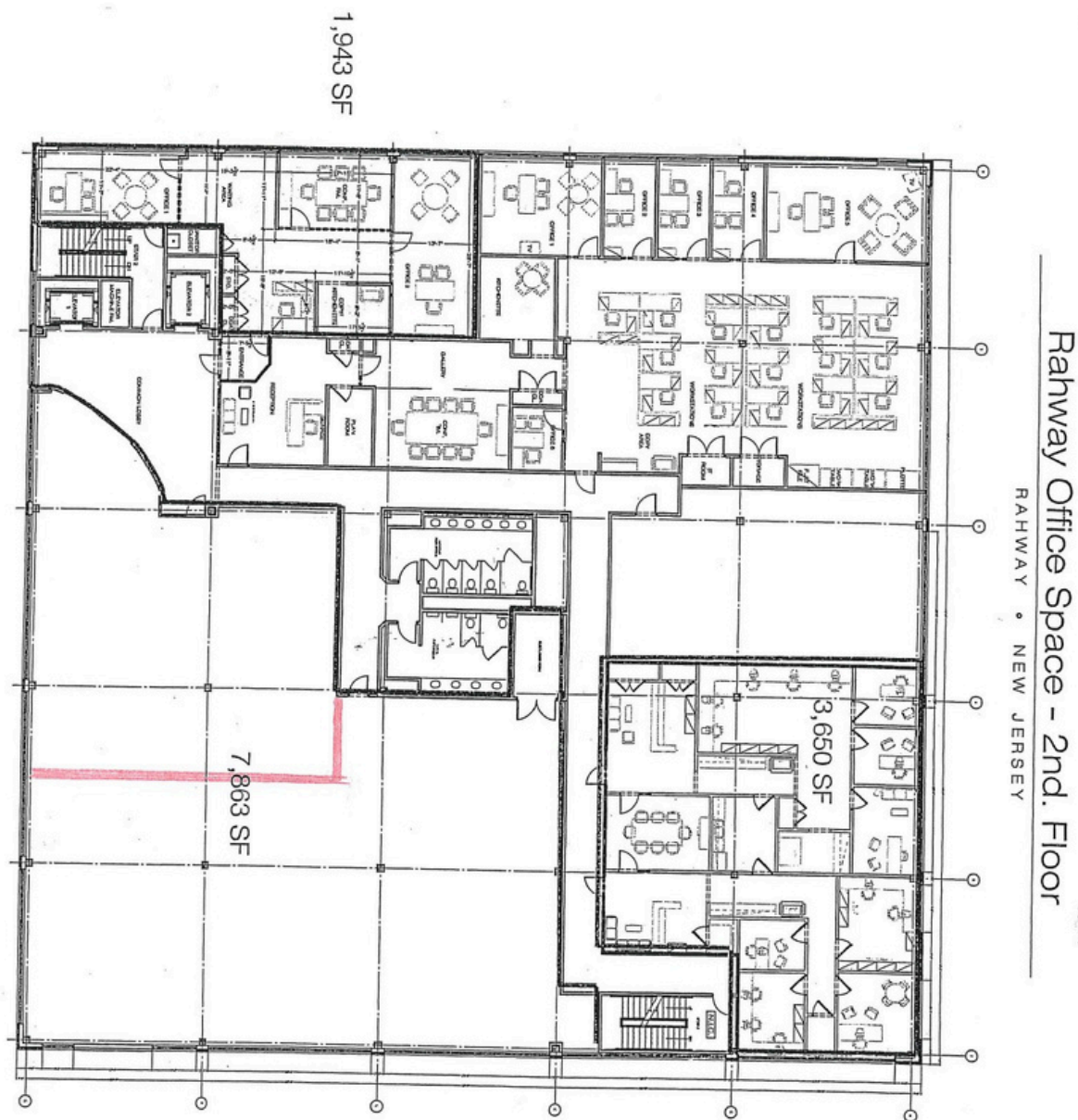
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*Unit counts are estimates based on comparable density and subject to zoning, municipal approval, and site plan. Buyer to verify independently.

DISCLAIMER: This Offering Memorandum has been prepared by Clifton CRE for general informational purposes only. It does not constitute a representation, warranty, or appraisal. All information, projections, and unit counts are estimates and must be independently verified by the buyer. All offers subject to seller approval.



2 CITY HALL PLAZA ■ 2ND FLOOR PLAN



Suite A: 7,863 SF - Leased

Suite B: 3,650 SF - Available

Suite C: 1,500 SF - Available

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All square footages are approximate. Buyer to independently verify. Plans for illustrative purposes only.

2 CITY HALL PLAZA ■ LOCATION

