

Your Future Headquarters

in the Heart of Newark, NJ



ARG | ASSURANCE
REALTY GROUP



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520 Broad St.

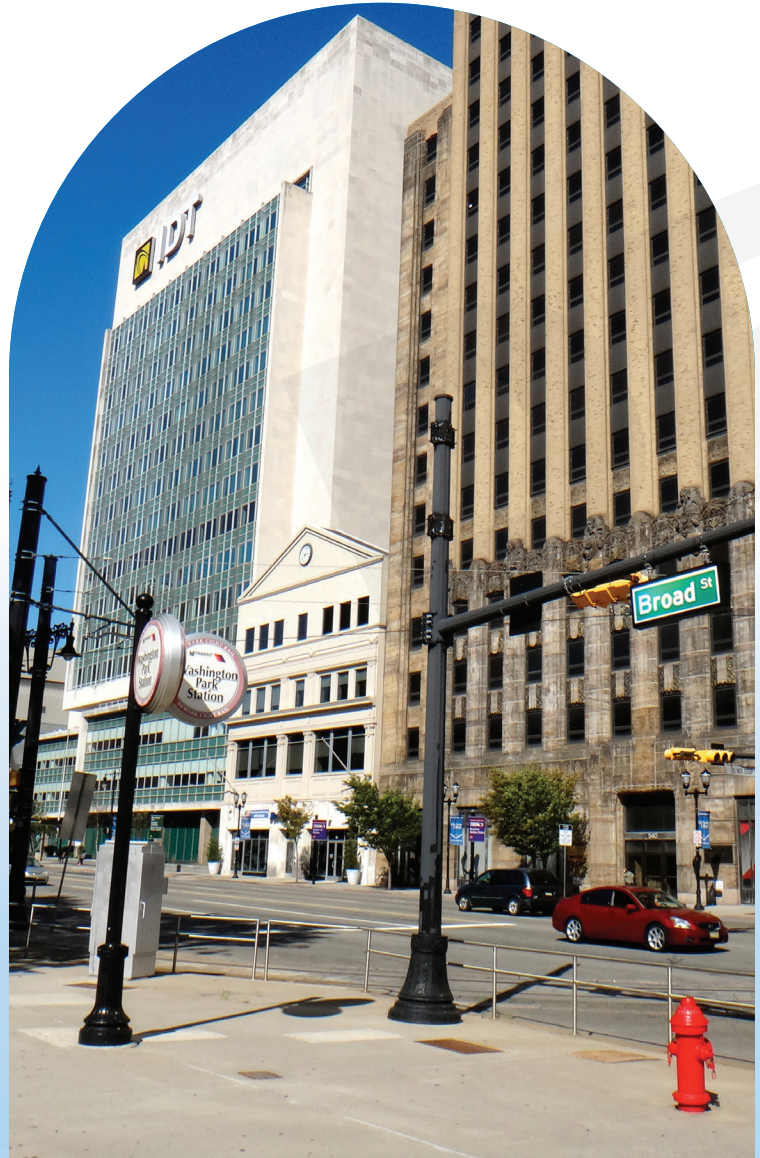
Under New Ownership & Management

Explore 17 floors of Class A office and retail space in the heart of Downtown Newark. With approximately 489,757 SF available and 2,000 parking spaces, 520 Broad offers unmatched access, flexibility, and visibility.

An Iconic Tower, Reimagined.

520 Broad Street stands as a modern monument to business, innovation, and connectivity. Now under new ownership and management, this landmark property offers a rare opportunity to lease space in one of Newark's most prominent commercial towers — with a fresh vision and renewed commitment to tenant experience.

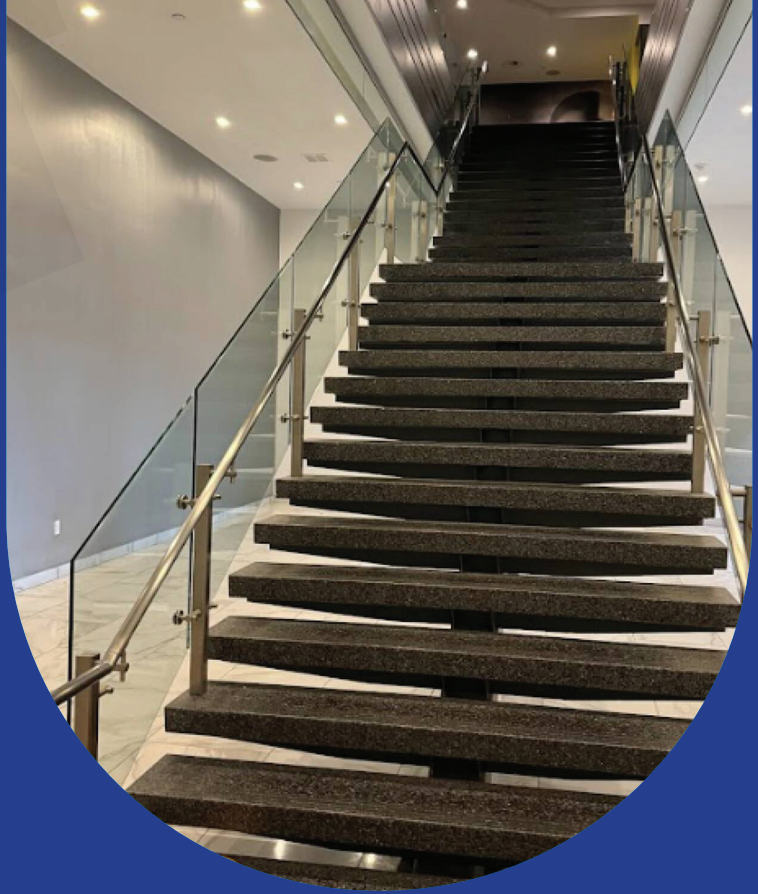
Strategically located in the heart of Downtown Newark, this mixed-use building offers unmatched proximity to major transit hubs, cultural institutions, and top-tier amenities — all supported by 2,000 private parking spaces.



Your Next Move Begins Here.



At a Glance



Address

520 Broad Street, Newark, NJ 07102



Asset Type:

Office & Retail



Total Space:

Approx. 489,757 SF



Available Floors:

All 17



Zoning:

Redevelopment District (RDV) /
Qualified Opportunity Zone



Parking:

2,000 private spaces



Availability

Immediate

520 Broad Street is a 17-story commercial tower offering approximately 489,757 square feet of office and retail space in the heart of Downtown Newark. All floors are currently available, providing flexible options for full-building users or multi-tenant configurations.

Located in a designated Redevelopment District and Opportunity Zone, the property offers zoning advantages and long-term growth potential. Tenants also benefit from an on-site 2,000-space private parking lot — an exceptional convenience in an urban core.

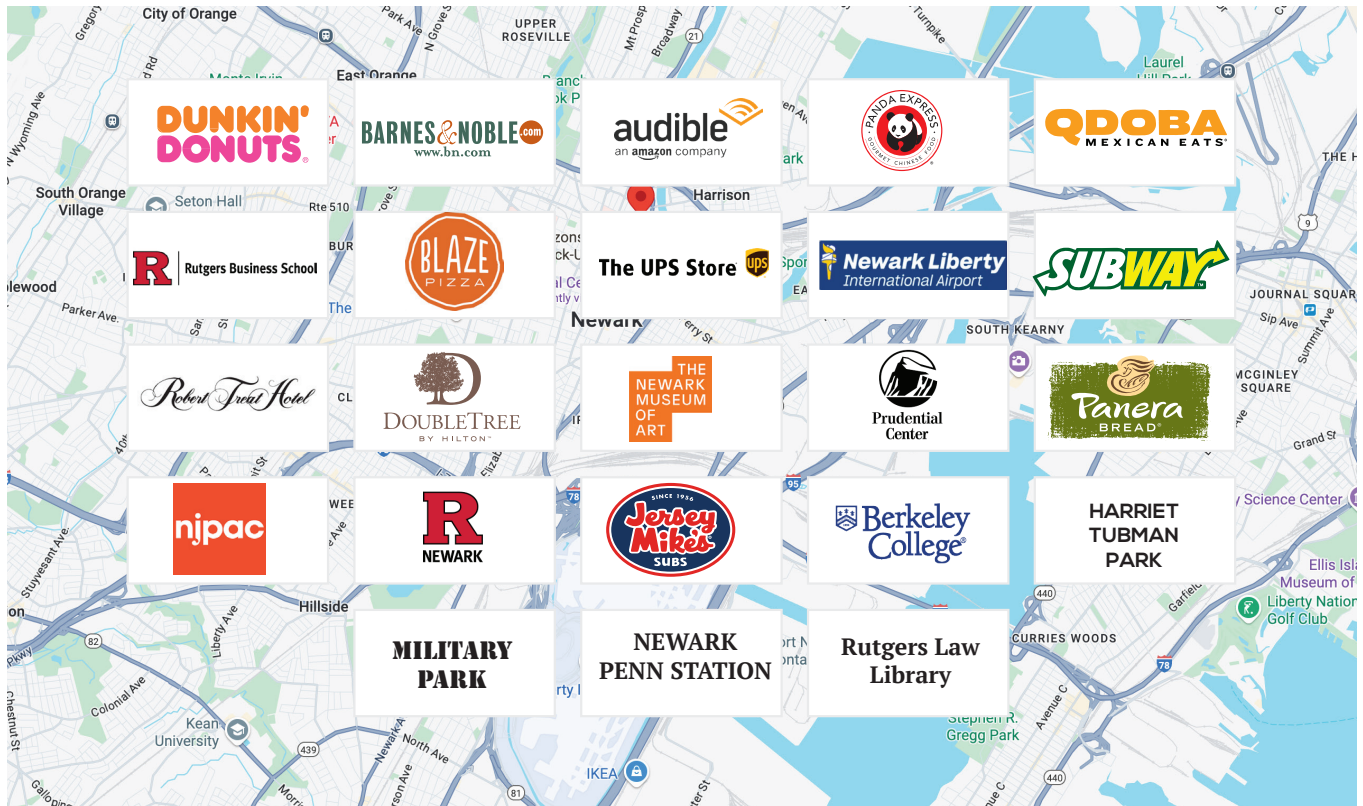
With customizable layouts and immediate availability, 520 Broad is ideal for companies seeking high visibility, strong infrastructure, and proximity to transit and major institutions.



A Strategic Location in Downtown Newark, NJ

520 Broad Street sits at the center of one of Newark's most dynamic commercial corridors, surrounded by nationally recognized retailers, restaurants, hotels, and cultural institutions. Within walking distance, tenants and visitors enjoy access to brands like Dunkin', Blaze Pizza, Panera, Barnes & Noble, and The UPS Store — along with top-tier dining, banking, and retail options.

Just minutes from key destinations such as Prudential Center, NJPAC, Rutgers University, and Newark Penn Station, the location offers exceptional foot traffic, convenience, and visibility. Whether you're a retail operator seeking strong foot traffic or an office tenant looking for vibrancy and accessibility, 520 Broad delivers the ideal urban setting to thrive.



Equipped for Performance



HVAC & full utilities in place



Passenger and freight elevators



Direct basement access



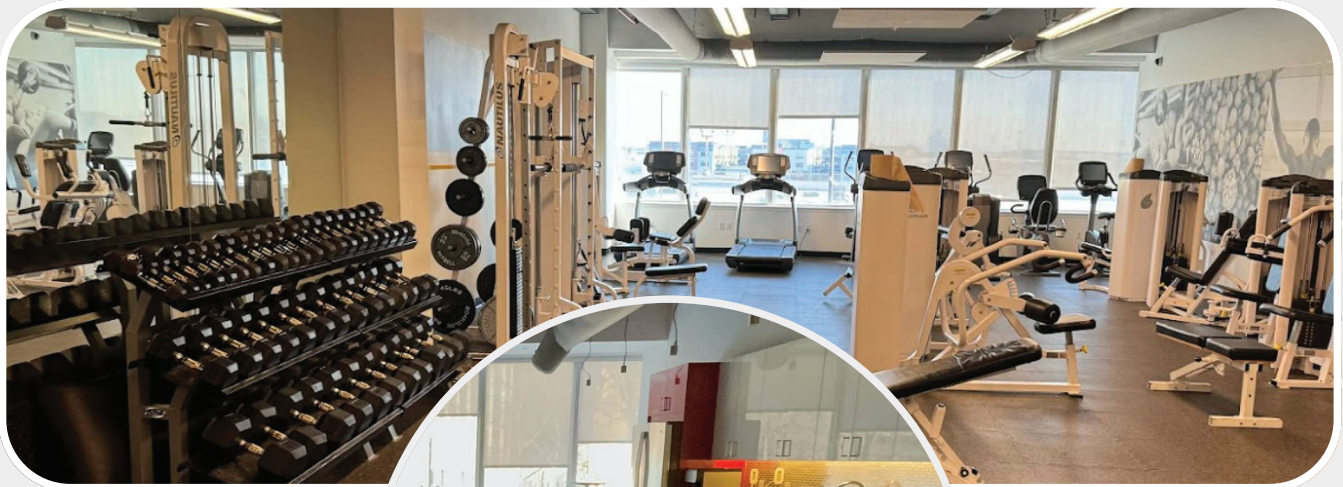
Large loading dock with truck turnaround



Built-in kitchens, gyms, and conference rooms



Balconies on upper floors

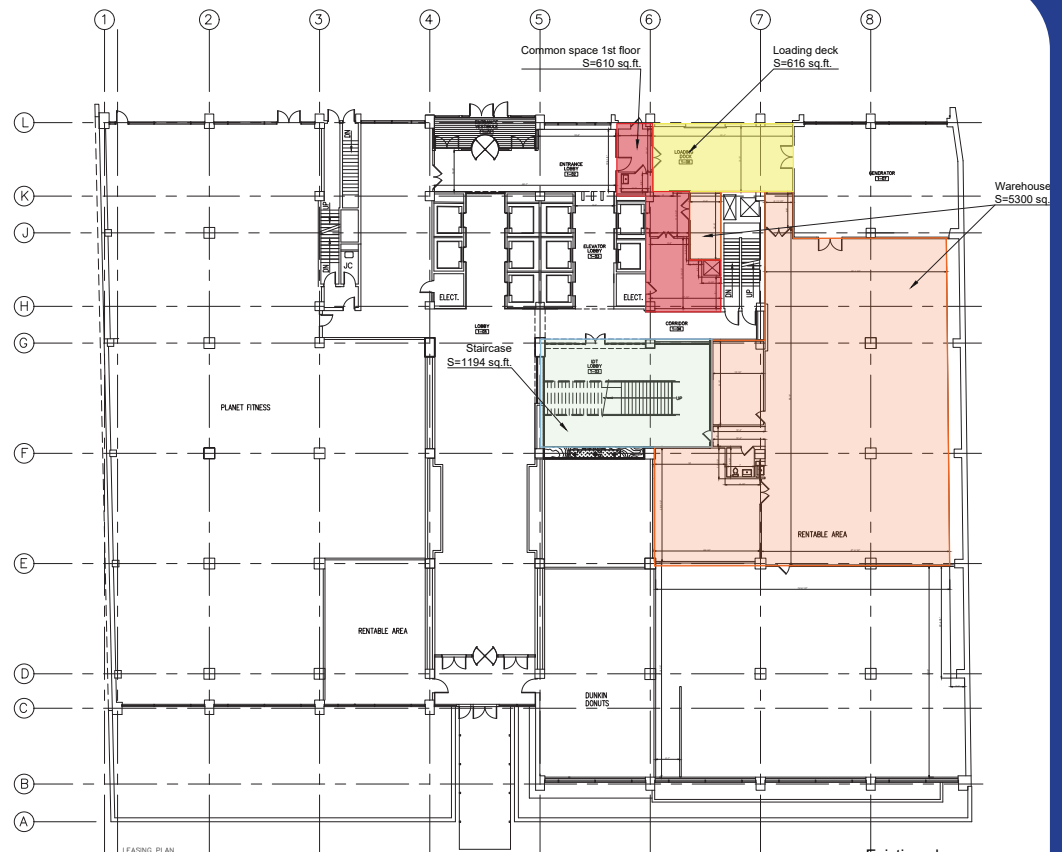


Whether retail or office, the building is ready to deliver on operational needs.

Floor Plans & Space Configuration

The following pages provide a detailed look at the layout of each floor within 520 Broad Street. From lower-level storage and ground-floor retail to fully built-out office suites and open-plan upper floors, the building offers a wide range of leasing options to suit various tenant needs. Each floorplan is designed with flexibility in mind — whether you're planning a full-floor headquarters, multi-tenant setup, or destination retail location.

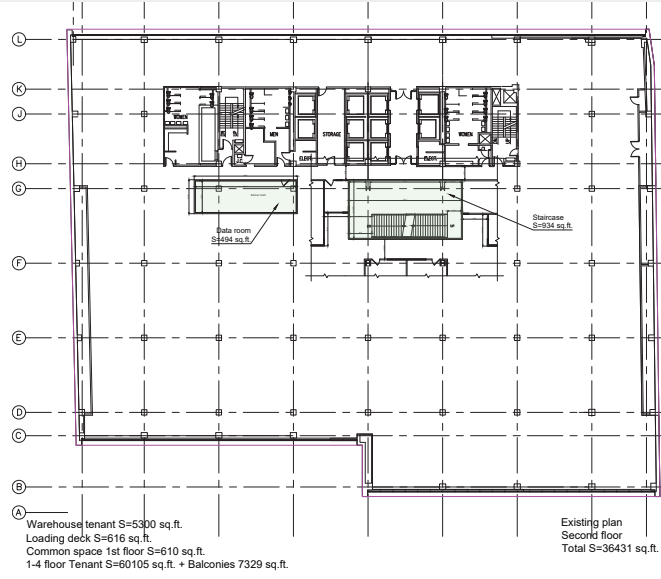
First Floor



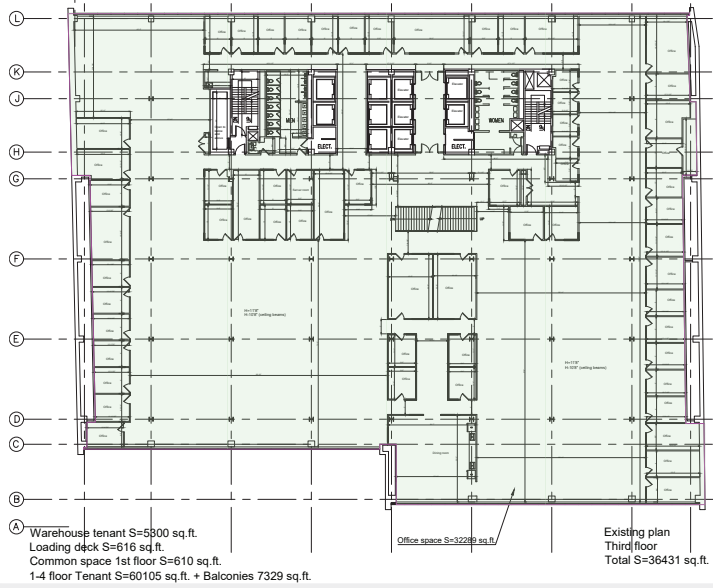
Warehouse tenant S=5300 sq.ft.
 Loading deck S=616 sq.ft. SCALE: 3/32"=1'-0"
 Common space 1st floor S=610 sq.ft.
 1-4 floor Tenant S=60105 sq.ft. + Balconies 7329 sq.ft.

Existing plan
 First floor floor

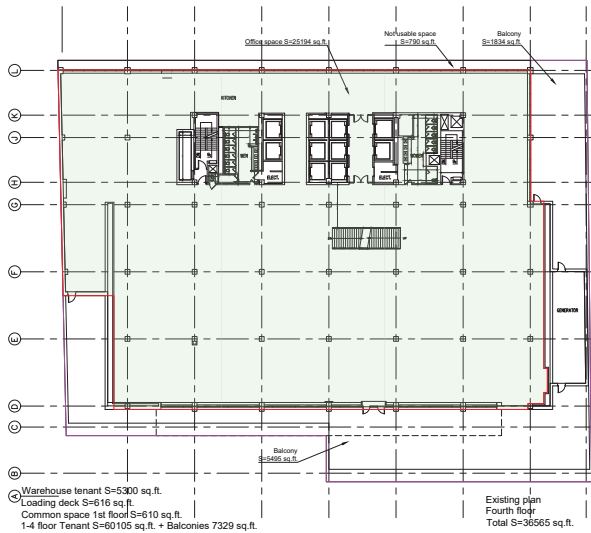
Second Floor



Third Floor

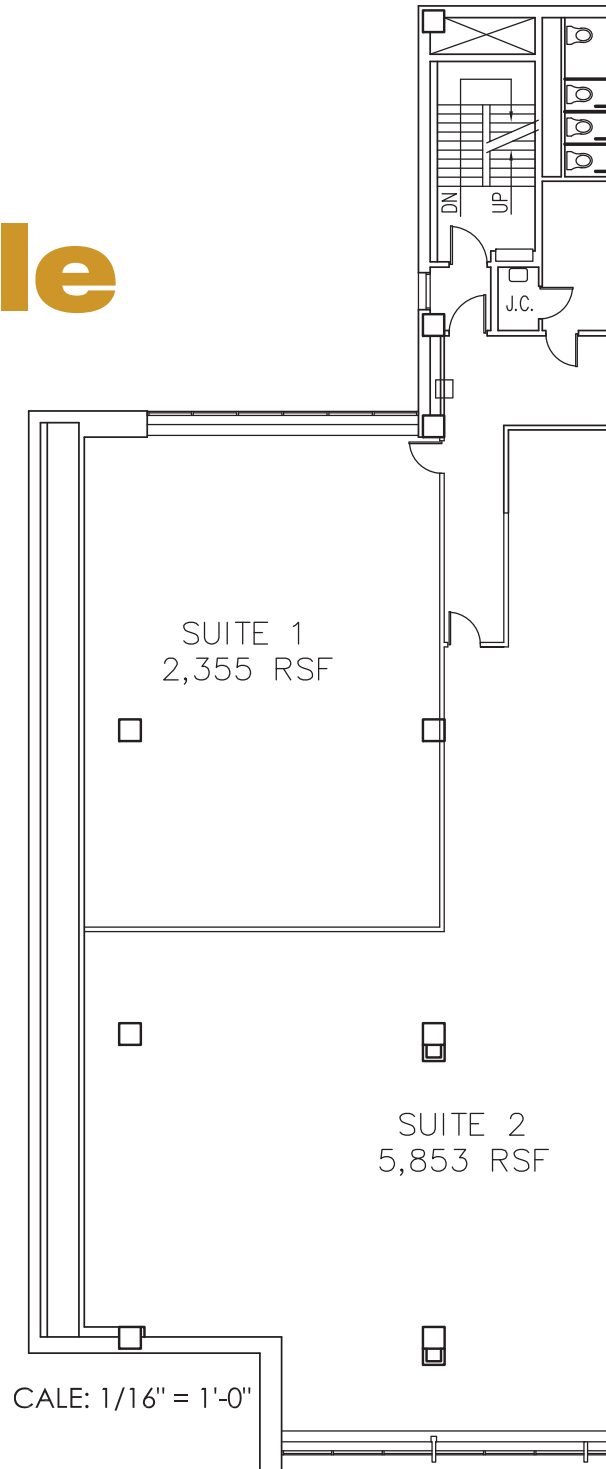


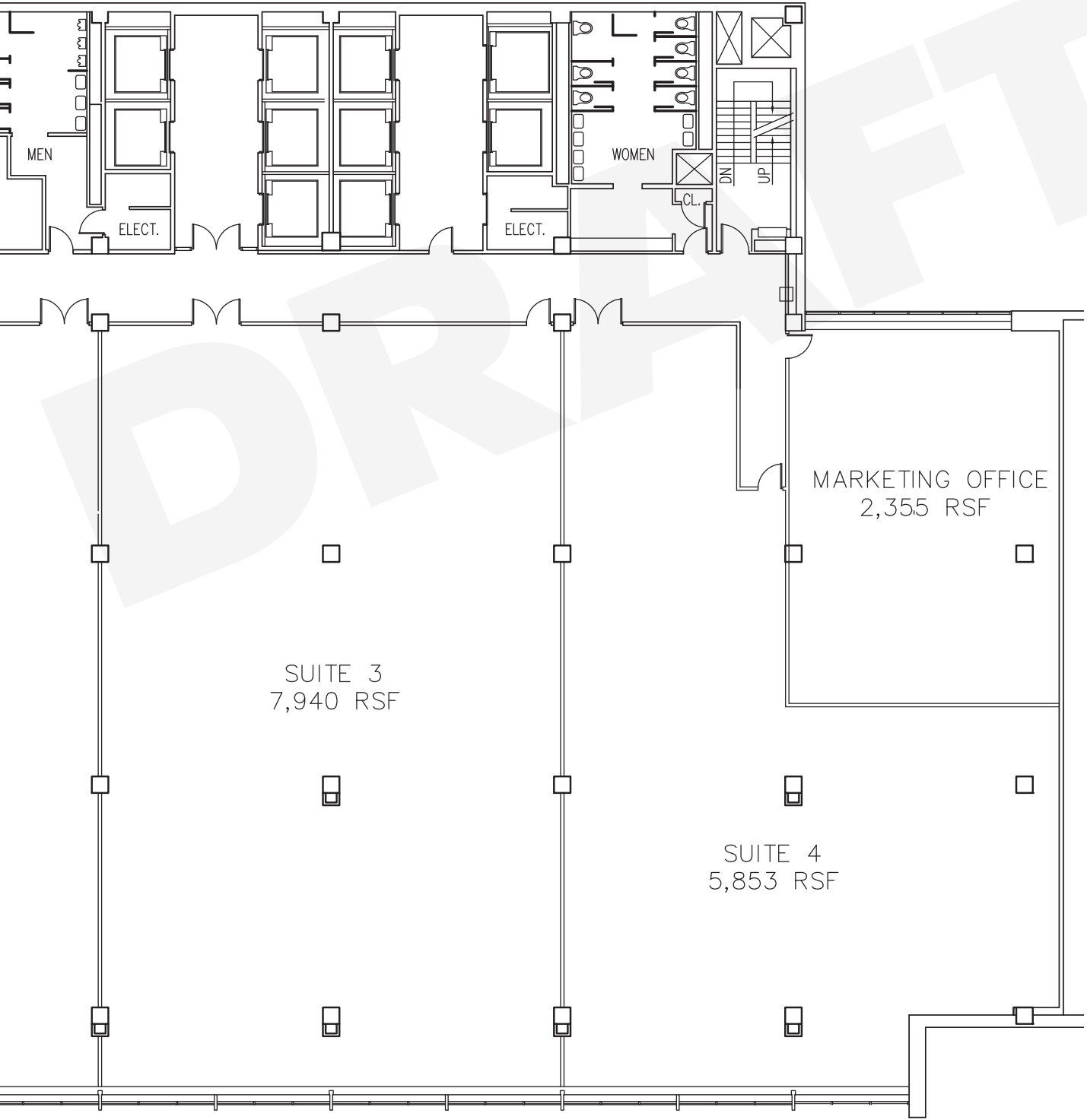
Forth Floor



Upper Floors (6th-17th) - Raw & Customizable

Floors 6 through 17 are currently in raw condition, offering a blank canvas for tenants to design and build their ideal workspace. With full-floor availability and efficient layouts, these levels are perfectly suited for companies seeking a custom interior fit-out. Whether you envision open collaborative areas, private offices, or a mix of both, the design possibilities are entirely in your hands.





SUITE 3
7,940 RSF

MARKETING OFFICE
2,355 RSF

SUITE 4
5,853 RSF

A Building with a Legacy of Innovation



520 Broad Street has long stood as a beacon of innovation in Newark. Originally built as the global headquarters of IDT Corporation — a leader in telecommunications and technology — the tower was home to decades of enterprise-level operations, breakthrough development, and global connectivity. The building's robust infrastructure, including multiple fiber lines, backup power systems, and efficient core layouts, was designed to support large-scale, high-tech operations.

Now, for the first time, the building is being offered to new tenants as a multi-floor leasing opportunity. This shift marks a new chapter in the building's legacy — one that invites today's forward-thinking companies to occupy a tower rooted in innovation, yet ready for the future. Whether you're a creative firm, institutional user, or enterprise operator, 520 Broad offers the pedigree, flexibility, and presence to support your growth.

Tailored Space for Every Vision

The beautifully finished second floor of 520 Broad Street is just one example of what's possible in this fully customizable building. With high ceilings, abundant natural light, built-in kitchens, and flexible floorplans, tenants can shape their workspace to match both their brand and operations. Whether you need open collaboration zones, private offices, or a hybrid of both — it's all possible here.

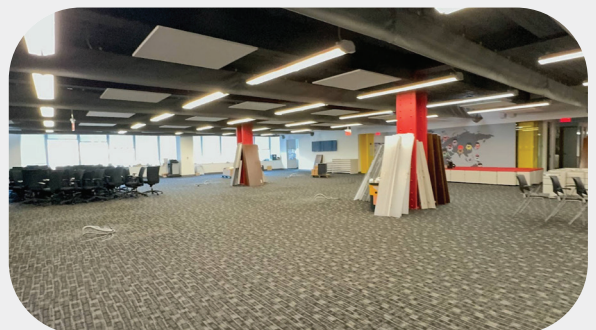
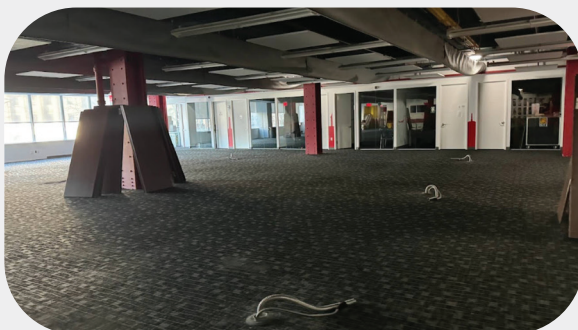


Ideal For:

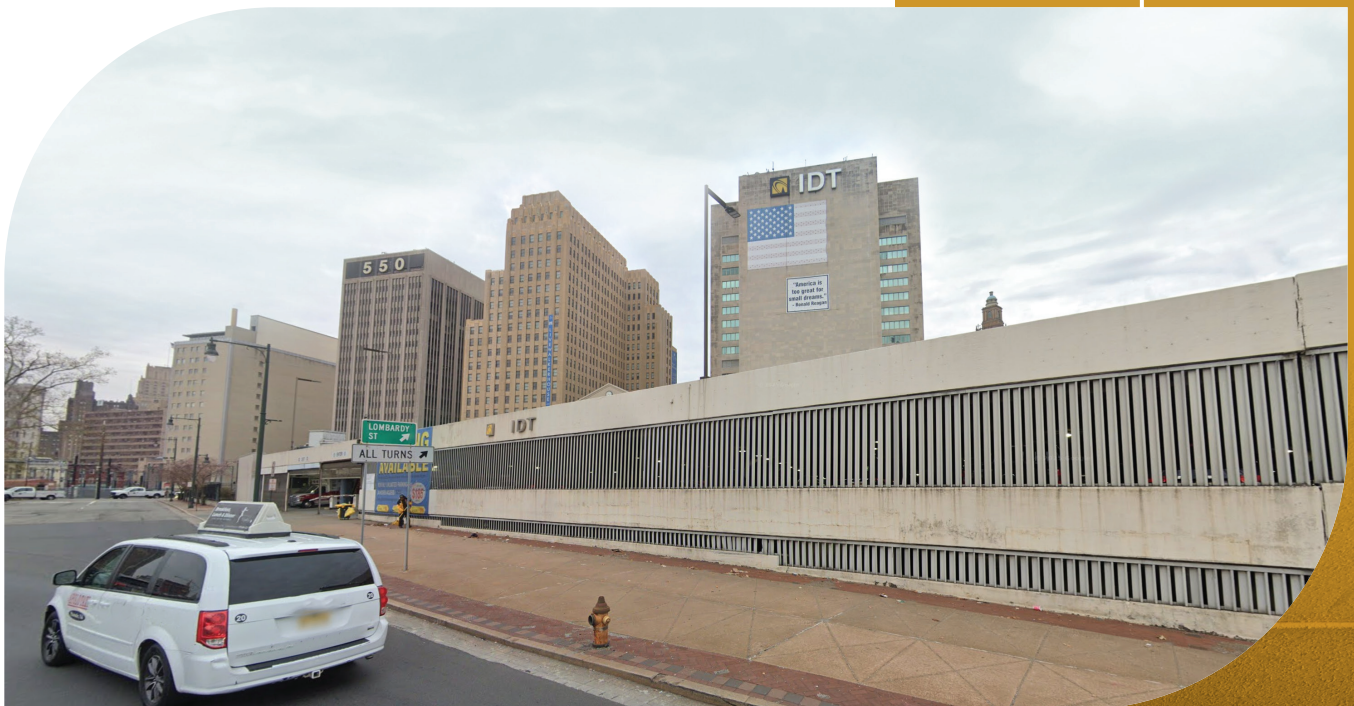
Corporate Headquarters • Tech & Creative Companies

Health & Wellness Providers • Educational Institutions

Government & Nonprofit Agencies • Showrooms & Experience Centers



2,000 Spaces of Private On-Site Parking



At 520 Broad Street, parking is never a problem. The property boasts a massive, two-story private garage directly behind the building, offering an exceptional 2,000 parking spaces — a rare feature in any urban environment. Accessible via Lombardy Place, this dedicated garage provides direct, secure access to the building for employees, customers, and visitors alike.

Whether you're operating a high-traffic retail space, a growing corporate team, or a service-based business with frequent client visits, the on-site garage eliminates parking stress and enhances daily convenience. It's not just a perk — it's a strategic advantage that elevates the tenant experience and adds meaningful value to your lease.



A Smart Investment in a Designated Opportunity Zone

As part of a Qualified Opportunity Zone, 520 Broad Street gives tenants and investors access to federal tax incentives designed to support long-term urban investment. Whether you're expanding operations or developing commercial real estate, this designation offers potential capital gains benefits and deferred tax liabilities — while placing you in one of the fastest-transforming cities in the region.

Pair this with the building's redevelopment zoning, immense parking capacity, and proximity to major institutions, and you have one of the most compelling leasing opportunities in New Jersey.



Let's Talk Space

Reach out today to schedule a private tour, request floorplans, or discuss your leasing needs.

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