

# THE NATIONAL

1420B Irving Street  
Rahway, NJ 07065

**SECOND FLOOR — OFFICE**

Suite 8 – 307 SF or Suite 9 – 208 SF  
(+) Common Area & Shared Kitchen



## OFFICE SPACES

# Workspace Highlights

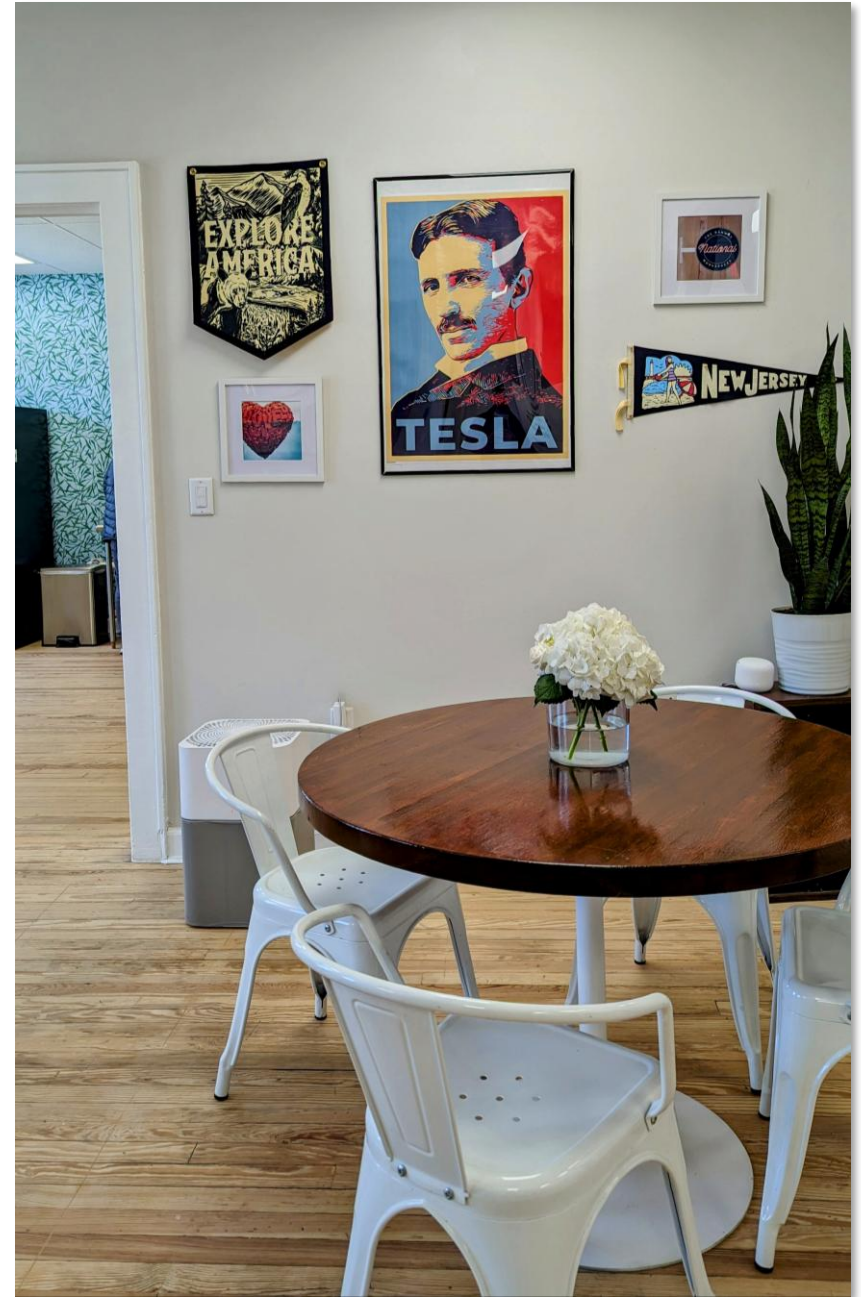
Downtown Rahway office spaces steps away from NJ Transit with direct service to NYC in 38 minutes.

- Utilities + Wi-Fi included
- Parking included
- Each office wired w/Coaxial & Fiber internet
- Communal kitchen
- 4 Bathrooms
- Automatic/programmable lighting
- Advanced intercom system
- Communal areas cleaned/maintained by landlord

*“You can feel the energy.”*

**MAYOR RAYMOND A. GIACOBBE**  
City of Rahway

The building is equipped with a music system in the entryway and bathrooms. Containing restored 1900's wood flooring and tile adds a special aesthetic to the interior with compliments of exposed brick features. Repurposed bank teller bullet-proof glass provides a great use for offices desks, included with each office space.





Greetings from

RAILWAY

Skyview Newly

## AVAILABLE SUITE

# Workspace #8

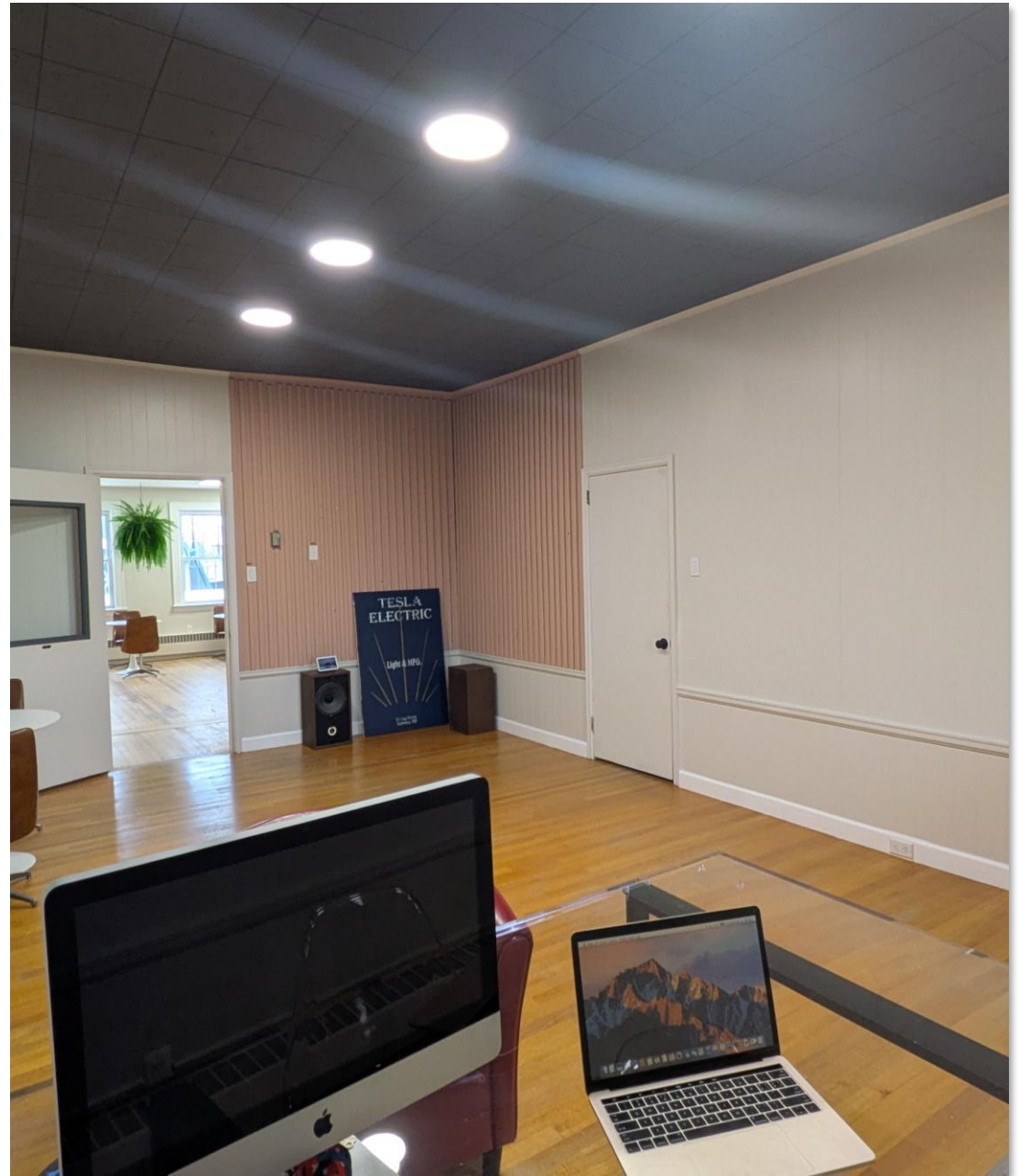
307 SF | Fits 2-6 People

One of the larger suites as The National. Open, airy feel with soaring dark ceilings, recessed lighting and warm hardwood floors.

An accent wall of warm pink wood paneling adds boutique character. Comfortably accommodates 2-6 people – or combine with the adjoining Suite #9 for 500+ SF team footprint.

## INCLUDED WITH SUITE

- Bulletproof bank-teller glass desk
- Fiber + coaxial internet wired in
- Programmable LED lighting
- Free Wi-Fi, parking, utilities
- Communal kitchen & 4 bathrooms



## AVAILABLE SUITE

# Workspace #9

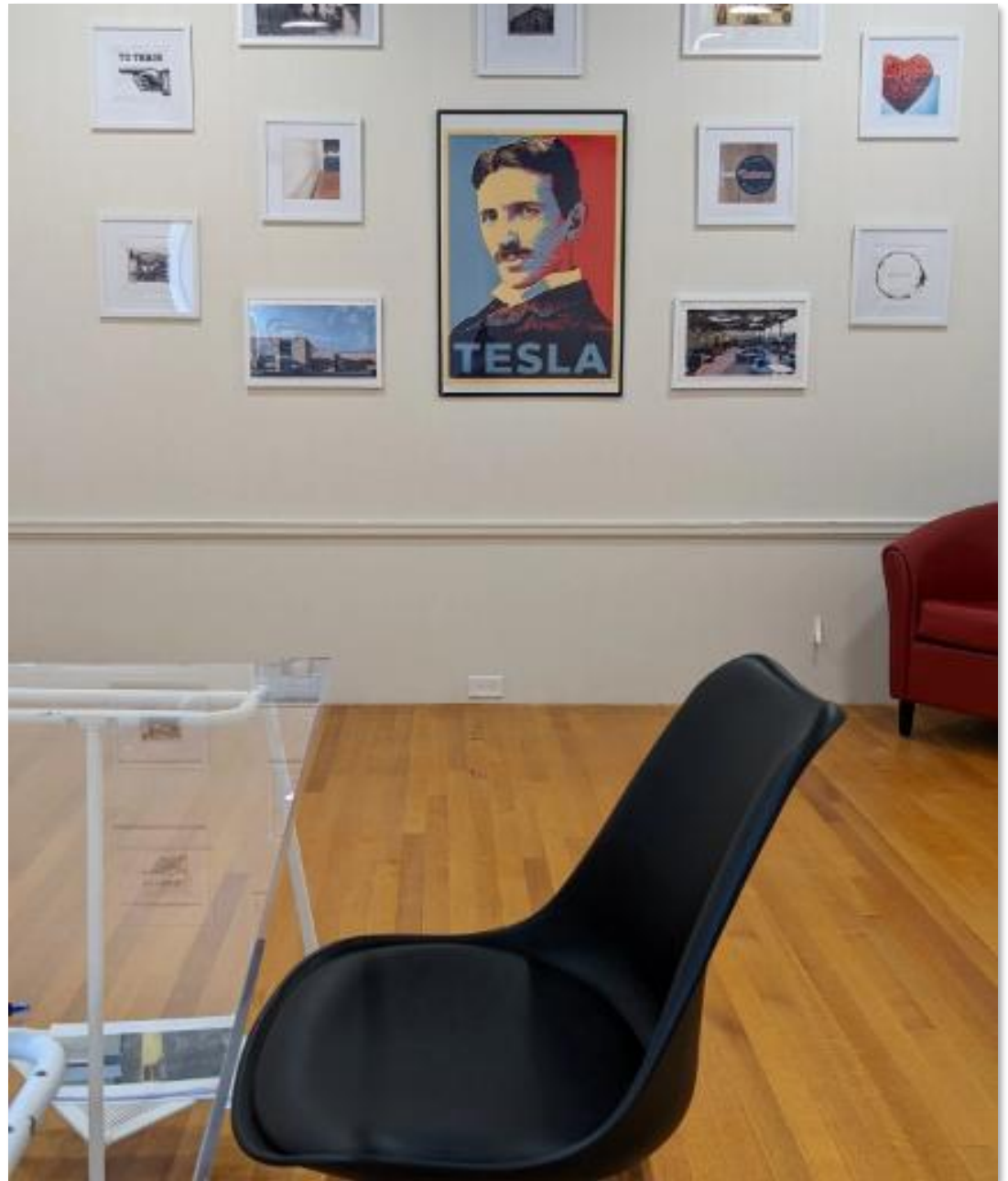
208 SF | Fits 1-4 People

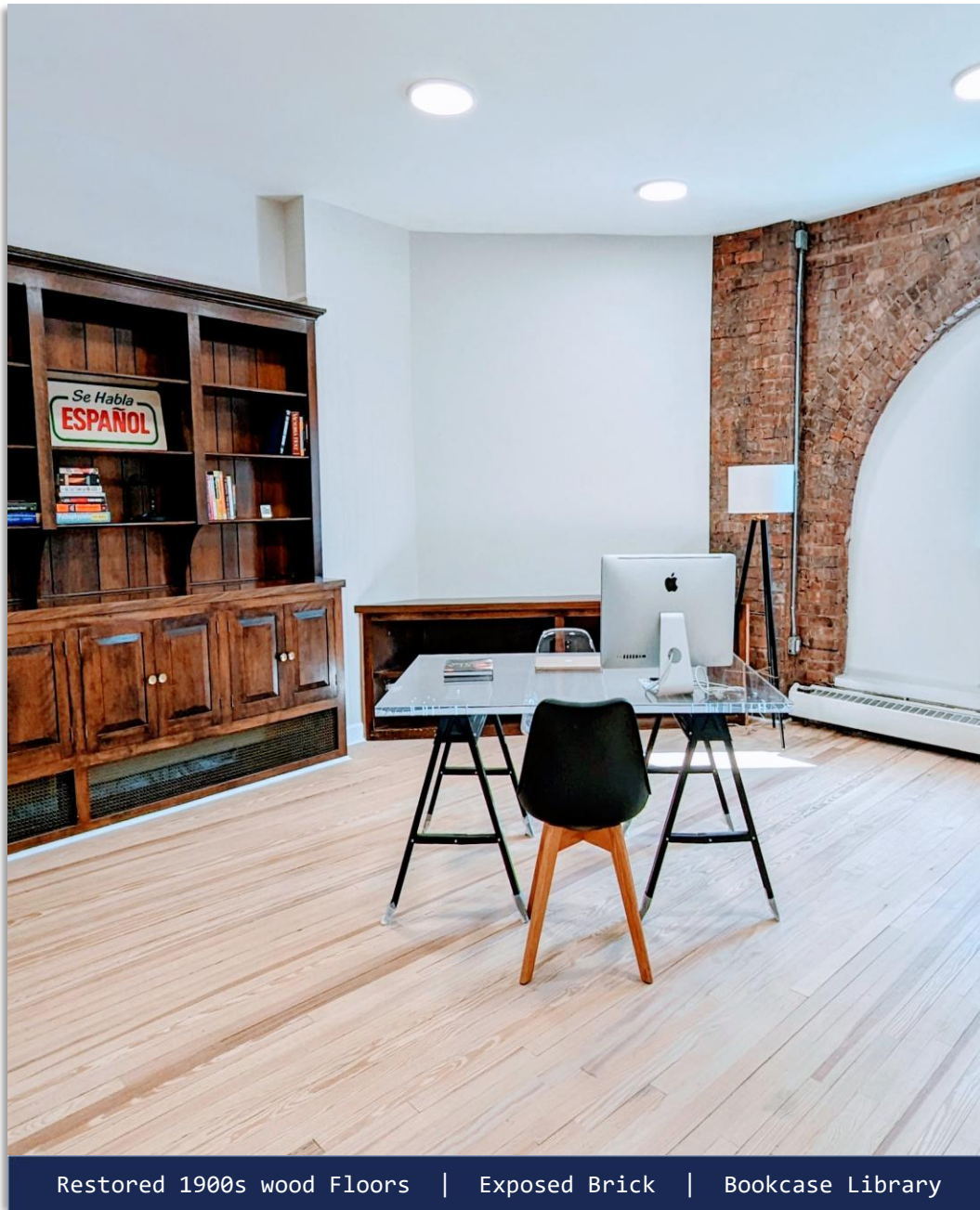
A bright, character-rich private office featuring refinished hardwood floors and a dramatic dark ceiling with recessed lighting.

White wainscoting and clean wall panels keep the space feeling fresh and professional. Comfortably accommodates 1-4 people. Two (2) parking spots included with the suite.

## INCLUDED WITH SUITE

- Two dedicated parking spots
- Closet & storage included
- Bulletproof bank-teller glass desk
- Biometric/keyless entry
- Free Wi-Fi, utilities, kitchen access
- Can be combine with Suite #8





Restored 1900s wood Floors | Exposed Brick | Bookcase Library

## WORKSPACE HIGHLIGHTS

# Built to Inspire

Originally built in 1900 as the executive offices for The Rahway National bank. Today, restored with modern infrastructure and thoughtful design touches throughout the 3,500 SF second floor.

- All utilities included
- Free Wi-Fi & Fiber internet
- Free on-site parking
- Four bathrooms
- Automated lighting system
- Advanced intercom & keyless entry
  
- Music system in entry & bathrooms
- Restored 1900s wood flooring
- Exposed brick architectural features
- Repurposed Bulletproof bank-teller glass desks
- Communal Kitchen | Maintained by landlord
- Watt Hotel directly across the street
- Farmers Market every Thursday

COMMON SPACES

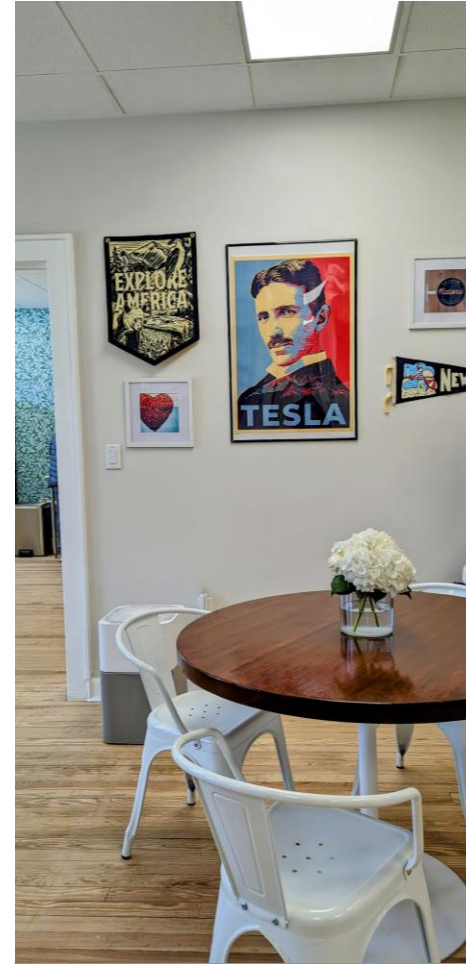
# More Than Just an Office



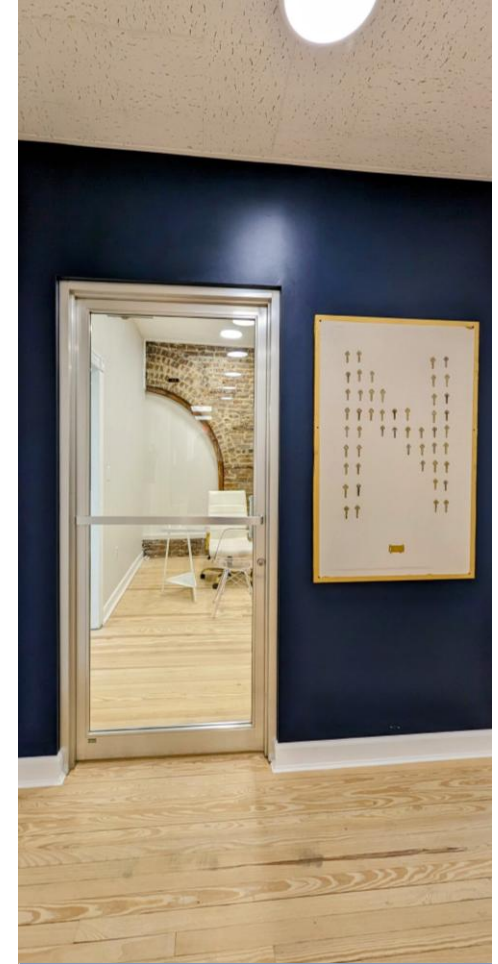
Restored 1900s Fireplace



Communal Kitchen

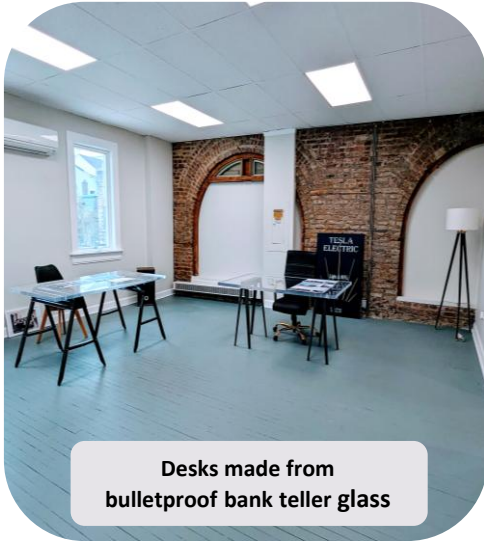


Workspace Entry

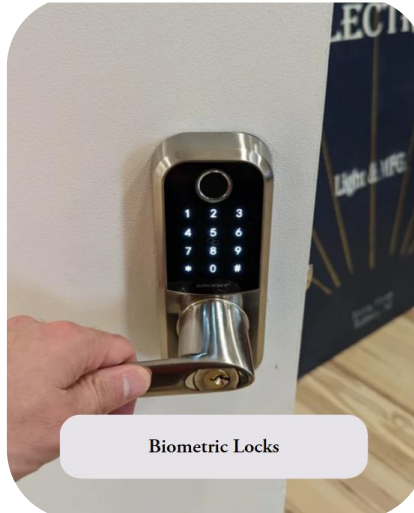


Communal Area

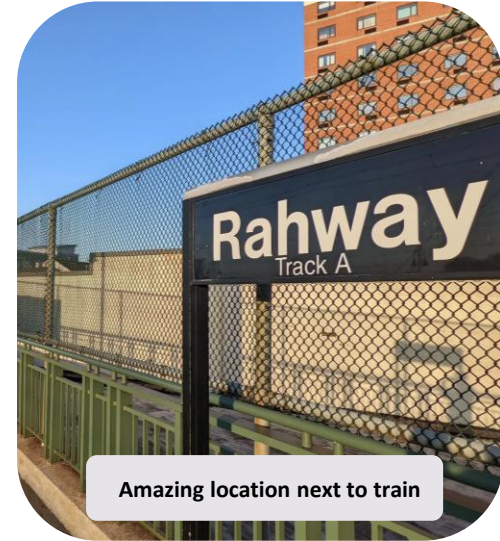
# Highlights



Desks made from bulletproof bank teller glass



Biometric Locks



Amazing location next to train



Great food & coffee steps away

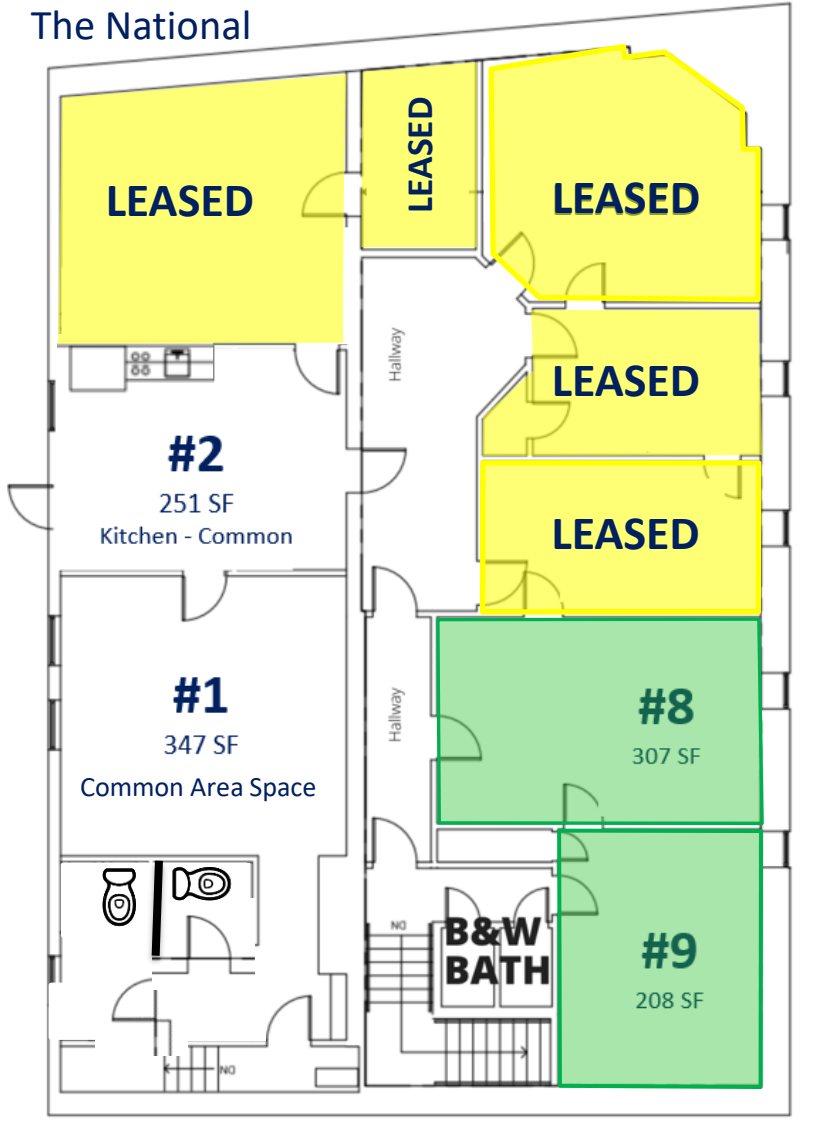


Parking included



All utilities & Wi-Fi included

**2<sup>nd</sup> Floor**  
The National



**FLOOR PLAN | 2<sup>nd</sup> FLOOR**

Workspaces #8 and #9 Available

**LEGEND**

- Available
- Leased
- Common Area

**AT A GLANCE**

Total 2 <sup>nd</sup> Floor SF	<b>3,500 SF</b>
Private Offices	<b>7 Suites</b>
Bathrooms	<b>4</b>
Suite #8	<b>307 SF</b>
Suite #9	<b>208 SF</b>
Combined	<b>500+ SF</b>

## LOCATION

# Downtown Rahway. Steps from the train.

Centrally located in Rahway's Central Business District. The National sits across from the Watt Hotel, one block from the post office, and steps from NJ Transit with direct service to NYC in 38 minutes.

## STEPS FROM THE FRONT DOOR

- **Rahway Train Station** 1 block to NYC line
- **Watt Hotel** Across the street
- **Train Station Plaza** Events & farmers market
- **US Post Office** 1 block away
- **Zoning** B-S Central Business

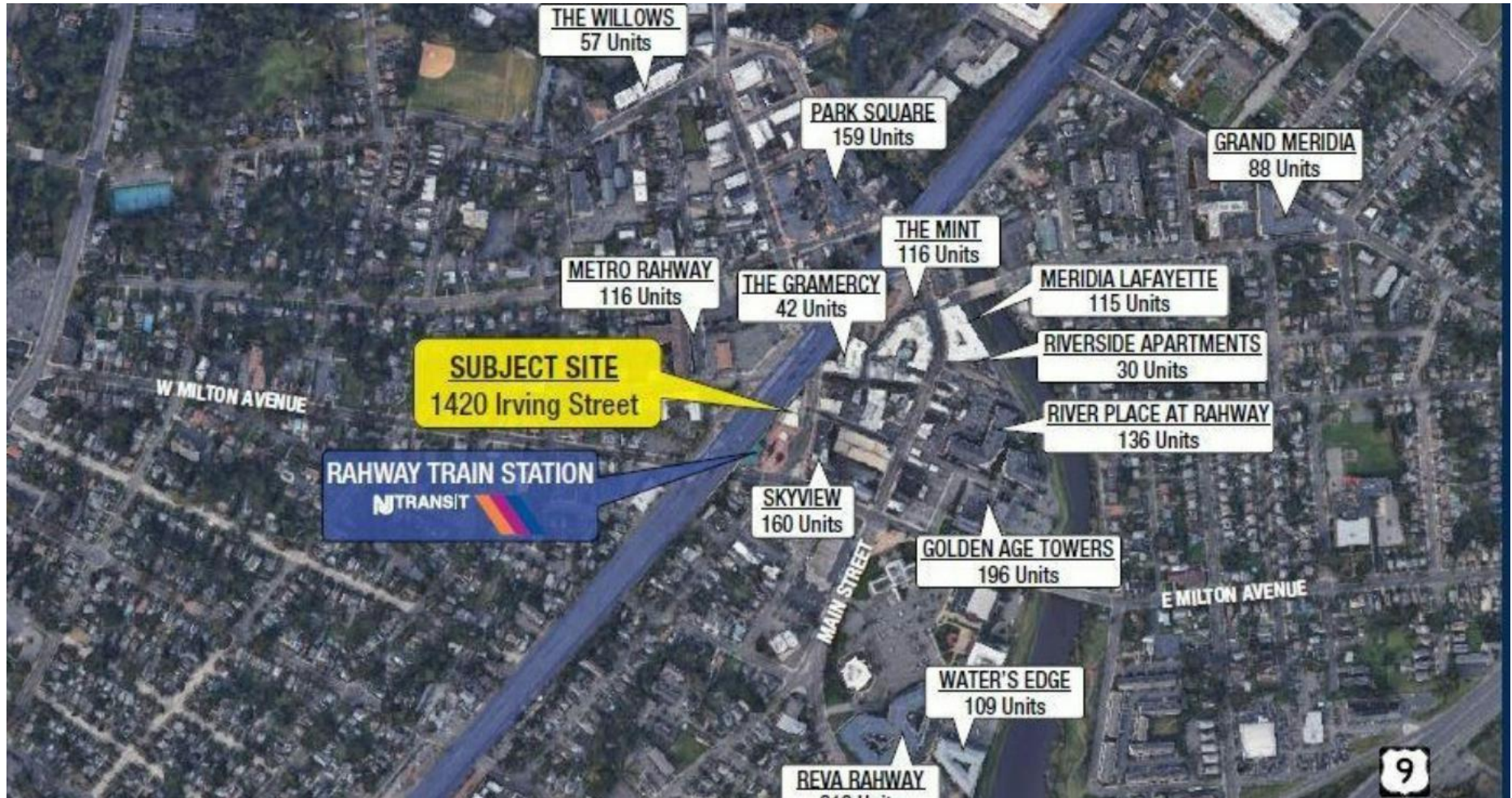


Aerial: downtown Rahway with The National marked

TENANT BASE

# 1,800+ Residential Units within Walking Distance.

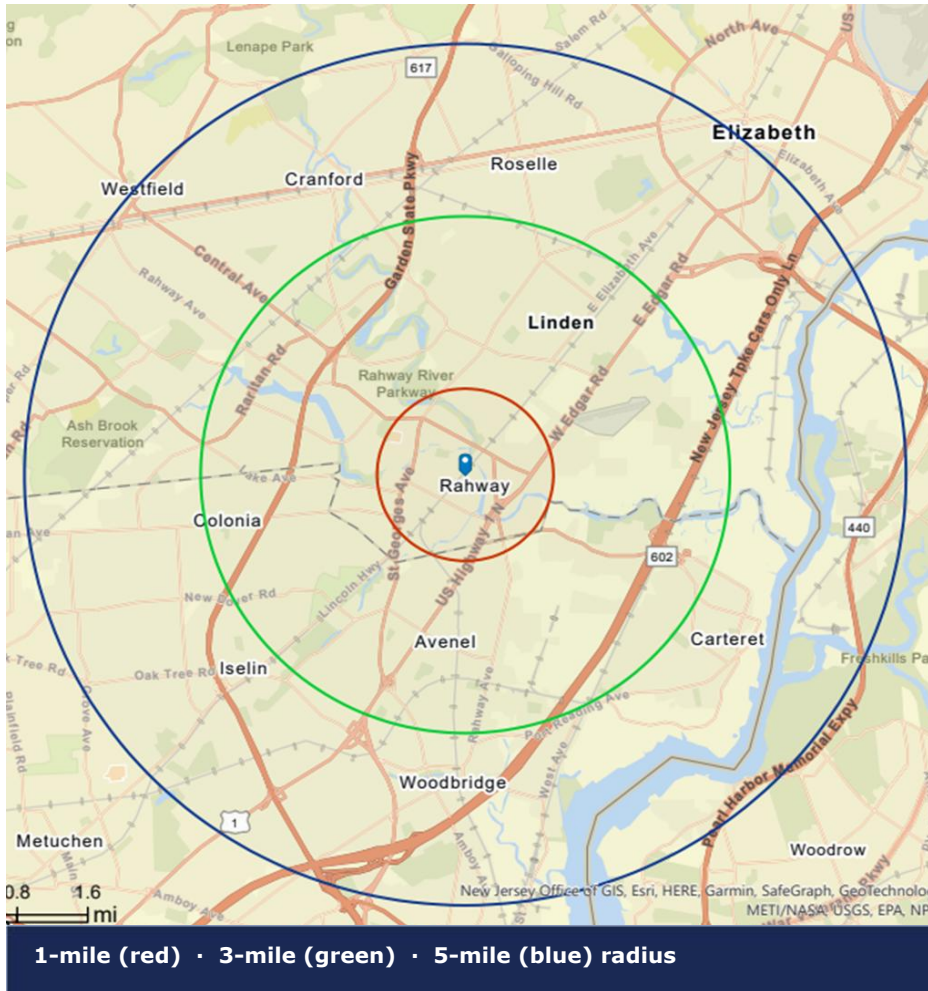
Rahway is in the middle of a transit-oriented residential boom — Skyview (160 units), The Mint (116), Reva Rahway (219), Park Square (159), River Place (136), Meridia Lafayette (115) and many more, all within walking distance. An exceptional captive customer base for a downtown restaurant or retailer.



DEMOGRAPHICS

# Outstanding demographics.

Population, daytime workforce, and income within 1, 3, and 5 miles.



	1 MILE	3 MILES	5 MILES
<b>Population</b>	22,999	138,089	381,531
<b>Daytime Population</b>	20,923	124,667	359,593
<b>Avg. HH Income</b>	\$70,205	\$82,994	\$83,088
<b>Median Age</b>	39.2	41.5	40.4

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### THE NATIONAL

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