

THE LINK 707

SHIFT
hanini



WHERE PURPOSE, PLACE
AND PEOPLE UNITE.

THE LINK 707
707 Broad Street, Newark, NJ 07102

INTERIOR CONCEPT PHOTOS:



201 Marin Blvd., Unit 106, Jersey City, NJ 07302



www.gridrealestate.biz



Licensed Real Estate Broker



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SITE DESCRIPTION

Link 707 is home to ground floor and underground experiential entertainment, curated food and dining experiences, pedestrian-friendly shopping, and family days and nights and out. These spaces create a common ground (and underground) for the community, local businesses, students, and visitors.

“HOME FOR INNOVATION & SOCIAL ACTION”

- Link 707 is home to entrepreneurs, startups, community members, corporations, and academics dedicated to creating new pathways to a better tomorrow.
- Link 707 is the new state-of-the-art home to HAX, one of the nation’s top venture capital firms that work with founders in industrial, healthcare and climate tech.
- Link 707 is the home to 1,000 State of New Jersey employees focused on community-serving social services.



GROUND LEVEL:

- Up to 25,000 SF Available
(Multiple size configurations available.)
- Divisible
- Mezzanine Space Available

UNDERGROUND LEVEL:

- Up to 25,000 SF Available
(Ground level and Underground Level can be combined)
- Divisible

TRAFFIC COUNT:

- Broad St. - 32,837 VPD
- Halsey St. - 8,055 VPD

YOUR CO-TENANTS:



- Located next to Nike and Burlington Coat Factory

TERM:

- Negotiable

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request



MORE INFORMATION

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CENTER OF ATTRACTION

Positioned at the south-eastern edge of the newly renovated Military Park, Link 707 is central to the headquarters of Prudential, Panasonic, and PSEG, easily accessible from five Higher educational institutions, including Rutgers University & NJIT, and blocks from the New Jersey Performing Arts Center, and hundreds of new residential units.

TRANSPORTATION

TRANSPORTATION
IS RIGHT OUTSIDE

(AND INSIDE) LINK 707

.5 MILE	17 MIN TRAIN	6 MIN TRAIN	ACCESS TO 3
TO NEWARK PENN STATION	TO NEW YORK PENN STATION	TO NEWARK AIRPORT	MAJOR HIGHWAYS

SURROUNDING TENANTS:



NEWARK NJ

CULTURAL DIVERSITY, RICH HISTORY, AND CENTRAL GEOGRAPHIC LOCATION

- Newark residents: 311,549*
- 65% between age of 18 and 64*
- 3.25MM residents in 25-mile radius
- 31.9MM residents in 100-mile radius
- 5 Higher Education institutions within 1 mile enrolling over 50,000 students
- 191 colleges within 50 miles enrolling a total of 1,011,949 students
- 12.4% growth population between 2010-2020*
- NYC-Newark-Jersey City: Percentage of population that are millennials: 21.7% (2019)**
- Only 11 miles from New York City

DEMOGRAPHICS & NEIGHBORING DEVELOPMENTS



POPULATION:

RADIUS:	POPULATION:	EMPLOYEE POPULATION:	MEDIAN AGE:
.5 Mile	8,327	2,546	28.4
1 Mile	46,102	91,487	33.7
2 Mile	210,431	163,777	33.4
3 Mile	381,444	213,378	34.1

SURROUNDING OFFICE TENANTS:



U R B Y



COLLEGES IN THE IMMEDIATE AREA:

- 1,053 Seton Hall University School of Students and Faculty.



- 6,300 Community College Students and Faculty.

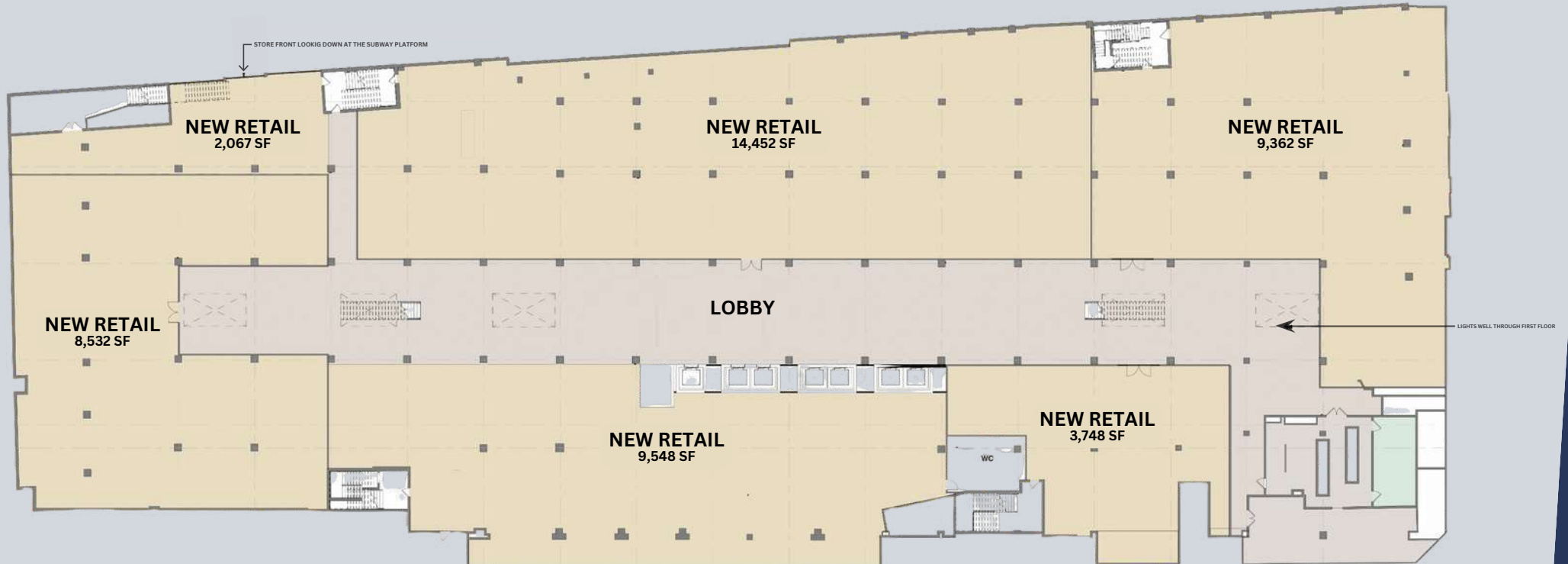
- 11,500 full-time New Jersey Institute of Technology Students.
- 1,400 New Jersey Institute of Technology Students and Faculty.



- 12,000 full-time Rutgers University Newark Students.
- 1,400 Rutgers University Newark Students and Faculty.
- 1,000 full-time Rutgers University Newark Students.

LOWER LEVEL FLOOR PLAN

- Current space condition: open raw space.
- 20+ FT Ceilings.



- Spaces can be divided for smaller or larger spaces
- Spaces can be linked to first floor spaces.
- Entire space can be made available.

THE VISION LOWER LEVEL CONCEPT PLAN

- Just an idea!



Drawing from its historic heritage as the retail hub for Newark (the first Kresge department store), Link 707 becomes a destination to gather, entertain, come together, share, shop, and serve.

IN THE WORKS:

- Local Jazz Club
- Craft Food Hall
- Bowling and Entertainment venue

LOWER LEVEL CONCEPTS



GROUND FLOOR FLOOR PLAN

- Entire remaining ground floor can be delivered vacant.
- The space below depicts a concept plan.
- Larger space can be delivered along Broad Street.



- Spaces can be combined or subdivided.
- Spaces can be linked to lower level floor spaces.
- Mezzanine space can be made available
- 20+ FT Ceilings.

**THE VISION
FIRST FLOOR
CONCEPT PLAN**



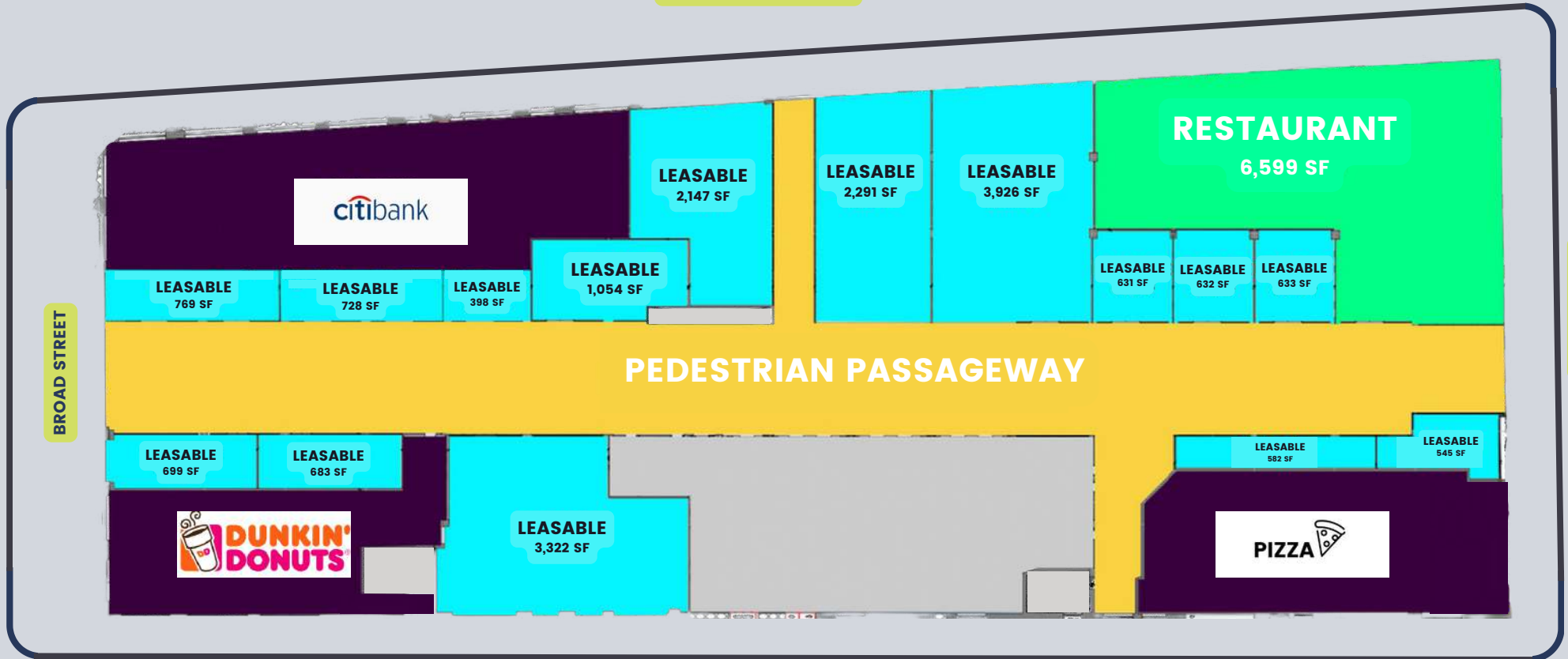
Map Key:

- Food/Entertainment
- Experiential/Wellness
- Leasable Retail
- Existing Retail
- Building Back of House

• Just an idea!

• Multiple Layouts Available

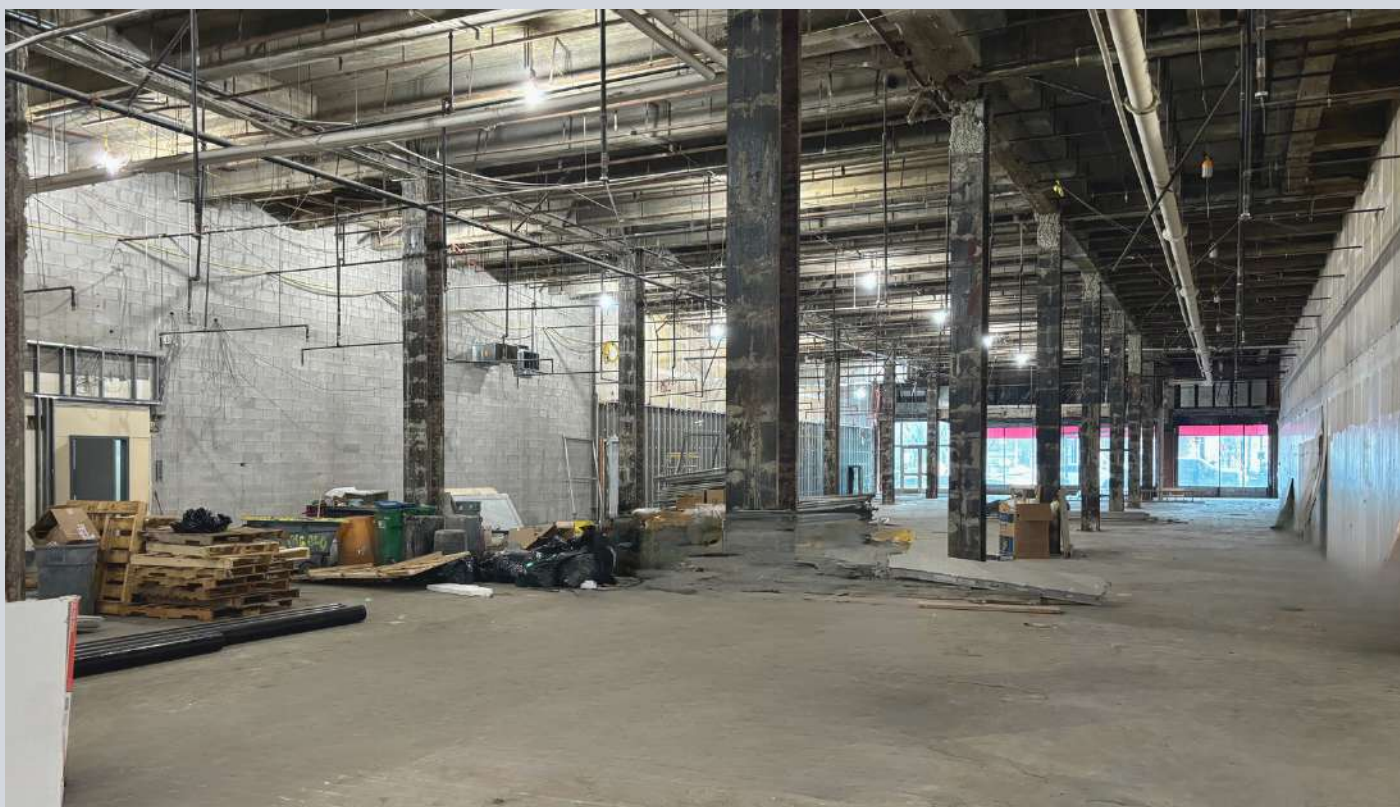
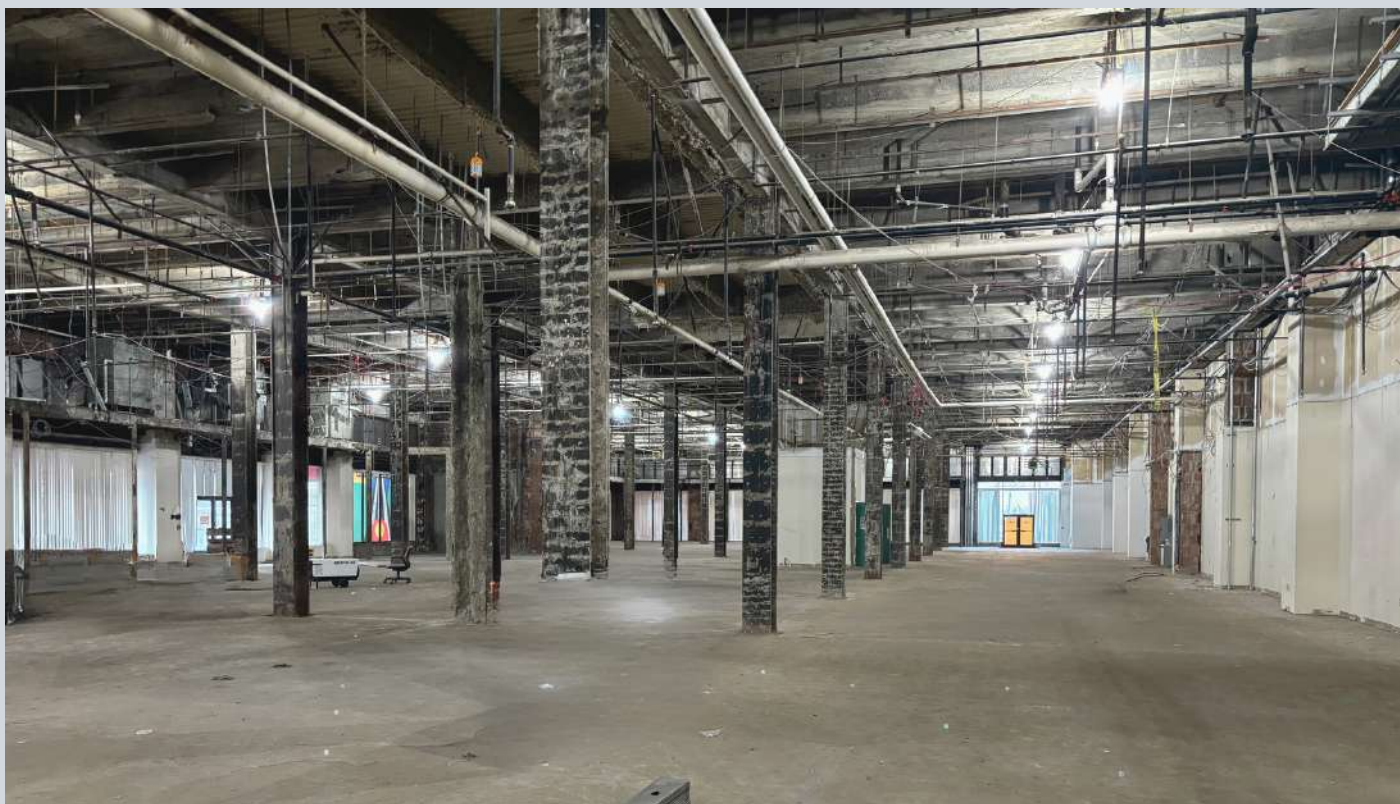
RAYMOND BOULEVARD



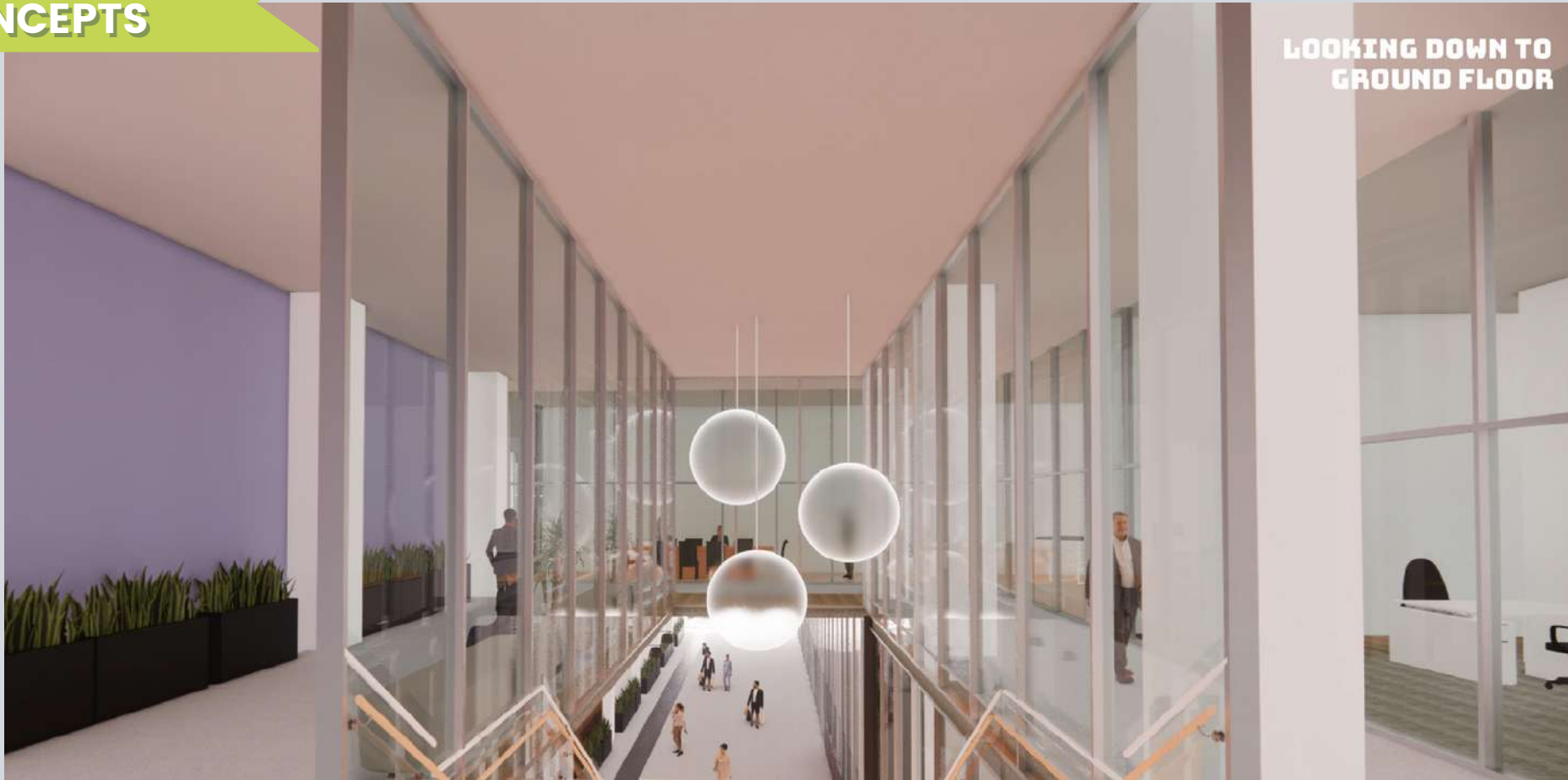
CEDAR STREET



GROUND FLOOR CURRENT LOOK



FIRST FLOOR CONCEPTS



LOOKING DOWN TO GROUND FLOOR

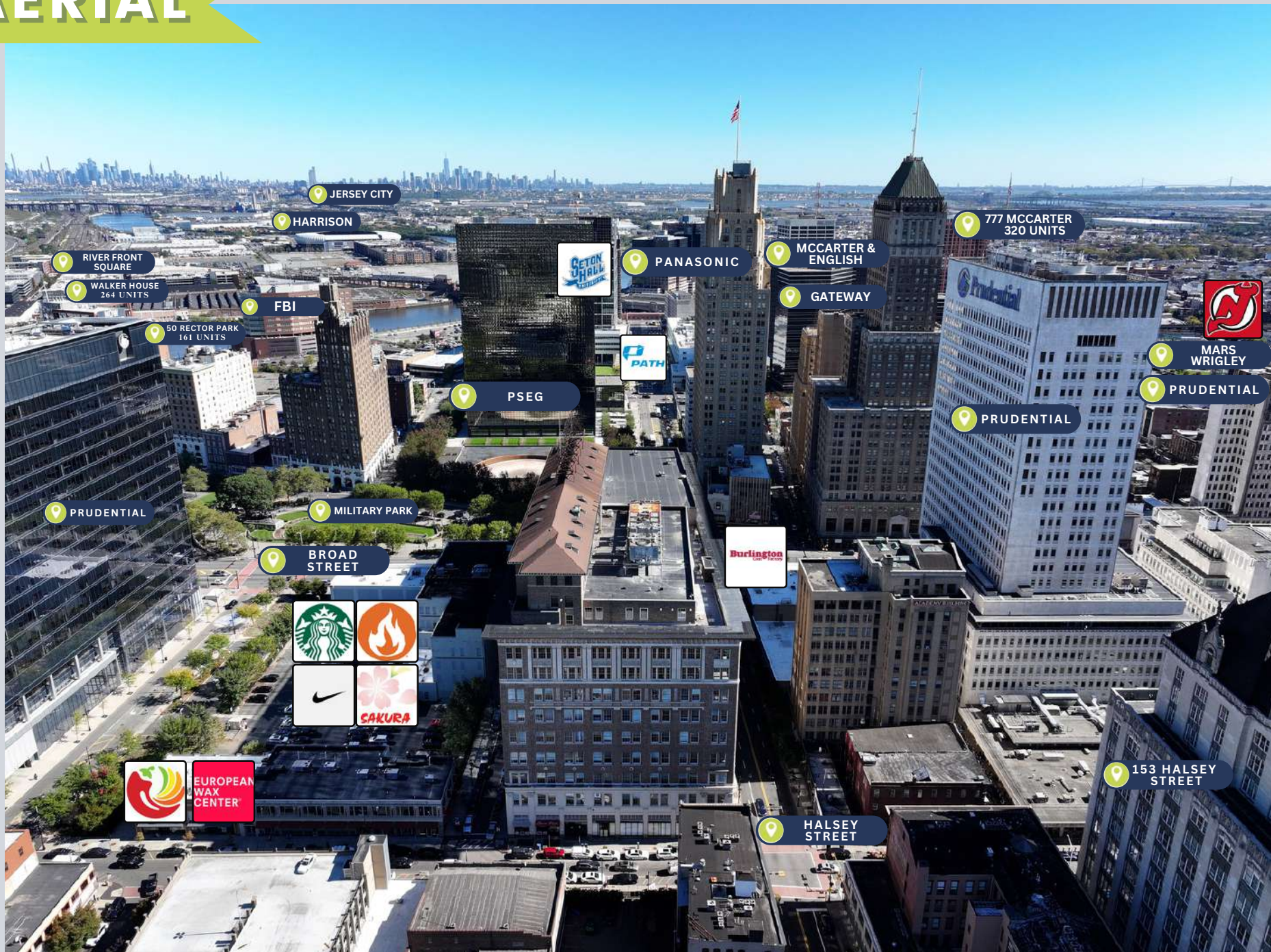


GROUND FLOOR CONCEPT



GROUND FLOOR CONCEPT

AERIAL



JERSEY CITY

HARRISON

RIVER FRONT SQUARE

WALKER HOUSE
264 UNITS

50 RECTOR PARK
161 UNITS

FBI

PSEG



PANASONIC

MCCARTER & ENGLISH

777 MCCARTER
320 UNITS

GATEWAY



MARS WRIGLEY

PRUDENTIAL

PRUDENTIAL

PRUDENTIAL

MILITARY PARK

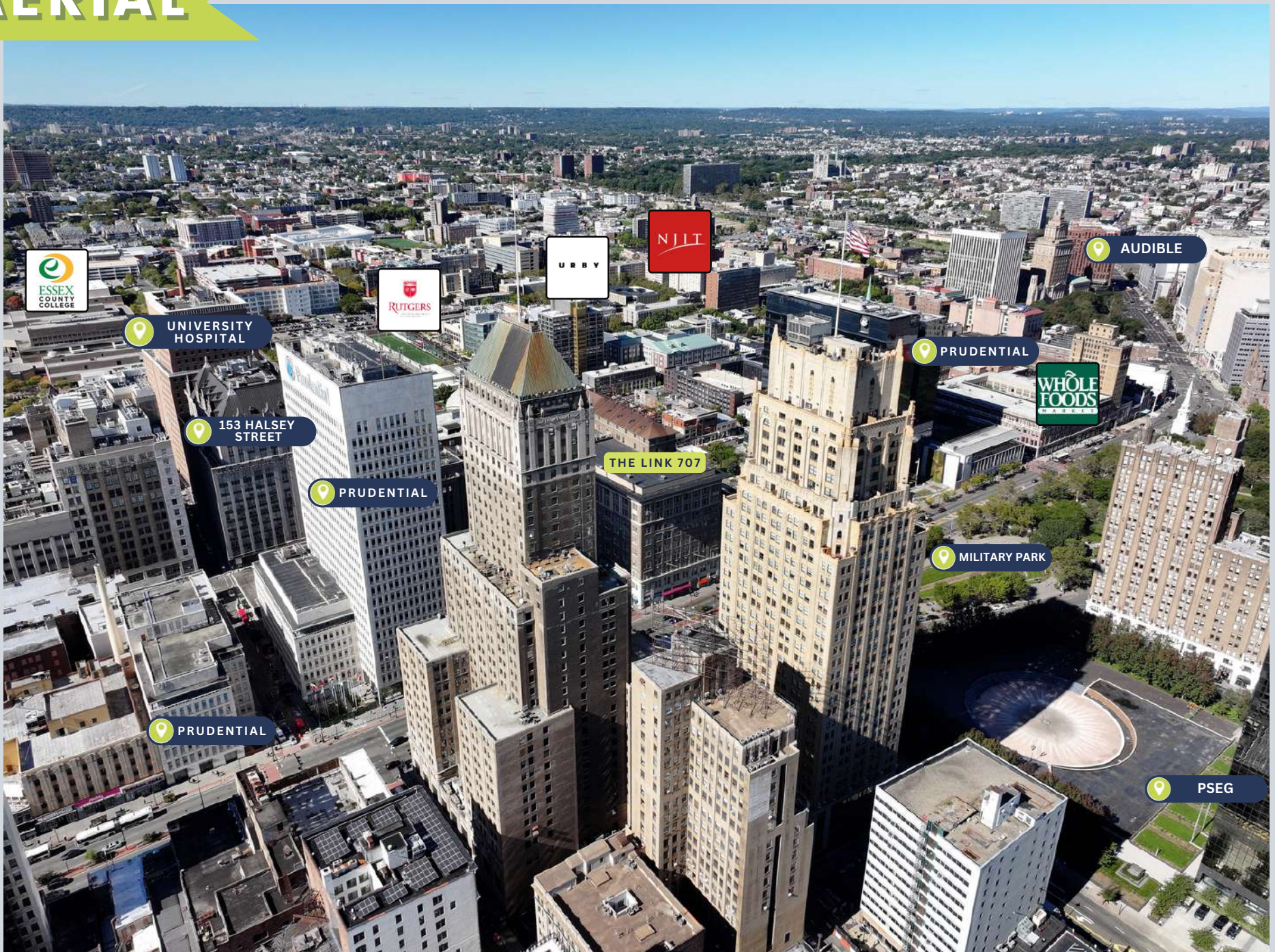
BROAD STREET



153 HALSEY STREET

HALSEY STREET

AERIAL



UNIVERSITY HOSPITAL

153 HALSEY STREET

PRUDENTIAL

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PRUDENTIAL

MILITARY PARK



AUDIBLE

PSEG



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*Let's talk.
What's Next.*

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