

IRONSIDE
NEWARK.



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COMMERCIAL REAL ESTATE

Ironside Newark
110 Edison Place
Newark, New Jersey 07102



ALWAYS CONNECTED

IRONSIDES NEWARK®

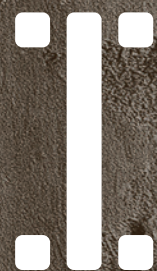
THE FUTURE IS NOW

Ironsides Newark is the central business hub for this already vibrant urban district. With Ironsides Newark taking downtown to new heights, there's never been a better time to envision your future in Newark.

A bold future requires bold vision

At Ironsides Newark, work feels like a refreshing change of pace. From the soaring two-story atrium to the modern, loft-style office spaces, the building is designed to foster innovation. Enjoy the change of scenery from the shared roof deck and conference center with inspiring views of the surrounding city and Manhattan as your backdrop. Ground floor retail and dining serve as a convenient stop for coffee, lunch, or that relaxing evening glass of wine. Just outside, Ironsides Newark is situated adjacent to Newark's Mulberry Commons Park, a welcoming green space for all to enjoy.

At seven stories with over 450,000 square feet of office and retail space, Ironsides Newark's professional amenities also include high-speed fiber optics and convenient commuter parking. Ironsides Newark's adjacency to Newark Penn Station and multiple transportation options makes it not just a convenient choice but a smart one, too.



NEWARK IS THE PLACE TO BE

You'll be in good company with esteemed corporate neighbors like Audible, Prudential, and Panasonic. And with more than 60,000 faculty and university students in the area, there's no shortage of talent and diversity contributing to the energy and success of downtown Newark.

Ironside Newark, home to the headquarters of Mars Wrigley U.S., is perfectly situated so you'll never be more than a few steps away from the exciting things that the downtown district has to offer. With museums, premier performance spaces like the New Jersey Performing Arts Center and the Prudential Center arena, and the culinary-rich Ironbound District, downtown is yours to discover.

It's no wonder Newark is buzzing with excitement, and it's the perfect place for your business today and tomorrow.

On the go

Quick and simple whether you're coming or going—you'll be at your destination before you know it. This map of the neighborhood shows the easy access to everything that is convenient to Ironside Newark.

By Rail

6 minutes to Newark Liberty International Airport via NJ Transit Rail

20 minutes to New York Penn Station via NJ Transit Rail

Quick commutes to key business hubs like Boston; Washington, D.C.; and Philadelphia via Amtrak

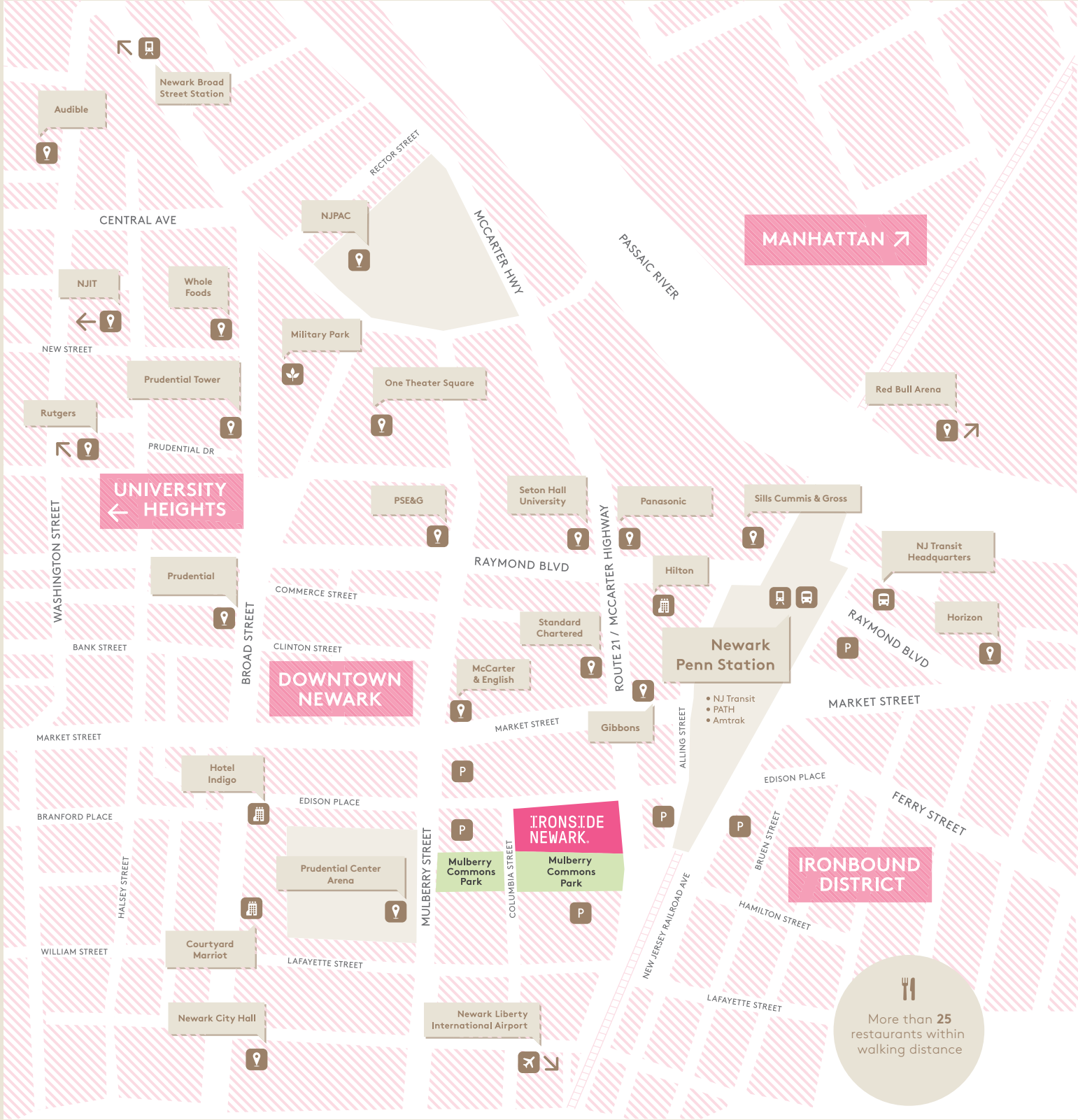
By PATH

• 18 minutes to Jersey City / Exchange Place PATH Station

• 22 minutes to Downtown Manhattan / World Trade Center PATH Station

By Car

- 10 minutes to New York City
- 15 minutes to the Garden State Parkway
- 8 minutes to the New Jersey Turnpike



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NEWARK®**
Visit us at [ironsidenewark.com](https://www.ironsidenewark.com)



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Edison Properties

Edison Properties has been a real estate leader for more than 60 years. Starting in 1956 with one parking lot in Newark, New Jersey, the company is best known for operating businesses in specialized segments of real estate, including parking, mini storage, and flexible workspaces. In addition, Edison Properties owns and operates a 625,000-square foot, Class A office building, which includes a 640-space Edison ParkFast parking garage. Edison Properties also constructed and manages The Ludlow, a 243-unit, 23-story apartment building in Manhattan. Edison Properties has grown steadily and conservatively since its founding and now owns over three million square feet of property in Manhattan and several million square feet of land elsewhere in New York, New Jersey, and Maryland. Throughout all its business operations, the company employs approximately 600 people

edisonproperties.com

Perkins Eastman

Perkins Eastman is an international design, planning, and architecture practice founded in 1981. From niche buildings to complex projects that enrich whole communities, the firm's portfolio reflects a dedication to progressive and inventive design. Perkins Eastman and its affiliate companies employ a professional staff of almost 1,000 working across North America and overseas. Since its founding, the firm has completed projects in 46 U.S. states and more than 40 countries.

perkinseastman.com

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Jones Lang Lasalle

Jones Lang Lasalle (JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers, and investors achieve their business ambitions. JLL has nearly 300 corporate offices, operations in over 80 countries, and a global workforce of nearly 80,000.

us.jll.com

Newmark Knight Frank

Newmark Knight Frank (NKF) is one of the world's leading commercial real estate advisory firms. NKF provides a fully integrated platform of services to prominent multinational corporations and institutional investors across the globe, as well as to occupiers, owners, and developers of real estate on a local, regional, and national level.

ngkf.com

Pierson Commercial

Pierson Commercial is a market leading New Jersey commercial real estate brokerage and advisory service provider representing national and regional tenants, institutional property holders, and multi-faceted retail developers with their acquisition, disposition, and leasing services throughout New Jersey.

piersonre.com

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