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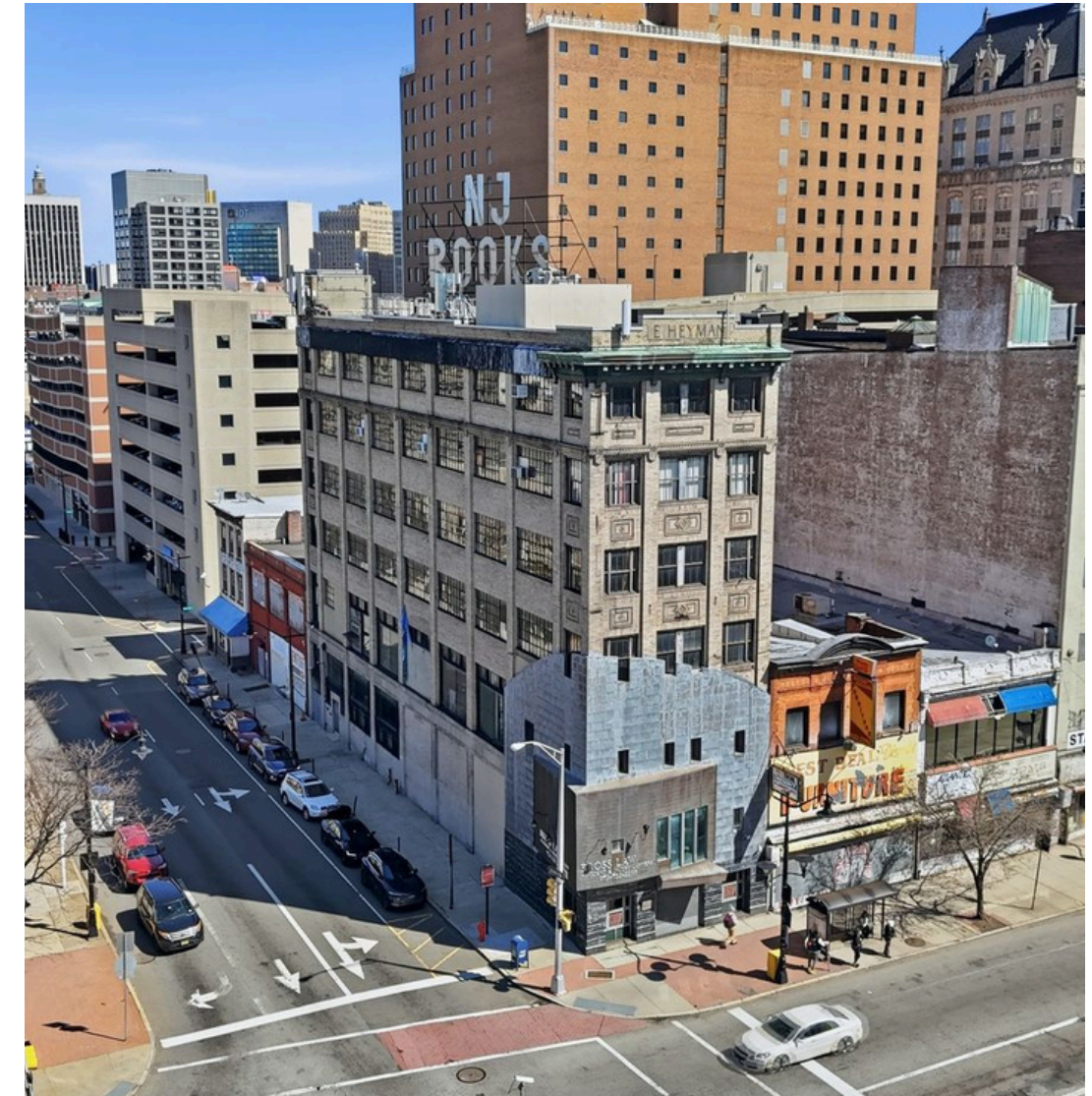
59-61 Market Street represents a compelling urban investment opportunity in one of New Jersey's fastest-evolving cities. Positioned in the core of Newark, the asset benefits from strong market fundamentals, excellent transit connectivity, and significant redevelopment upside.

With its flexible configuration and prime location, the property offers investors a clear path to value creation and long-term appreciation.

### **Property Overview**

Positioned in the heart of Downtown Newark, 59 Market Street presents a rare opportunity to acquire a fully functional, multi-level commercial building with exceptional infrastructure and adaptable layouts.

The property is ideally suited for office, institutional, creative, or mixed-use redevelopment, supported by efficient vertical circulation and strong existing building systems.



**Property Address:** 59-61 Market Street Newark NJ

**Block:** 72 **Lot:** 22

**Community Section:** Four Corners (*Historical District*)

**Zone:** Redevelopment/ Commercial

**Property Type:** Office / Retail (multi-story commercial)

**Building Class:** B

**Total Floors:** 6 floors above grade + mezzanine

**Elevators:** 2 (1 freight elevator and 1 passenger elevator)

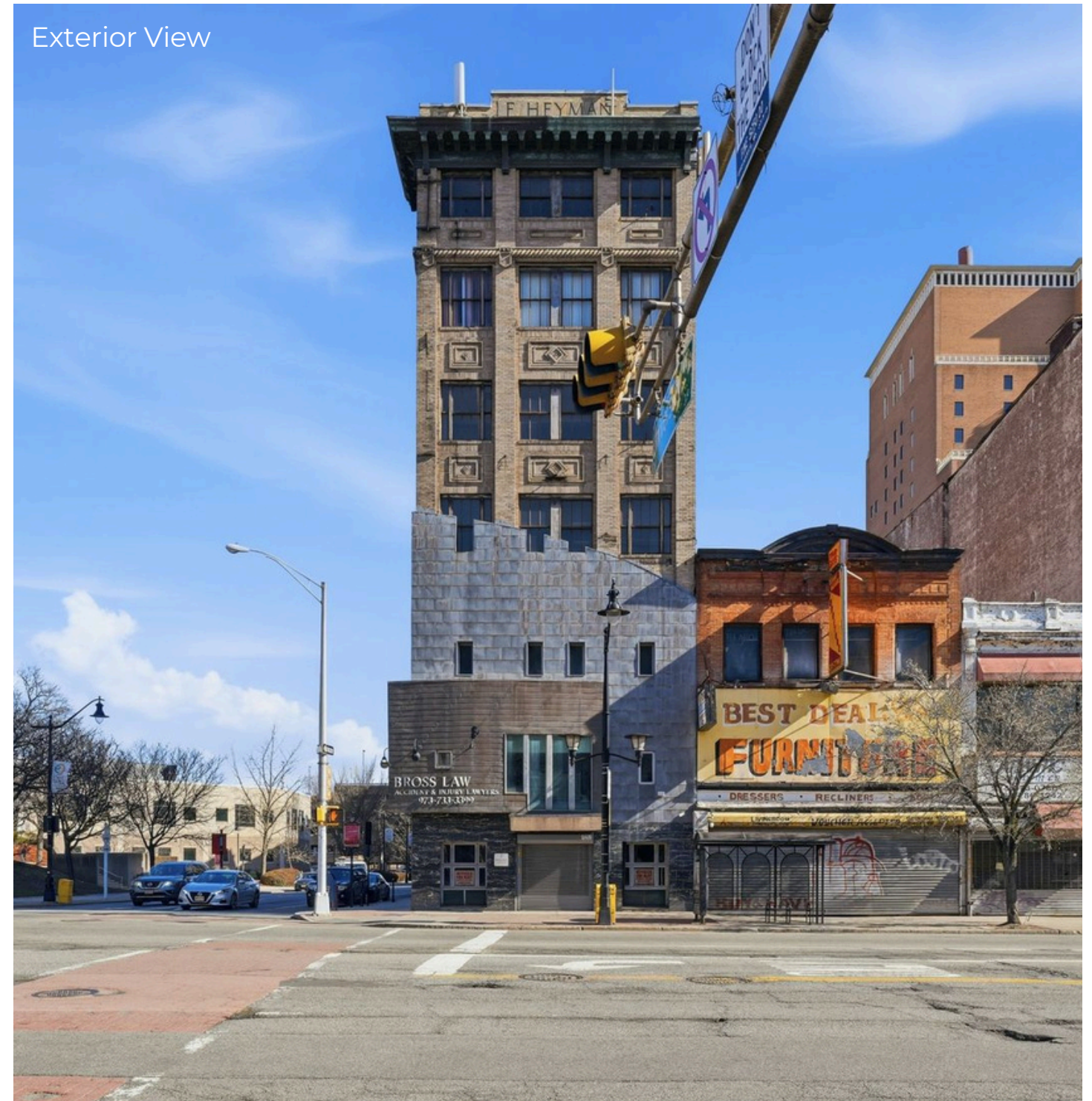
**Ceiling Height:** 8 ft -18 ft

**Utilities:** Water, Pseg

**Total SF:** 22,250 SF +/-

**Lot Size:** 30.6' x 125.4' / (.09 acres)

Exterior View



**Ground Floor (Entry Level)**

Lobby

Two (2) Reception Areas

Two (2) Conference Rooms

Eight (8) Offices

Access to Mezzanine via staircase

Kitchen/ Lounge Area

Lavatory (2 toilettes)

Access to Basement

Access to Main and Freight Elevator

Ceiling Height 8 ft (+/-)

**Mezzanine**

Open flexible space

One (1) Restroom

Access to Freight Elevator

Access to Passenger Elevator

Ceiling Height 18 ft (+/-)



View of the Main Area & Reception



View of Main Elevator



View of Conference Rooms & Mezzanine



**Second Floor**

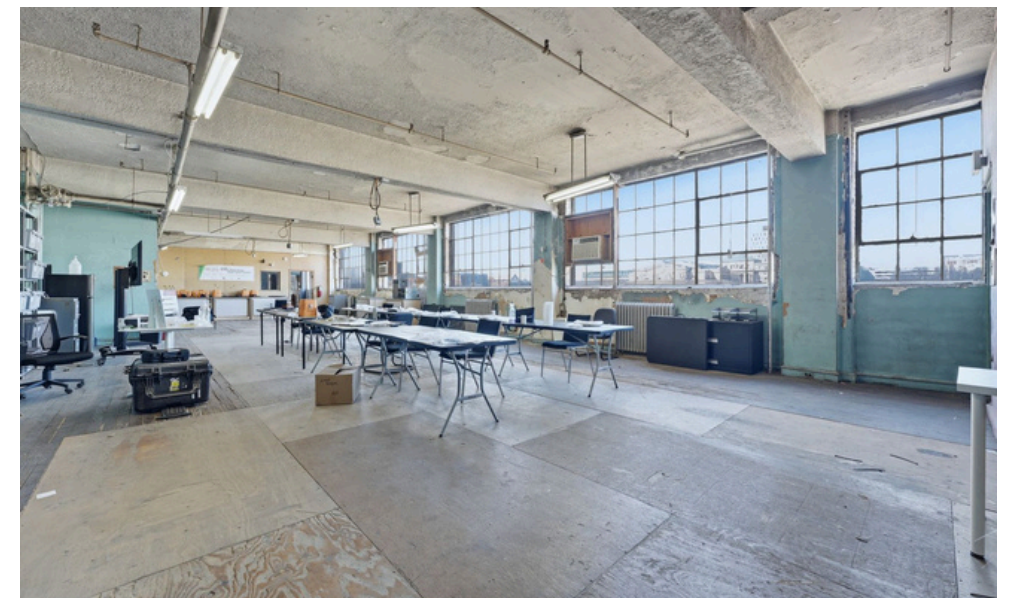
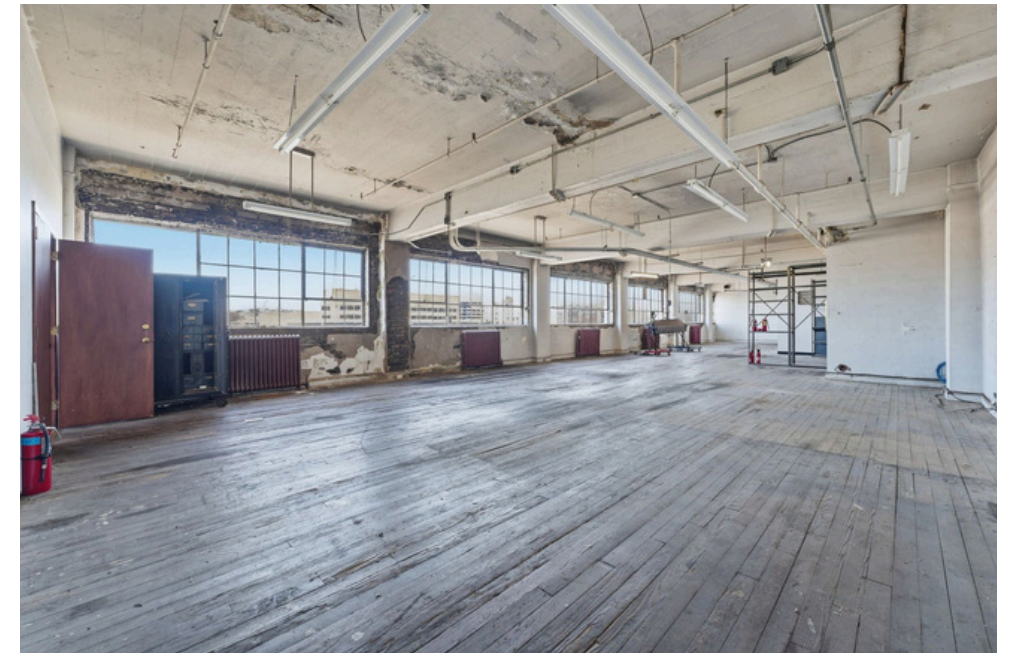
Open flexible space  
11 (+/-) windows  
Wood floors  
Eight (8) radiators  
Access to Main and Freight Elevator  
Ceiling Height 11 ft (+/-)

**Third Floor**

Open flexible space  
10 (+/-) windows  
Wood floors  
Eight (8) Radiators  
Access to Main and Freight Elevator  
Ceiling Height 11 ft (+/-)

**Fourth Floor**

Open flexible space  
11 (+/-) windows  
Wood floors  
Nine (9) radiators  
Access to Main and Freight Elevator  
Ceiling Height 11 ft (+/-)



**Fifth Floor**

Open flexible space  
Two partitioned rooms  
11 (+/-) windows  
Combination of wood & carpeting floors  
Nine (9) radiators  
Access to Main and freight elevator  
Ceiling Height 11 ft (+/-)

**Sixth Floor**

Private Office  
Two (2) Restrooms  
10 (+/-) windows  
Wood floors  
Six (6) Radiators  
Access to Main and Freight Elevator  
Ceiling Height 11 ft (+/-)

**Basement**

Multiple storage areas  
Utility/Mechanical Room  
Elevator Access  
Ceiling Height (10 ft (+/-))

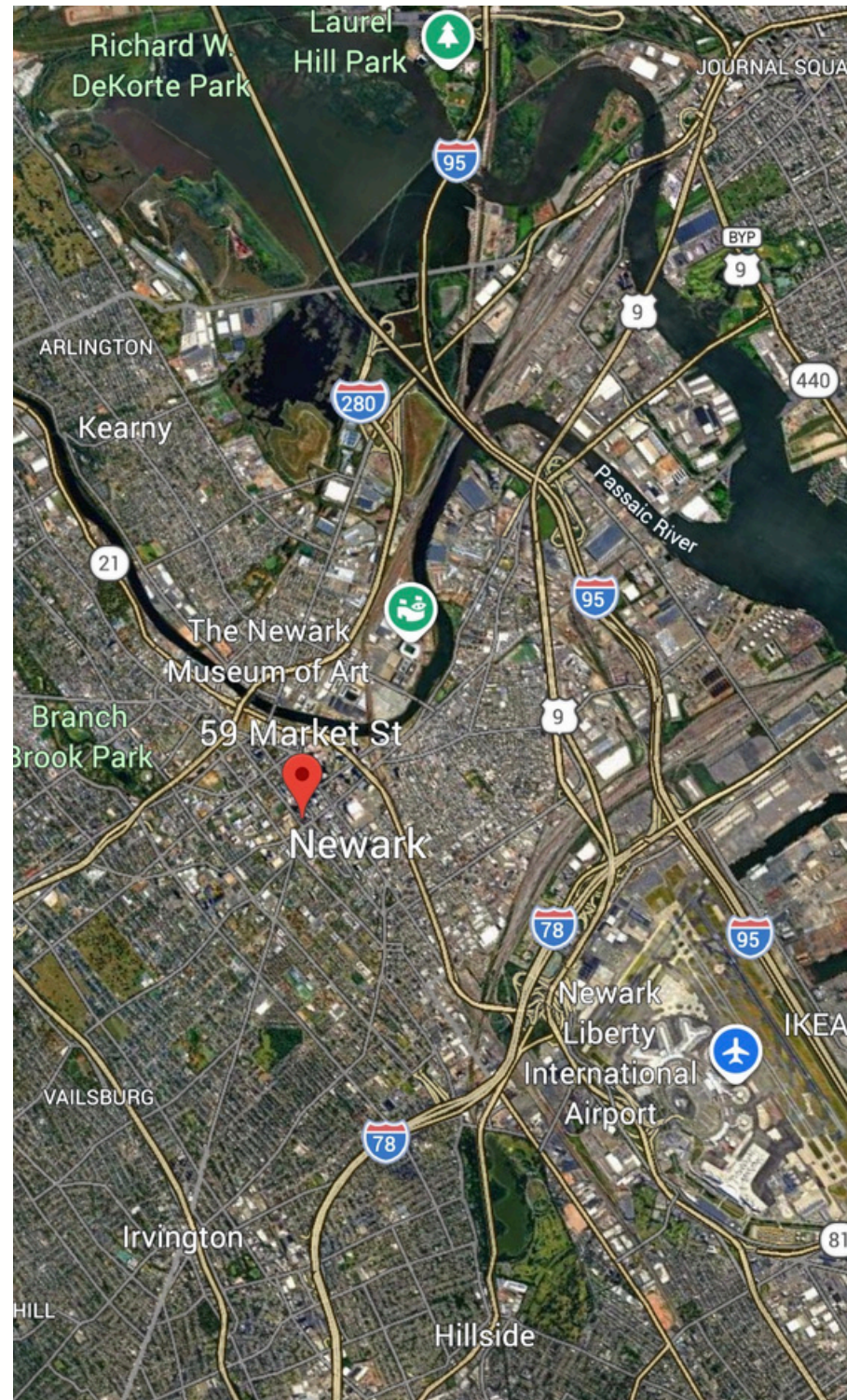




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Leases, receipts, and additional financial documentation are available upon request, subject to a signed confidentiality agreement.



Category	Location	Distance	Time
Train	Newark Penn Station	~0.5 mi	5–7 min
Airport	Newark Liberty Int'l	~4 mi	10–15 min
University	Rutgers Newark	~0.6 mi	3–5 min
University	NJIT	~0.7 mi	5 min
Hospital	University Hospital	~1 mi	5 min

59 Market Street sits within Downtown Newark (07102), one of the fastest-evolving urban cores in the Northeast.

- Anchored by transit, universities, and corporate headquarters
- Experiencing population stabilization + growth
- Positioned as a lower-cost alternative to NYC with strong upside



Newark is the largest employment center in New Jersey and one of the most important business hubs in the Northeast.

- Over 100,000+ daily commuters into Newark
- Over 16M+ sq ft of office space in downtown alone
- Major industries:
- Finance & Insurance
- Healthcare
- Transportation & Logistics
- Government & Legal
- Technology & Media



**Business and Corporate Presence**

Major Employers & Anchors

- Prudential Financial (HQ)
- Audible (Amazon subsidiary)
- Panasonic North America
- NJ Transits
- Horizon Blue Cross Blue Shield
- Legal Sector: over 1000+ law firms in Newark

**Logistics & Infrastructure Economy**

Newark is a top-tier logistics hub:

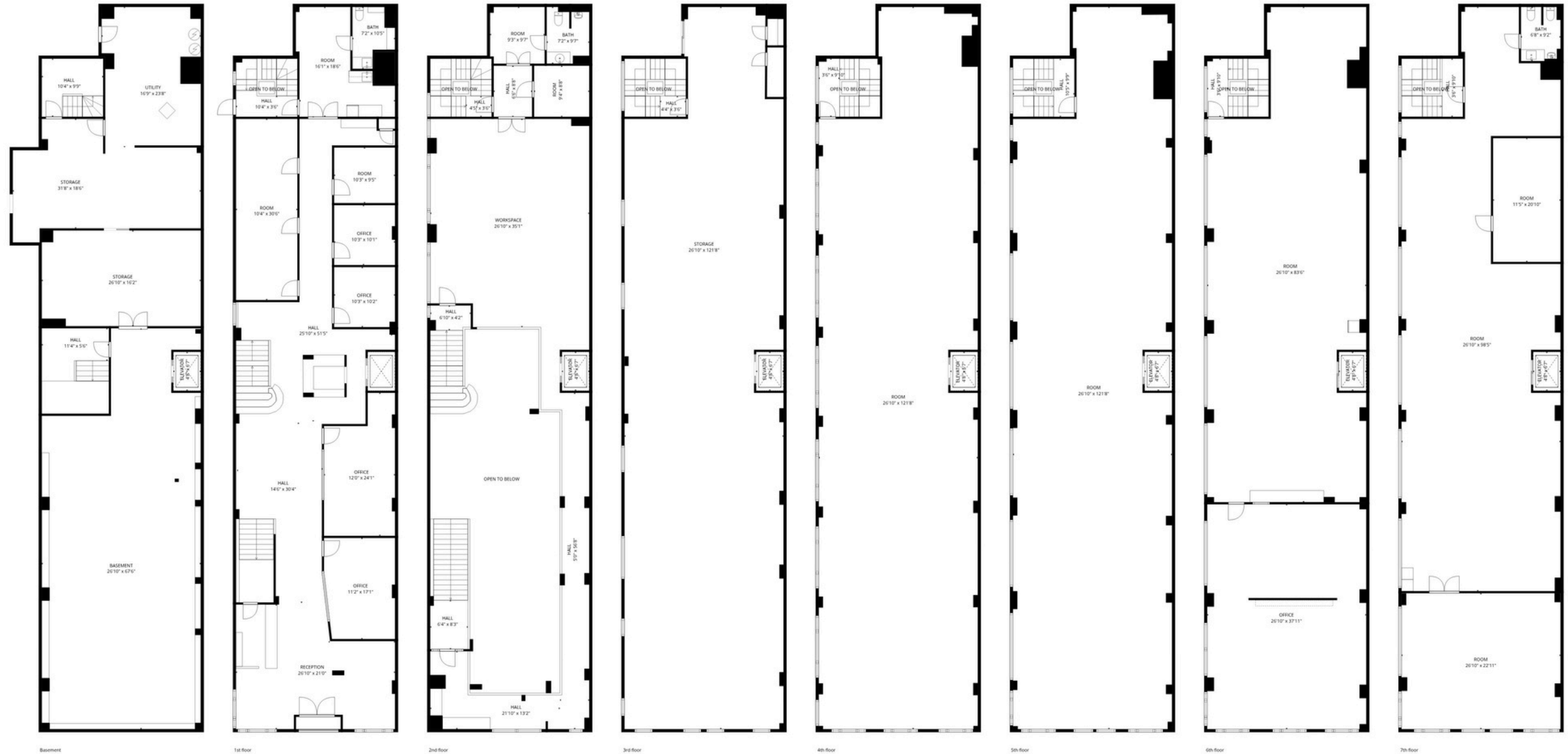
- Home to Port Newark (largest on East Coast)
- Airport + rail + highways create tri-modal infrastructure

Transportation alone accounts for thousands of jobs and continues to grow.

**Retail & Consumer Behavior**

Consumer Base

- Daily commuter traffic: 100K+ workers
- Student population: 60,000+
- Visitors annually: 90M+ visits



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59-61 Market St NEWARK, NJ



