

*Experience the History. Embrace the Future.*

THE OFFICES AT



WALKER  
HOUSE

[OfficesAtWalkerHouse.com](http://OfficesAtWalkerHouse.com)

THE OFFICES AT



# WALKER HOUSE

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540 Broad Street, Newark, New Jersey

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Built in 1929 and designed for the New Jersey Bell Telephone Company by famed architect Ralph Thomas Walker, the Art Deco building is known for its majestic lobby and brick-and-sandstone exterior, which were added to the U.S. National Register of Historic Places in 2005.

The building has been home to the regional offices of Verizon, which will continue to occupy the building's 4th floor.



“540 Broad is a majestic symbol of Newark’s past and Newark’s present with its magnificent landmarked art deco design, history as the nerve center of New Jersey Bell, and future as a vital mixed-income, mixed-use architectural treasure.”

~ Newark Mayor Ras Baraka





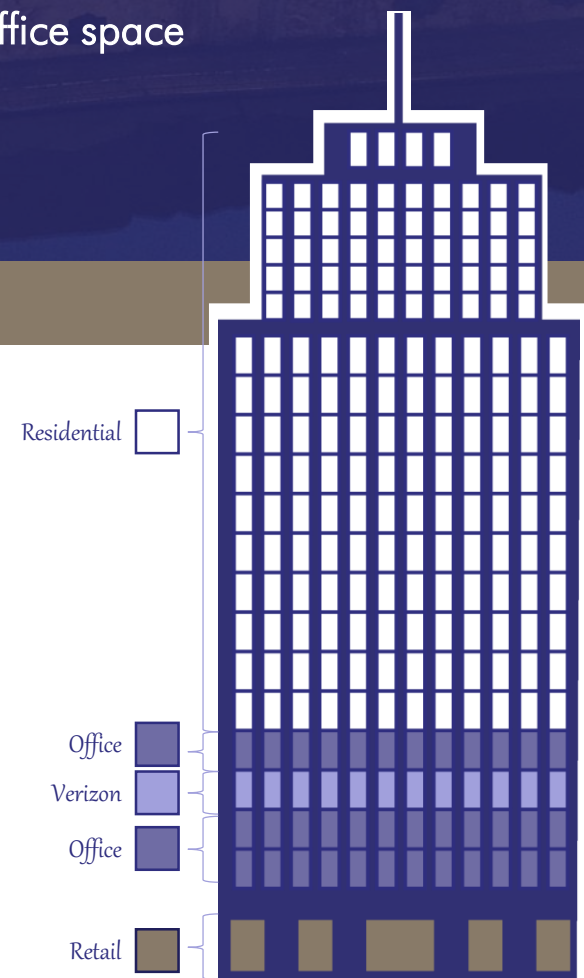
The historic brick and sandstone building will be restored through a partnership between 540 Broad Street LLC principals L+M Development Partners, Prudential Financial Inc. and Goldman Sachs Urban Investment Group; working with Inglese Architecture & Engineering and CetraRuddy.

The mixed use conversion of the 436,000 SF tower will feature:

- +265 residential units
- 18,000 SF ground floor retail and amenities
- 25,000 SF subterranean rock climbing
- 53,698 SF of Class A office space

## BUILDING SPECS

- 53,698 RSF available on three floors
- Column spacing varies from 18' + to 23' north to south and 18' + to 20' east to west
- 10'.5" slab to slab
- Brand new HVAC system/design
- Electric – 4,000 amps at 480 volts
- Condenser water (Water Source Heat Pumps)
- Building has a central plant and will distribute condenser water to all of the office Tenants
- High speed WiFi internet throughout building
- Newark Fiber is Gigabit Internet at reduced rates
- Brand new industrial style windows throughout
- Three passenger elevators exclusively servicing 4 office floors
- Porte cochère for dropoff/pickup
- Parking – Paid lot behind building with availability
- 24/7 access and building security
- Mass transit – Light rail stop directly behind and in front of the building
- Within walking distance to Newark Penn Station and Broad Street Station
- Abundant hotels, restaurants, retail and special event centers within walking distance







Walker House residential lobby rendering

Blending its iconic status with an unparalleled level of luxury, Walker House offers 256 residential units, rooftop resident amenities,



Walker House residential apartment city views rendering



Walker House residential apartment rendering





Lobmardy Street commercial entrance rendering



Commercial lobby rendering

80,000 sf modern Class A office space, 15,000 SF experience retail and 25,000 SF subterranean rock climbing .



First floor retail rendering



GROUND FLOOR

BROAD STREET

Porte cochère  
drop off & pick up

ATLANTIC STREET

LOMBARDY STREET

Lombardy Street dedicated  
office entrance and main lobby

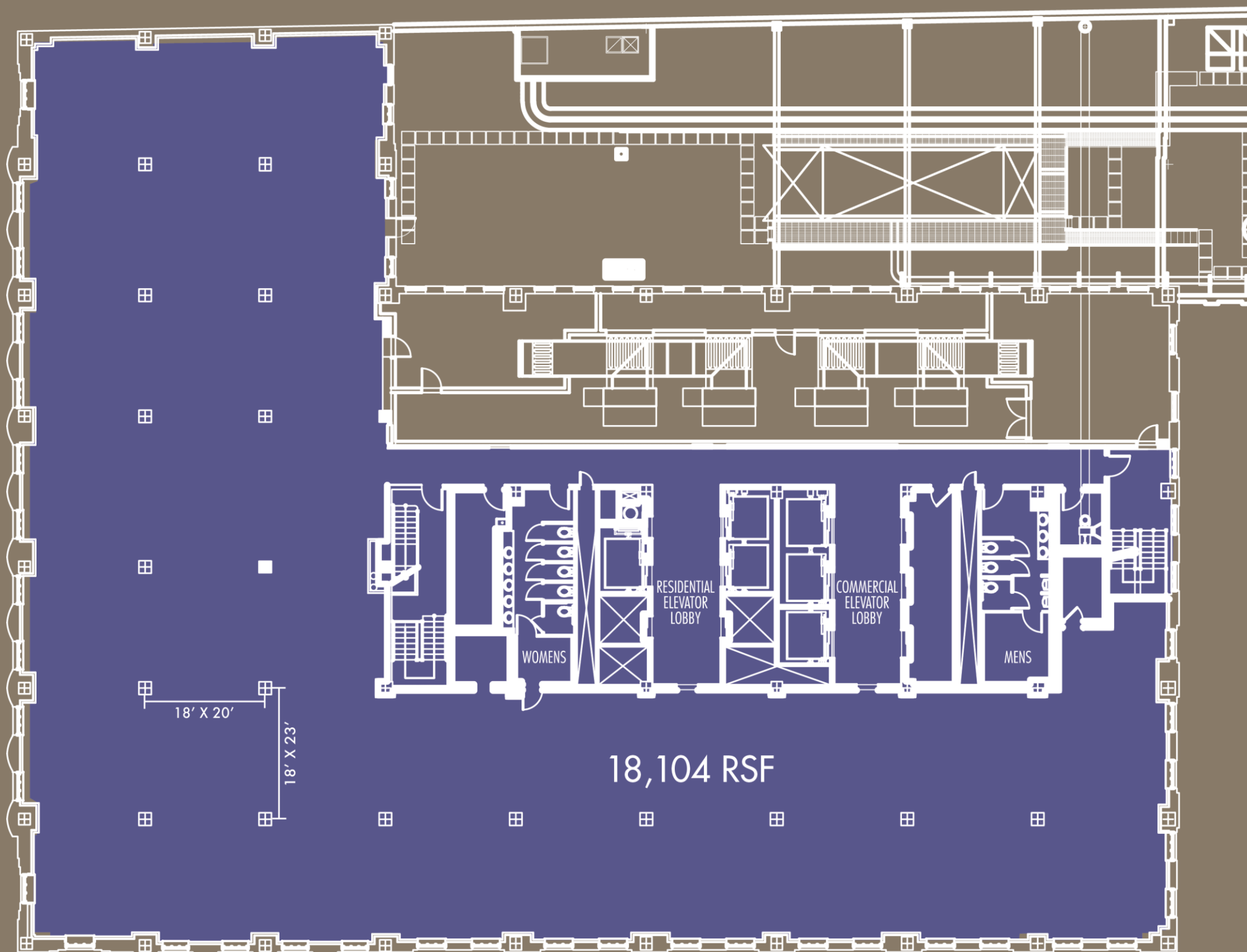
OUTDOOR PATIO  
SEATING



Not actual image



# SECOND FLOOR





THIRD FLOOR





FIFTH FLOOR



# UNPARALLELED INFRASTRUCTURE AND ACCESS TO ROBUST TALENT

The Offices at Walker House are located at the epicenter of Newark's thriving business, entertainment, sports and cultural communities. It's strategic location offers unparalleled transportation links that give Newark businesses access to more than 21 million regional customers and one-day access to more than 105 million consumers.

The city has the fastest free Wi-Fi network in the U.S., providing speeds up to 300 Mbps over two-mile stretch from Washington Park to Military Park and south past Broad and Market streets and plans to open 10 additional public Wi-Fi sites. In addition, Newark has the most "dark fiber" underground than any other city, with thousands of miles of high speed fiber for businesses to gain access to the fastest internet in the region





# VIBRANT DOWNTOWN NEWARK

## HOTELS

- Hampton Inn & Suites
- Hilton Newark Penn Station
- Hotel Indigo
- Newark Marriott Downtown
- Robert Treat Hotel
- TRYP by Wyndham

## ART & ENTERTAINMENT

- Grammy Museum
- Newark Museum
- NJ Performing Arts Center
- Prudential Center
- Red Bull Park Stadium

## COLLEGES/UNIVERSITIES

- New Jersey Institute of Technology
- Rutgers University - Newark
- Seton Hall Law School



## RESTAURANTS

More than 25 restaurants within walking distance ranging from artisanal pizza, soul food, a kosher nosh, to celebrity chefs including the Ironbound District, which offers 170 Portuguese, Spanish and Brazilian restaurants.



## MAJOR REGIONAL TENANTS

- Audible
- Blue Cross Blue Shield
- Broadridge
- Gibbons P.C.
- Mars Wrigley
- McCarter & English
- Panasonic
- Prudential
- PSE&G
- Verizon

**HALSEY STREET "RESTAURANT ROW"**  
 KILKENNY ALEHOUSE  
 NIZI SUSHI  
 27 MIX  
 MEATBALL OBSESSION  
 BURGER WALLA  
 MARCUS BP  
 GREEN CHICKPEA  
 SWEET & GREEN

**EDISON PLACE "RESTAURANT ROW"**  
 DINOSAUR BBQ  
 MERCATO TOMATO  
 REDD'S BIERGARTEN  
 CHIPOLTE  
 EDISON ALE HOUSE

THE AINSWORTH RESTAURANT

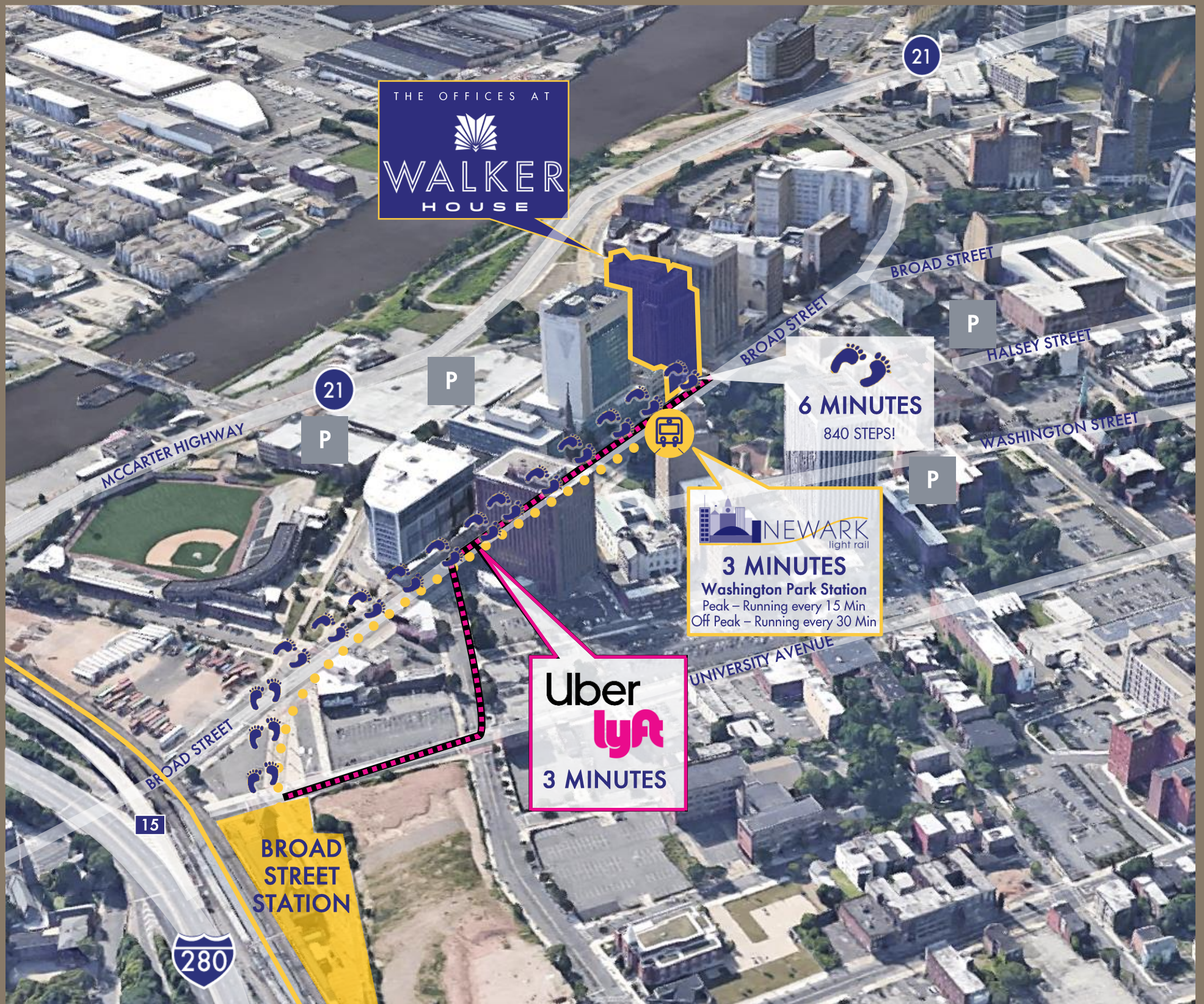


COMMUTE FASTER – MINUTES FROM NEWARK PENN STATION...





# ...MINUTES FROM BROAD STREET STATION







## Breaking New Ground, Every Day

Since its inception in 1984, L+M Development Partners Inc. has been an innovator in developing quality affordable, mixed-income and market-rate housing, while improving the neighborhoods in which it works.

DEVELOPMENT

CONSTRUCTION

INVESTMENT  
MANAGEMENT

COMMERCIAL  
LEASING

PROPERTY  
MANAGEMENT

L+M has consistently been on the cutting edge of urban development and workforce housing.

Because of our reputation for creative approaches to mixed-use and mixed-income developments and emerging market-rate luxury housing, community leaders and government housing agencies consistently turn to L+M as the preferred choice for development partner and builder. Our ability to take an “outside the box” view of development has led to innovation and success.





A full-service firm, L+M works from conception to completion, handling development, investment, construction and management with creativity that leads the industry.

Restoring  
historic landmarks  
Hahne's, Newark, NJ



Transforming the Lower East Side  
Essex Crossing, Manhattan, NY



L+M is responsible for more than \$7 billion in development, construction and investment, and has acquired, built or preserved more than 22,000 high-quality residential units in New York's Tri-state area, the West Coast and Gulf Coast regions. Community leaders, government officials and institutional investor organizations turn to L+M because of its consistent track record of excellence.

Strengthening at-risk communities  
Arverne View, Queens, NY



Revitalizing neighborhoods post-Katrina  
Faubourg Lafitte, New Orleans, LA







For more information or to arrange a tour, please  
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