



20 Millburn Ave

20 Millburn Ave, Springfield, NJ 07081



Jeffrey Rosenberg

Century 21 Norma Altman
221 Main St, Millburn, NJ 07041
JeffRosenbergC21@gmail.com
(973) 376-9393



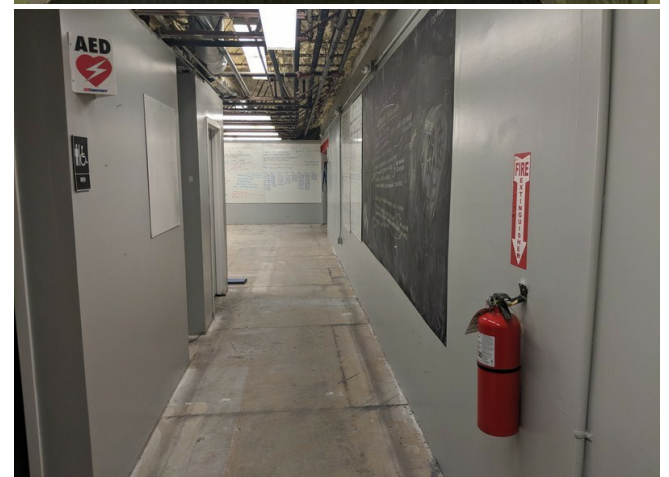
20 Millburn Ave

\$24.00 /SF/Yr

FANTASTIC LOCATION!! 5,000 SQUARE FEET OF OPEN SPACE!! On the border of the Short Hills business district and also close to residential areas. Formerly a Cross-Fit gym but zoned as a "Neighborhood Commercial". Lots of flexibility. Perhaps a Medical Clinic. Perhaps a Day Care Center. Maybe a Gym or Dance Studio. Maybe an office, retail, bank or school. The possibilities are endless. Five separate segmented areas, or utilize as a large open area. Three bathrooms (one with a shower). High ceilings (vary by section: 20,12 & 10 ft). Shared main entrance lobby space then through glass doors to a "foyer" leading to the full space. Four other doors give additional exterior access. 40 off-street parking spaces, in shared parking lot (depending on time, could be mostly unused).

- Fantastic location bordering the Short Hills business district and the Short Hills/Millburn/Springfield residential.
- On-site parking. Over 40 shared spots, but mostly unused during normal business hours.
- One large open floor plan with an extra room, or 4 separate segmented areas, depending on your needs. Includes 3 bathrooms (one with a shower).

Rental Rate:	\$24.00 /SF/Yr
Property Type:	Office
Property Sub-type:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	18,500 SF
Year Built:	1979
Walk Score ®:	57 (Somewhat Walkable)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$2.00 USD/SF/Mo



1st Floor

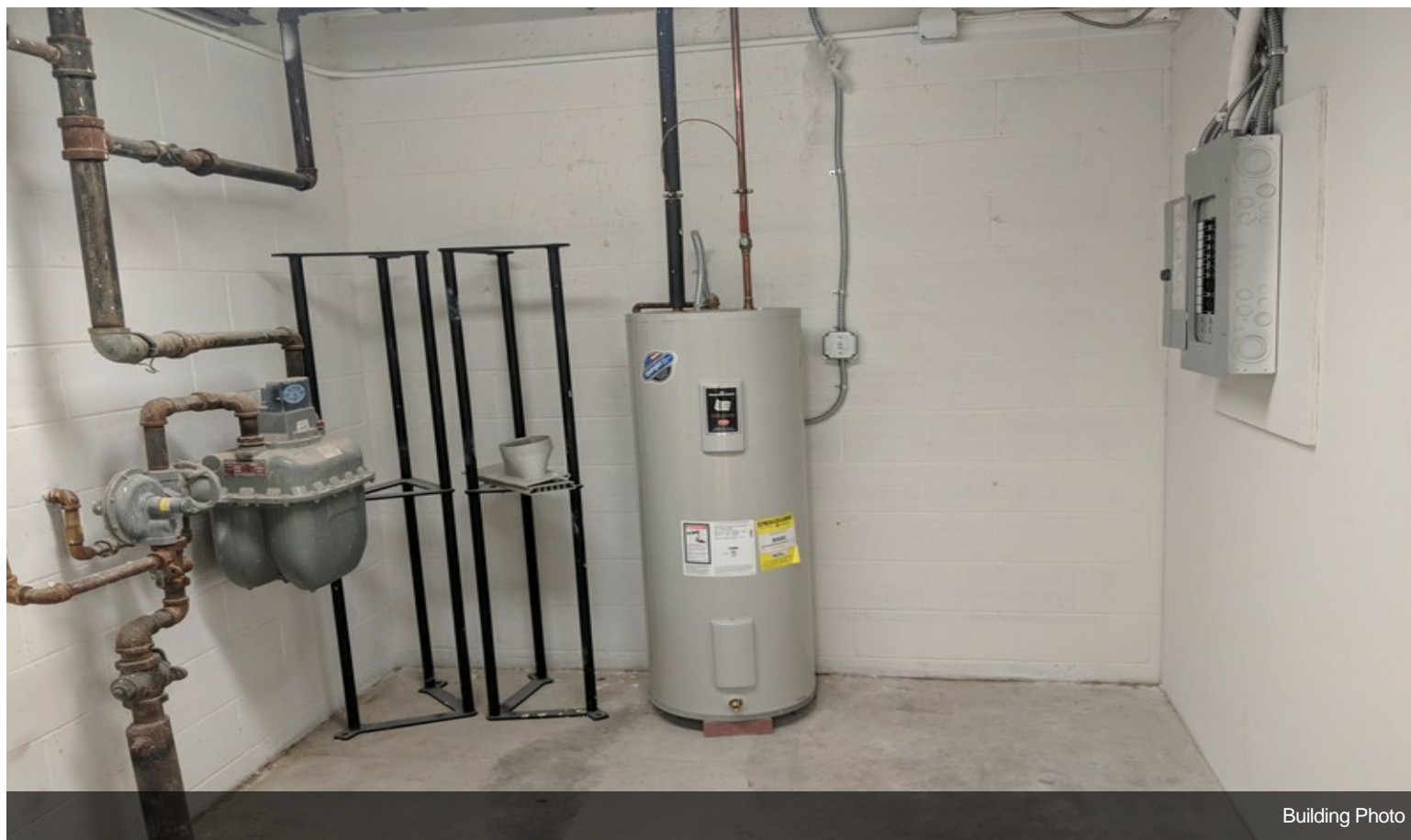
Space Available	5,000 SF
Rental Rate	\$24.00 /SF/Yr
Date Available	Immediate
Service Type	Net
Space Type	New
Space Use	Flex
Lease Term	Negotiable

Tenant to share the cost of utilities (pro-rated) with other tenants. Landlord can be flexible with these arrangements if Tenant is a "solid" applicant.

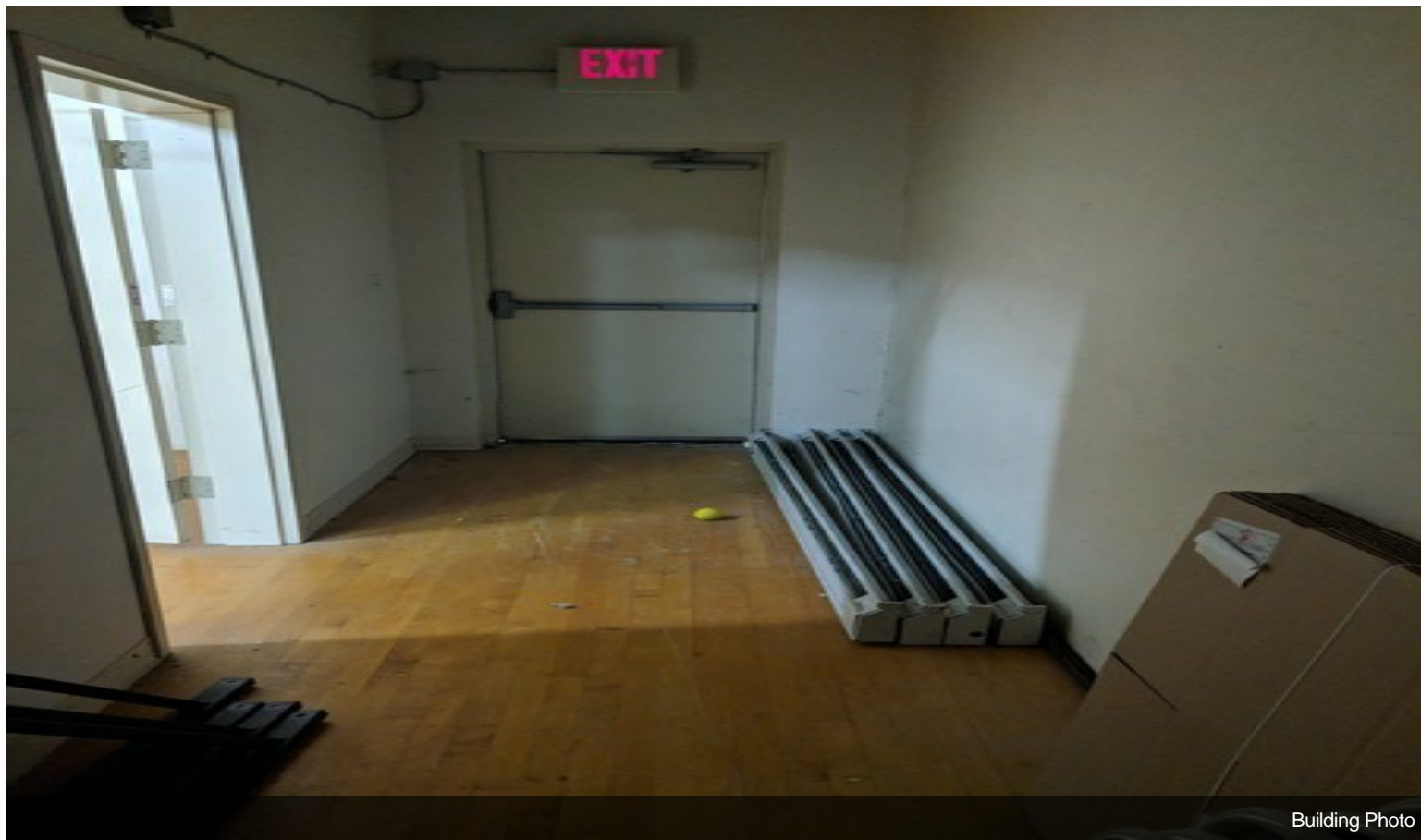


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Property Photos



Building Photo

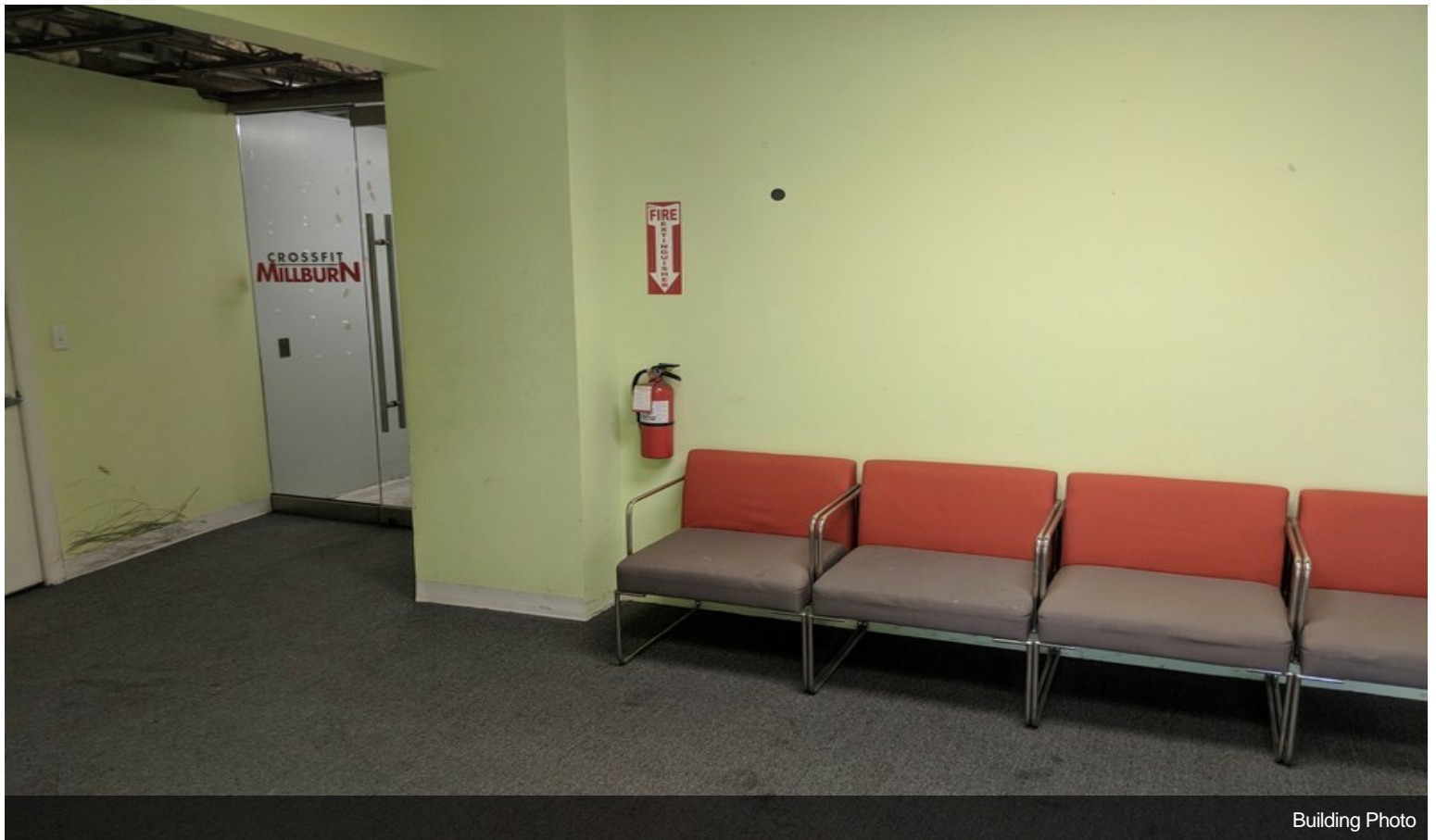


Building Photo

Property Photos



Building Photo

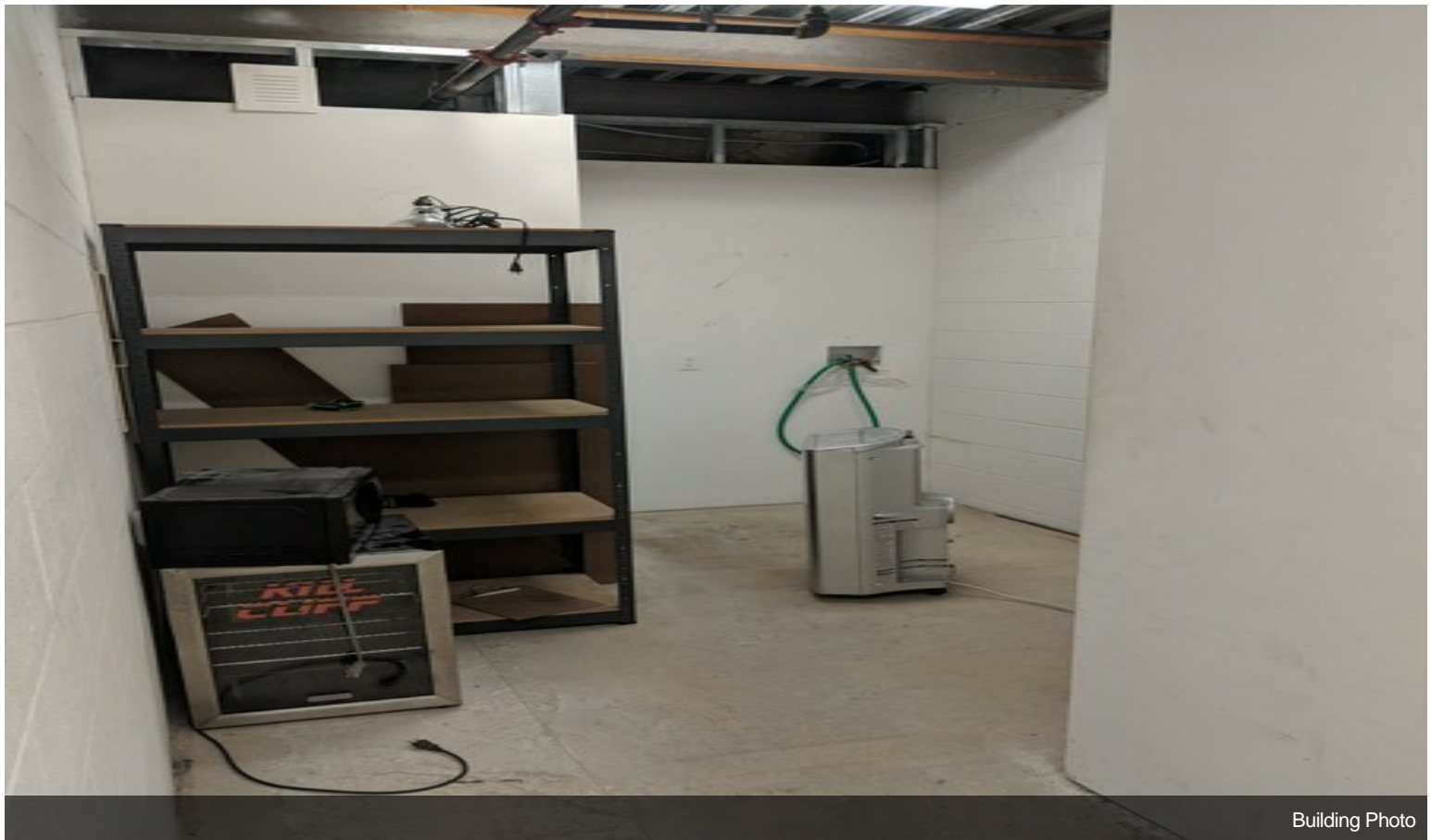


Building Photo

Property Photos



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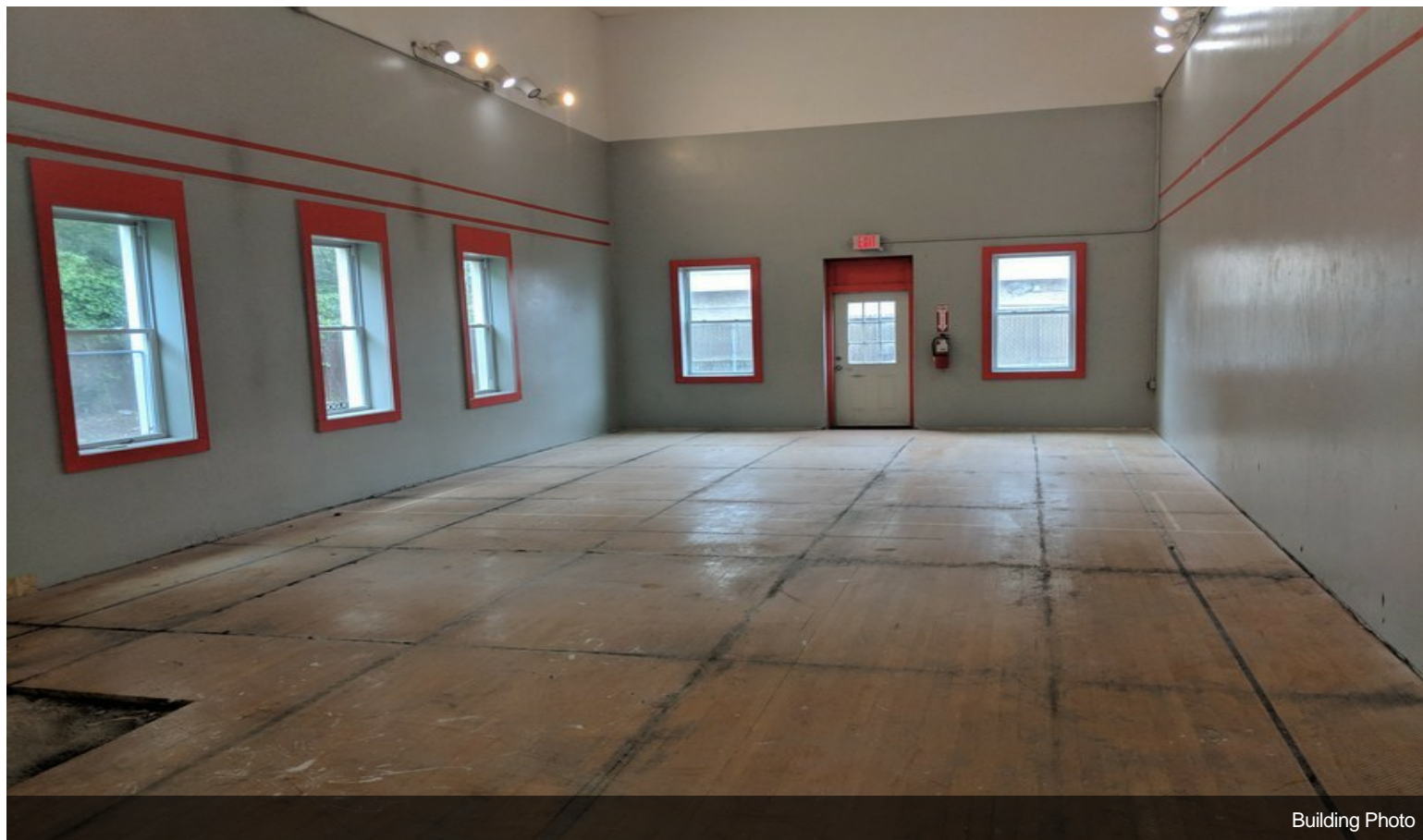


Building Photo

Property Photos



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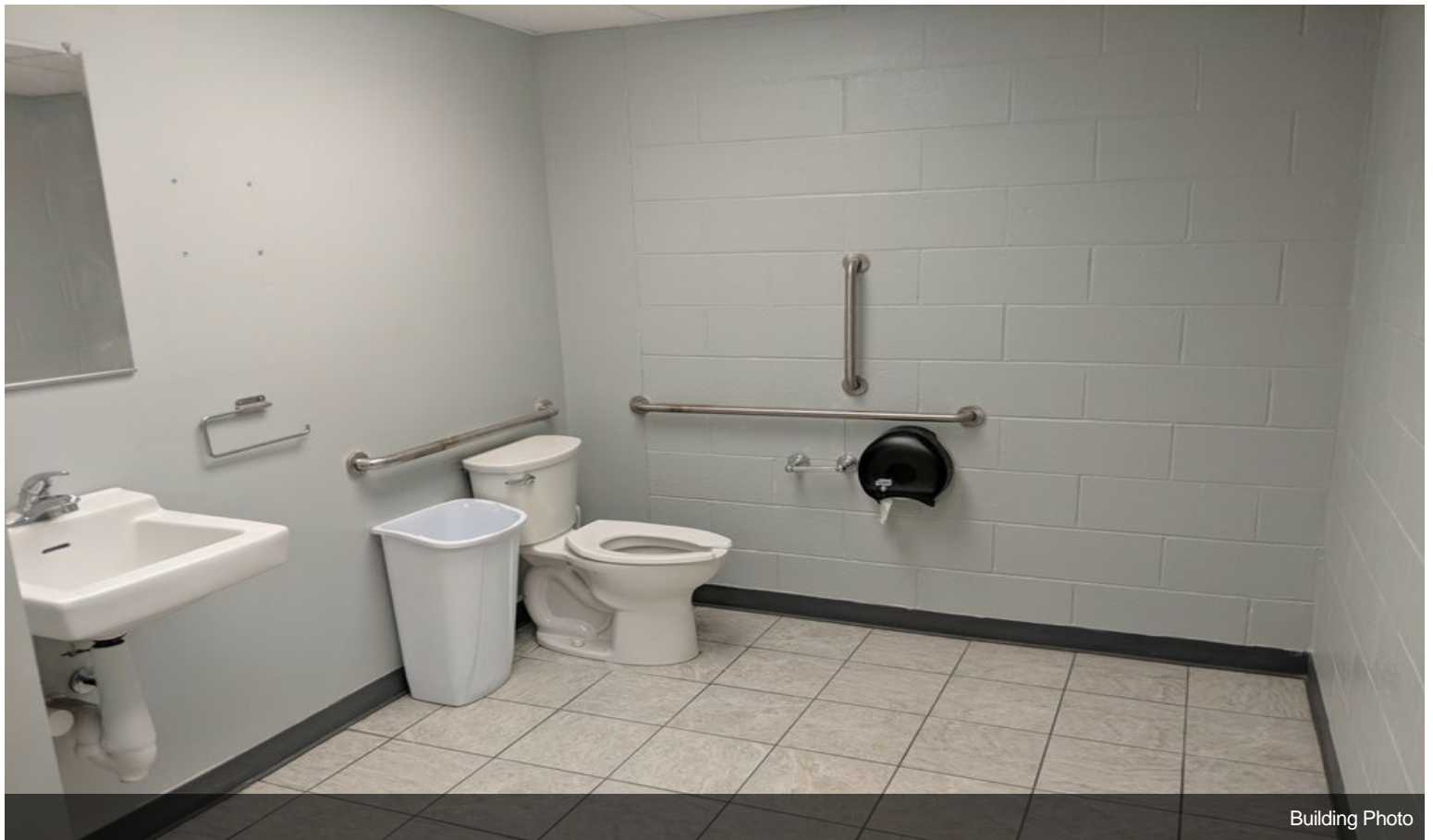


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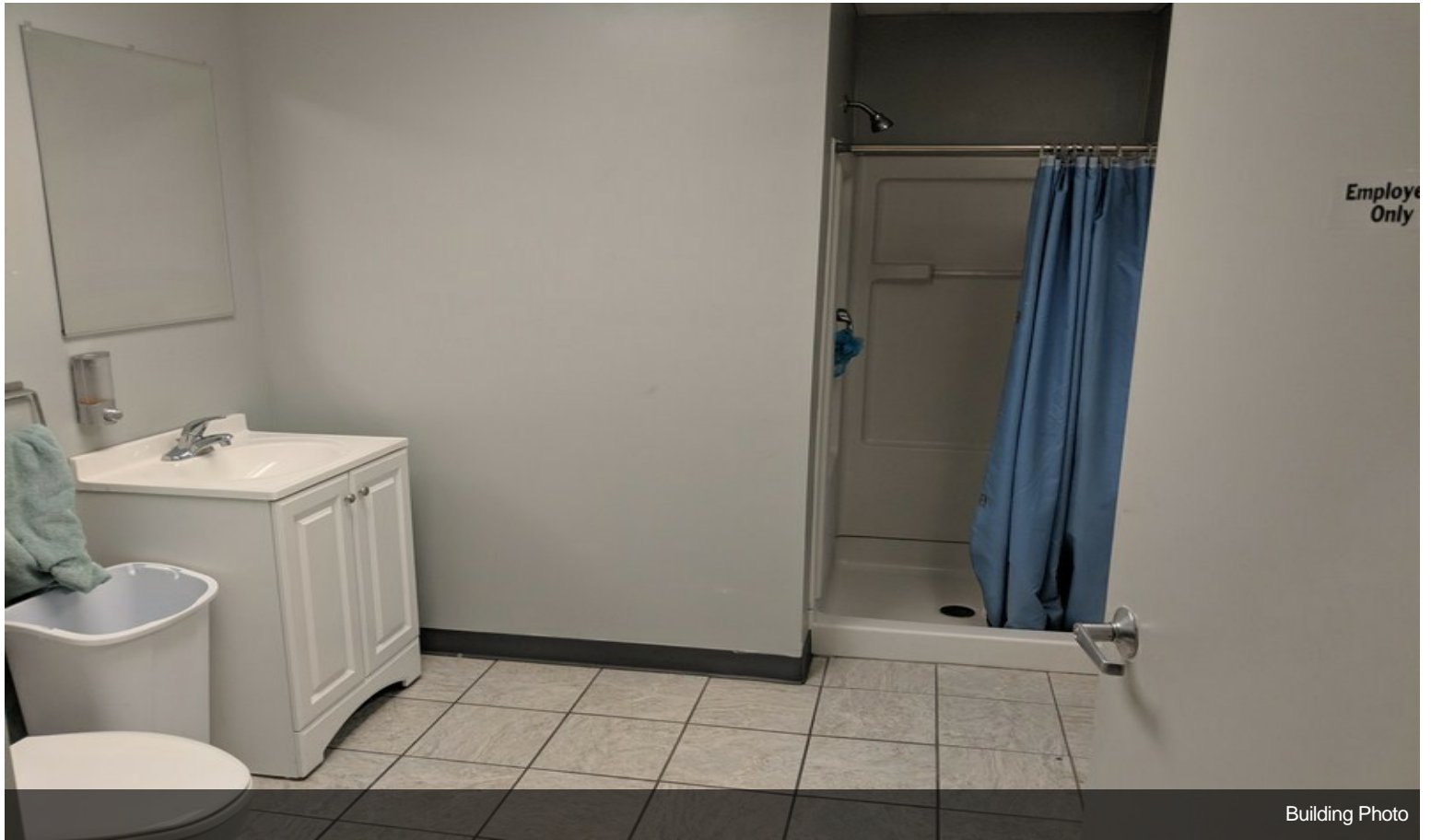


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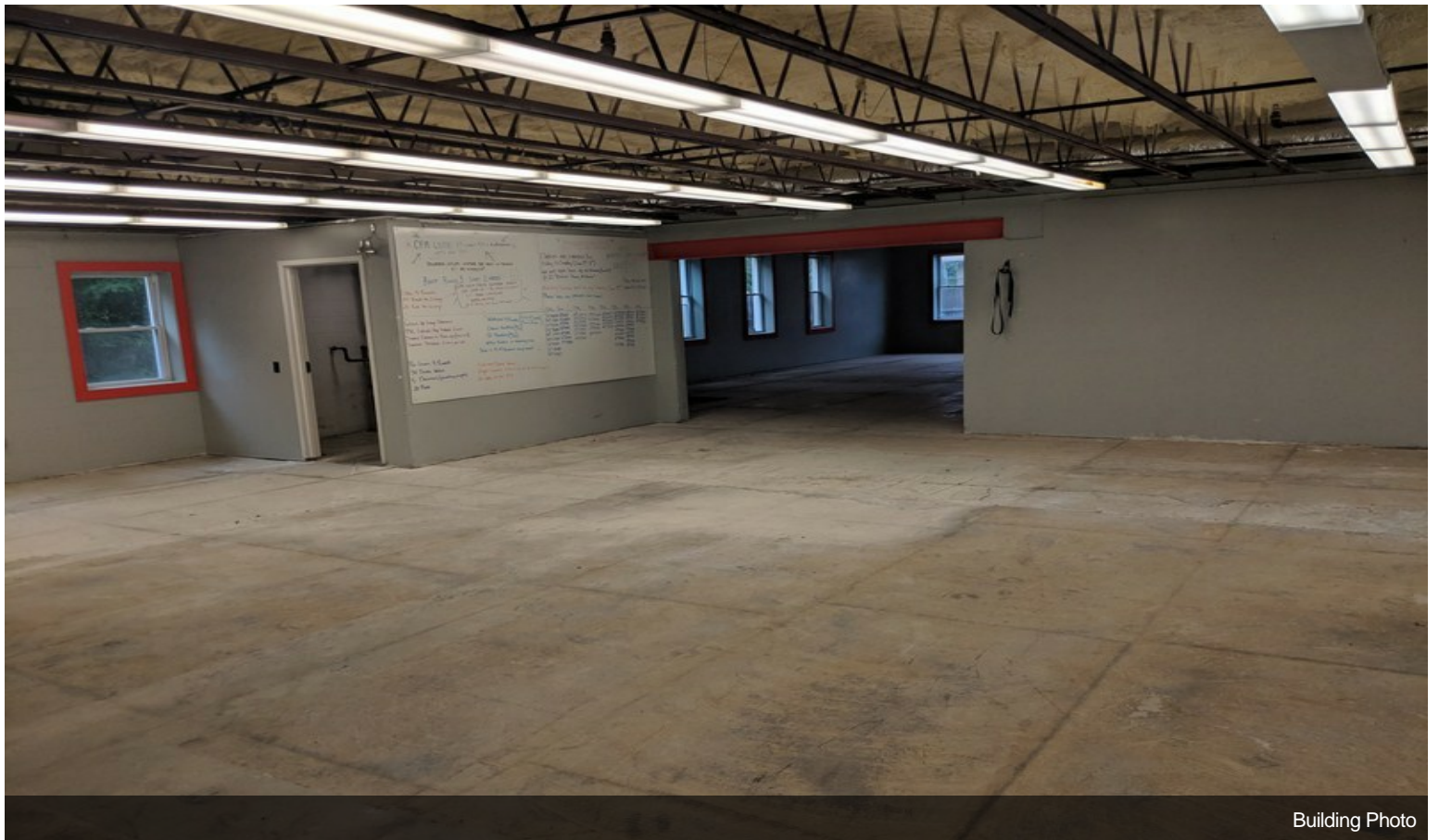


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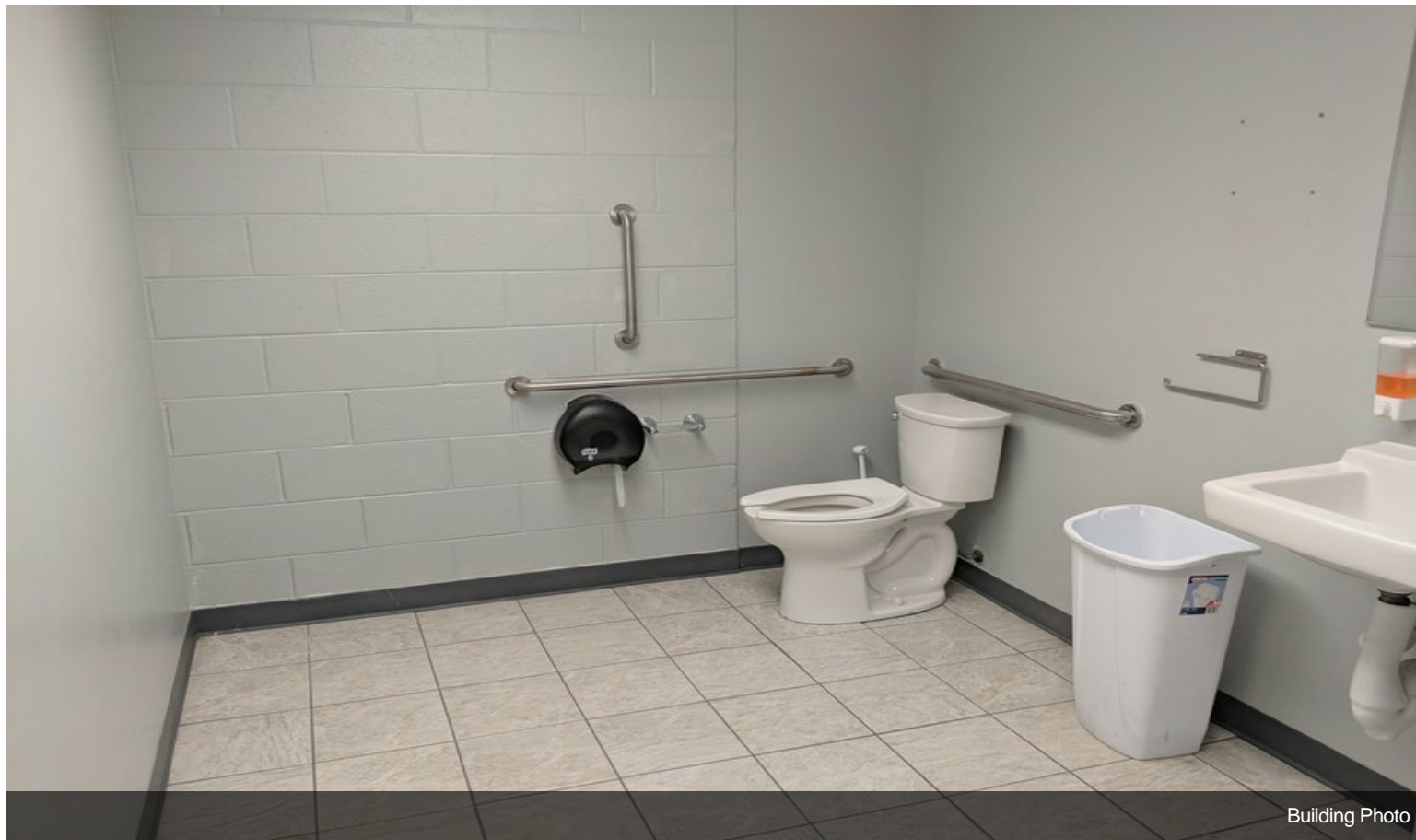


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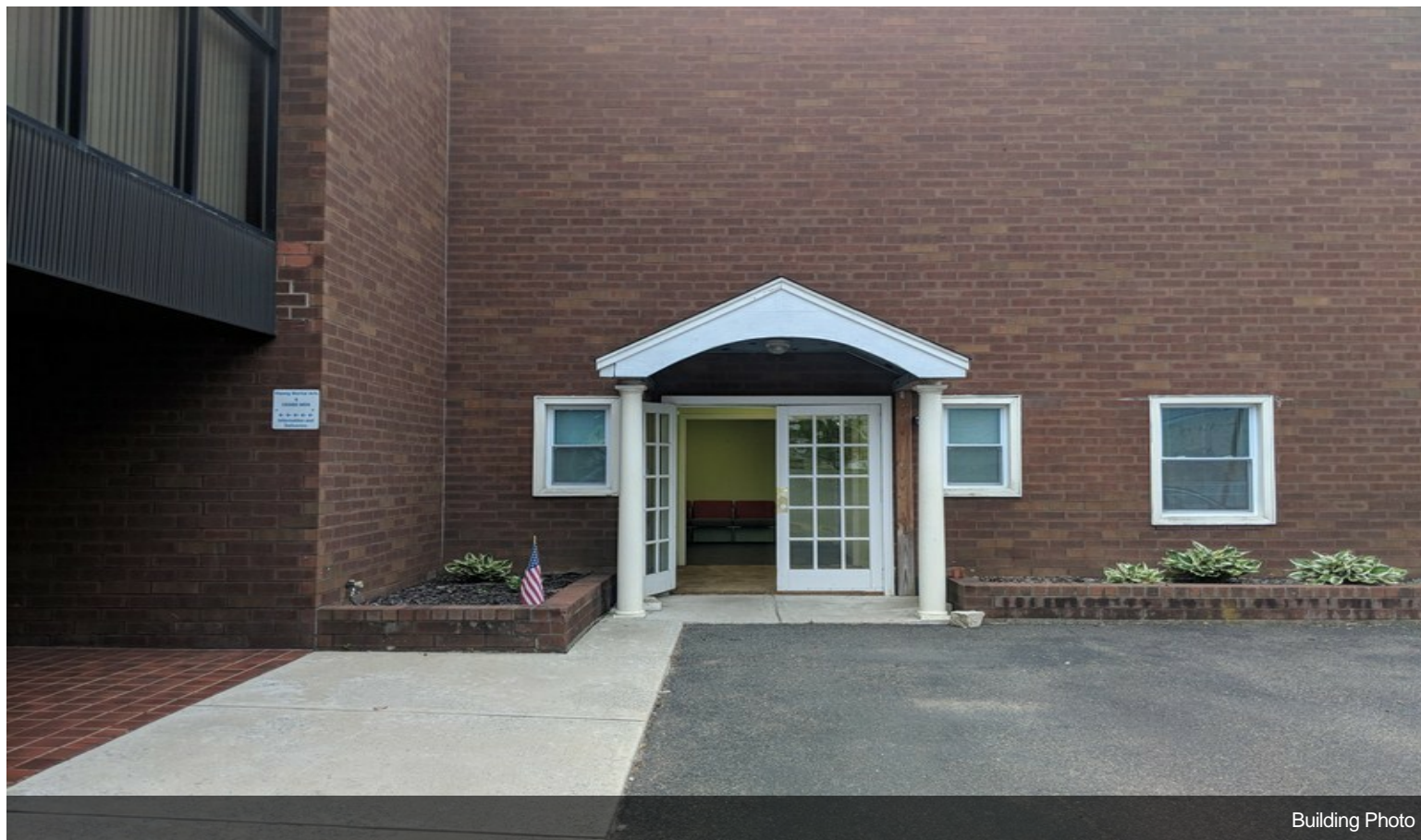


Building Photo

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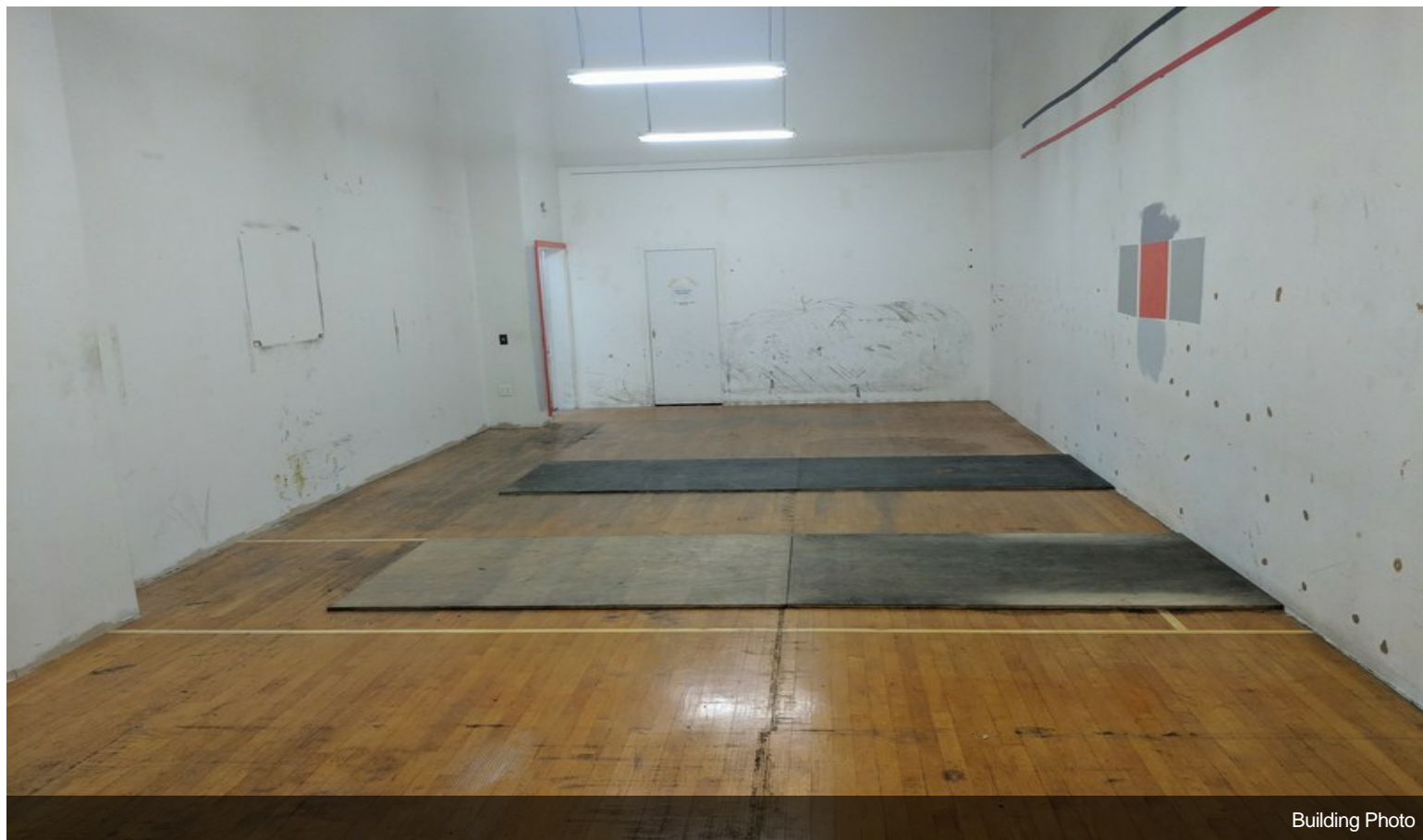


Building Photo

Property Photos



Building Photo



Building Photo

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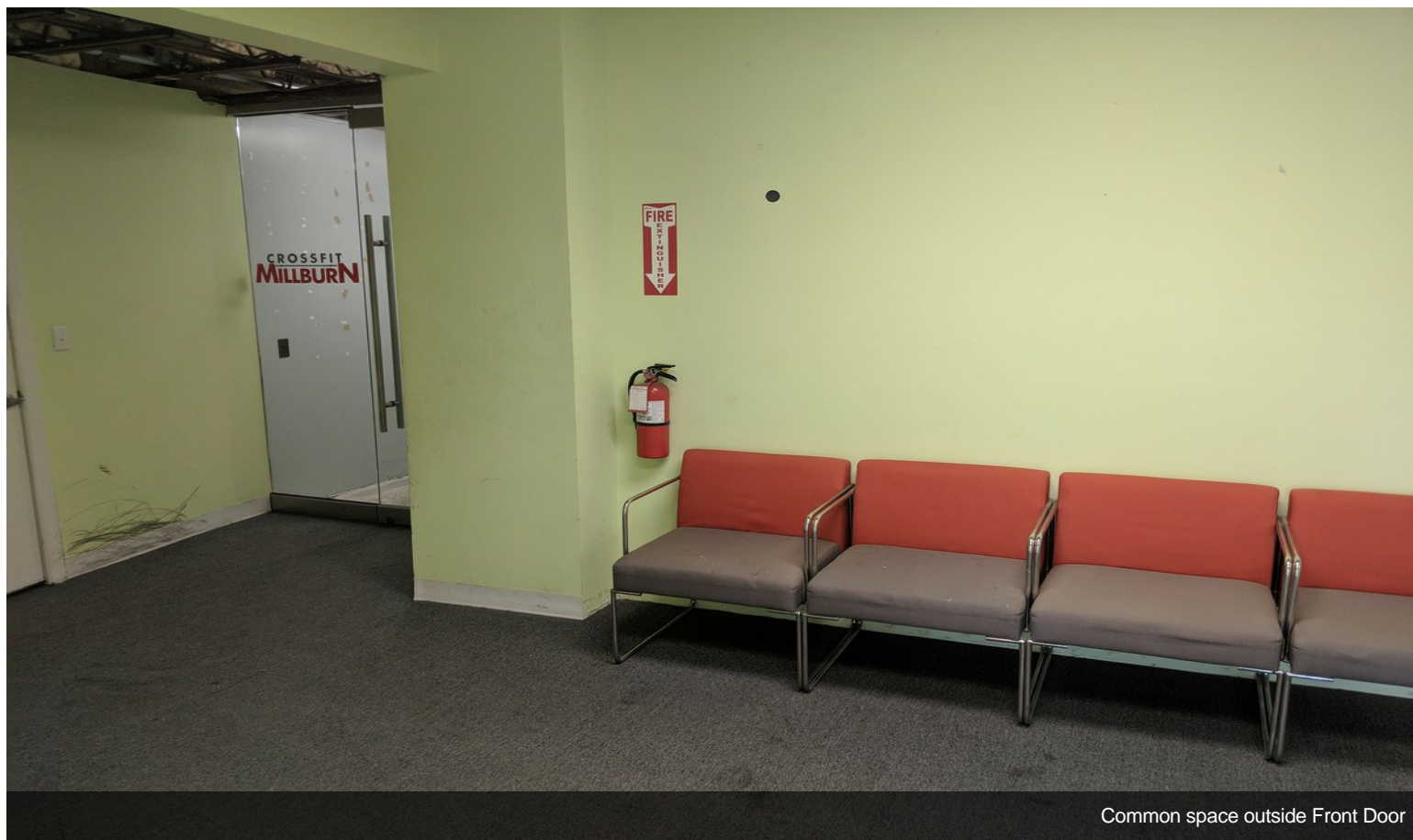


Front entrance



Exterior entrance

Property Photos

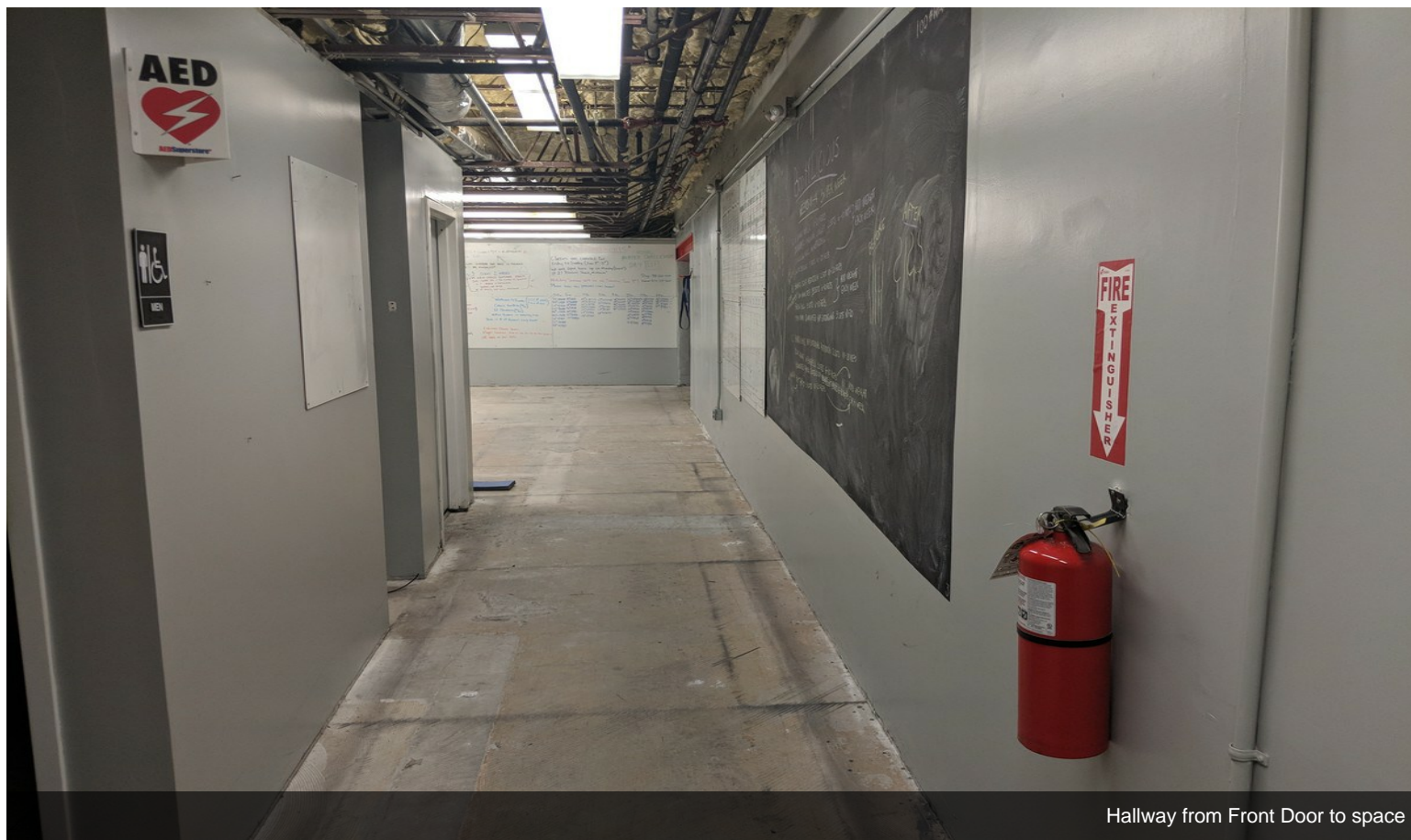


Common space outside Front Door

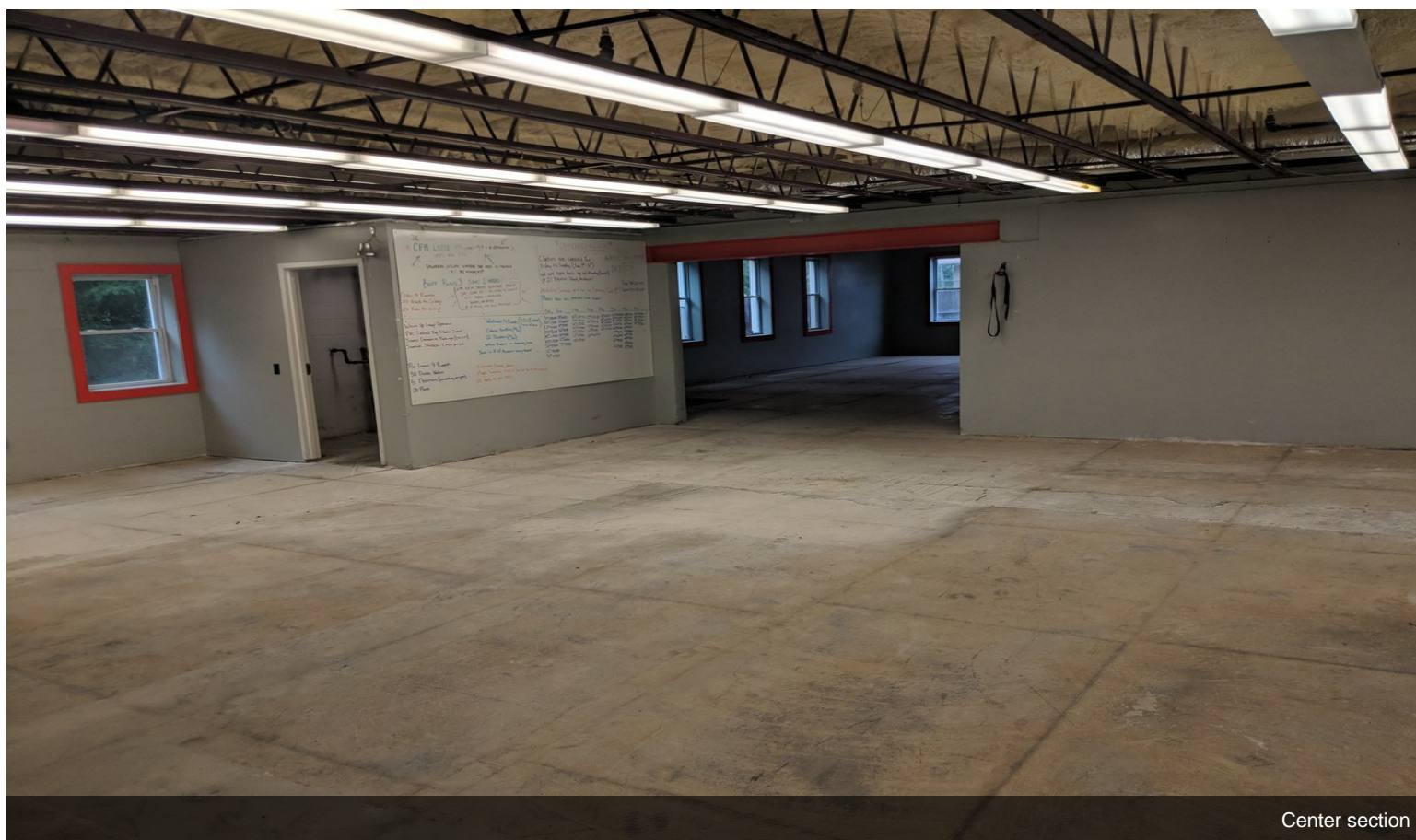


Main entrance through glass doors

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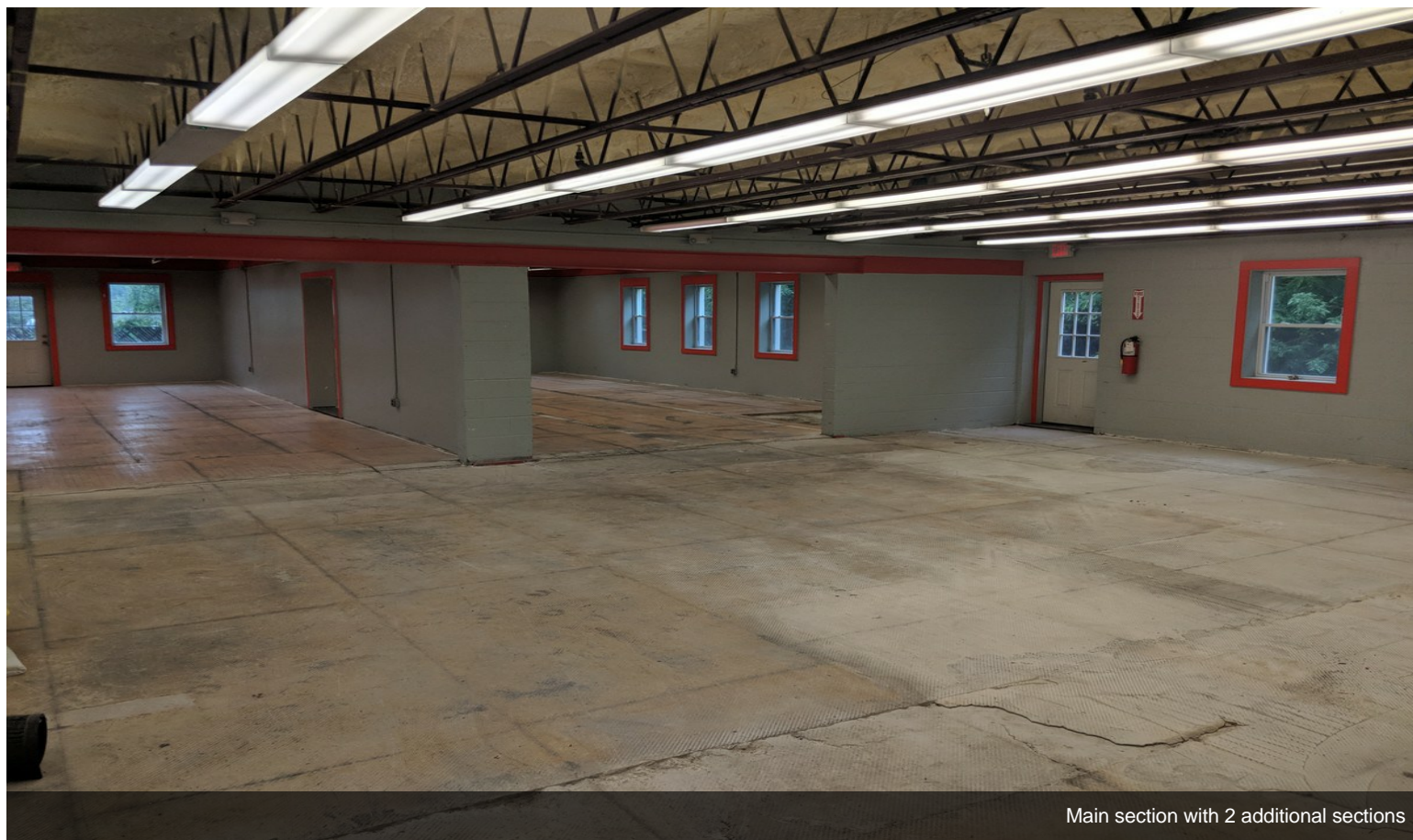


Hallway from Front Door to space



Center section

Property Photos



Main section with 2 additional sections



Middle section

Property Photos



Section on right

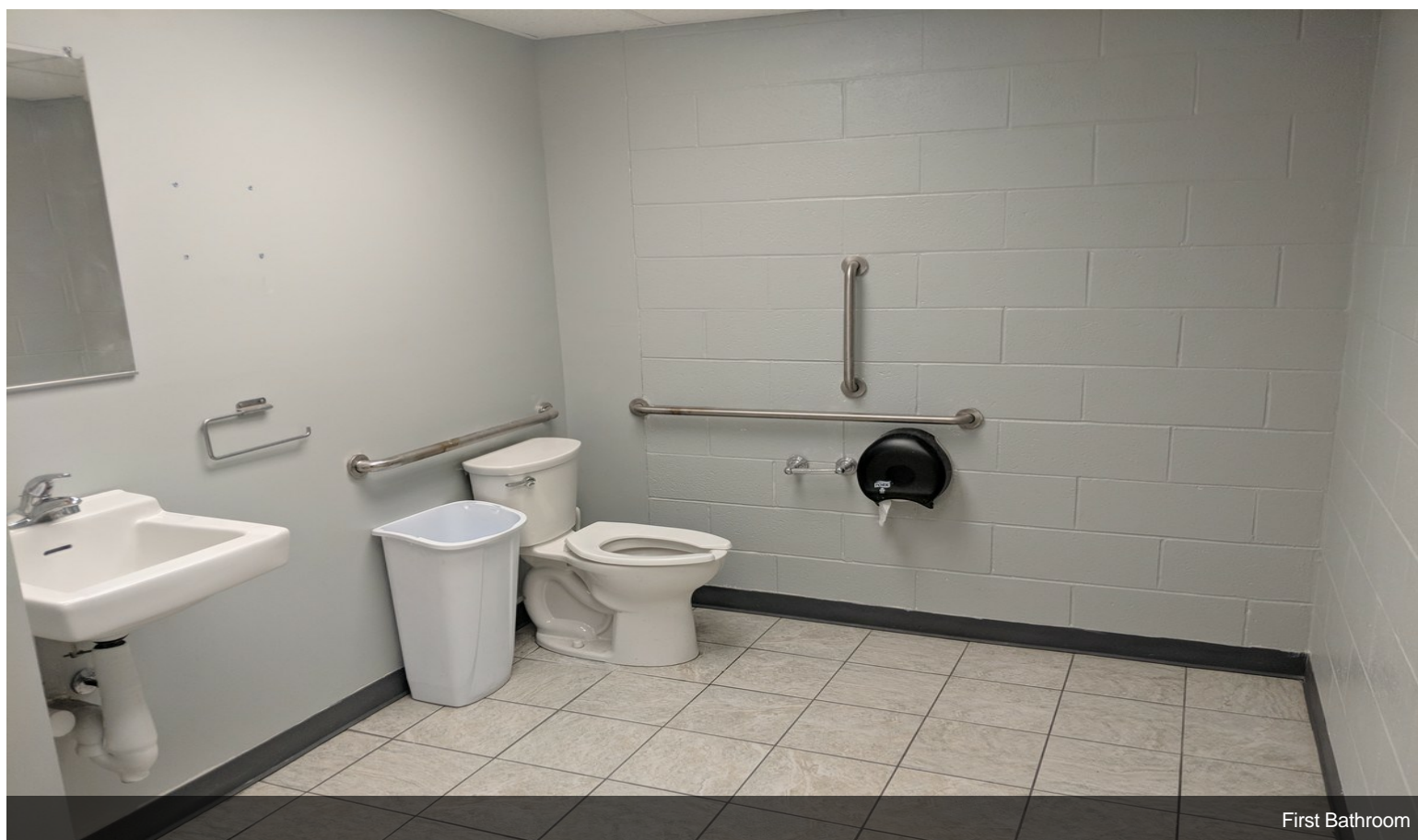


Large section with high ceiling

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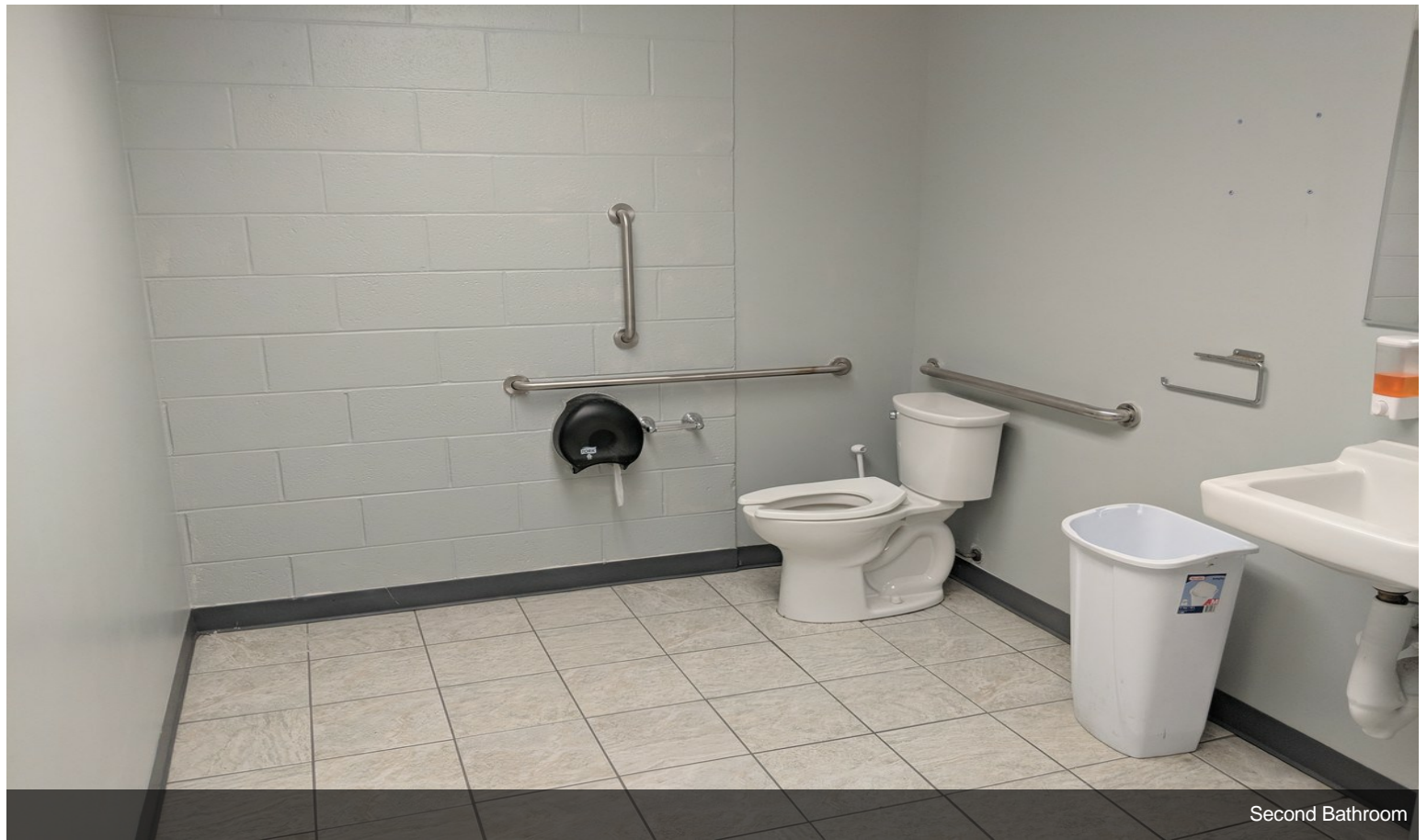


Smaller section



First Bathroom

Property Photos

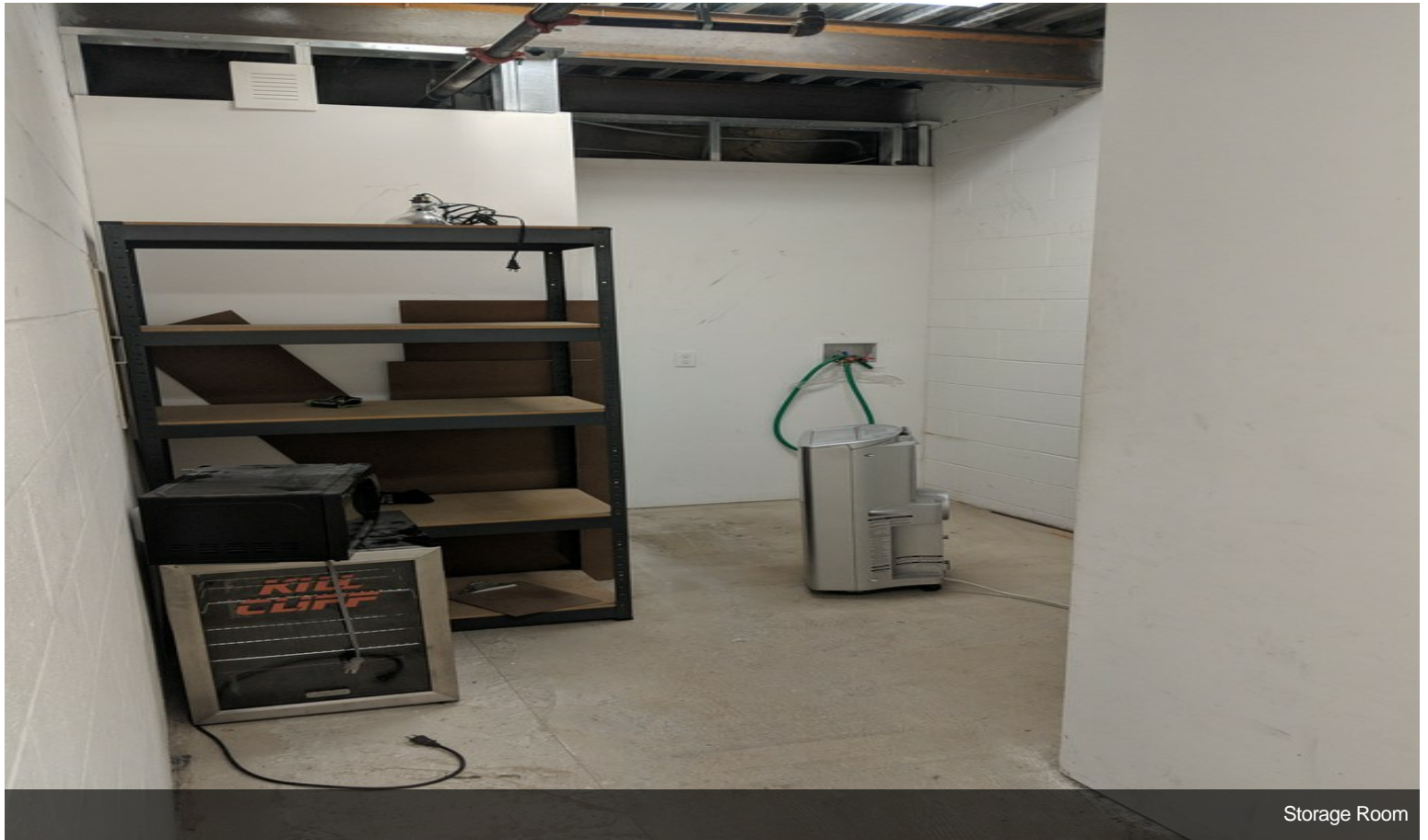


Second Bathroom



Third Bathroom with shower

Property Photos

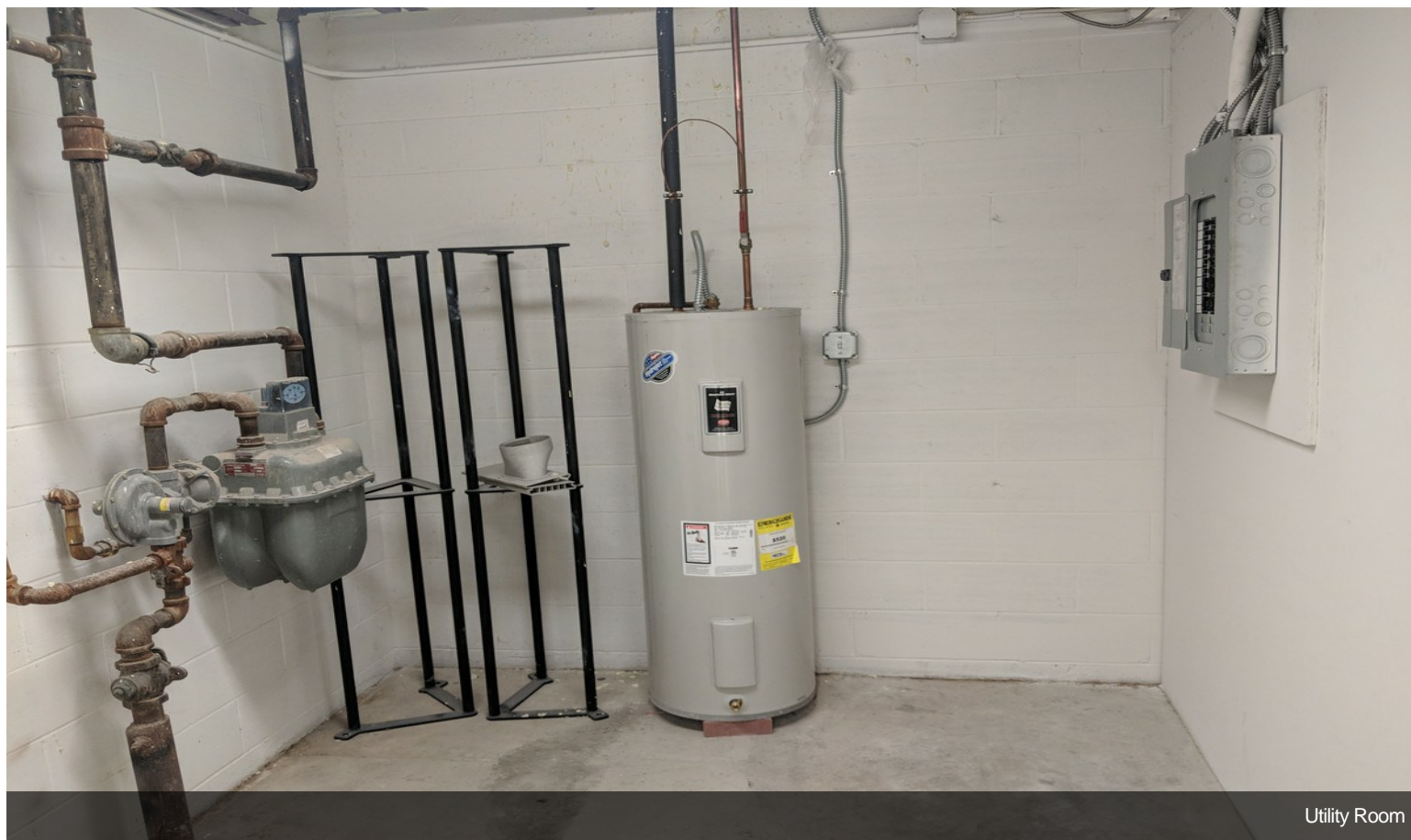


Storage Room



Storage Area & Emergency Exit

Property Photos



Utility Room



40 parking spots (shared)

