



## Store Front Office/Retail for Lease

240 North Ave W, Westfield, NJ 07090

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# Store Front Office/Retail for Lease

\$27.00 /SF/Yr or Modified Gross Lease at \$11,500/month for entire floor

Beautiful 1st Floor Retail space on active street in popular downtown Westfield, NJ. Building completely re-built in 2006. Large street-front windows, marbled entrance area, plenty of parking across the street and also at the corner. Downtown Westfield near many stores, restaurants and other businesses. Active area with pedestrian and vehicle traffic all day. Public parking across the street and at the corner. Across the street from the NJ Transit train station with trains throughout NJ and to NYC. Available Space: Approx. 3,800 SF Divisible to Approx. 1,500 SF Building Size: Approx. 12,000 SF\* First Floor Space\* Open Floor Plan\* Available Immediately\* Adjacent to Municipal Parking\* Great Visibility\* Across From Train Station\* Suitable for Bank, Restaurant and Retail Use\* Now Divisible

- Across From Train Station
- Suitable for Bank, Office, Restaurant, Boutique, Personal Services and other Retail Use
- Neighboring Franchises (Starbucks, Panera, Gap, Athleta, etc.)
- 3,800 SF on First Floor Space, divisible to two 1,500 sq ft (approx.) spaces, with a shared common area with his and hers bathrooms
- Adjacent to Municipal Parking directly across the street and at the end of the block
- Central Westfield Business District



240 North 1st FL video

Rental Rate:	\$27.00 /SF/Yr
Min. Divisible:	1,500 SF
Property Type:	Retail
Property Sub-type:	Storefront
Gross Leasable Area:	11,400 SF
Year Built:	1900
Walk Score ®:	67 (Somewhat Walkable)
Operating Expenses:	\$0.82 USD/SF/Mo

## 1st Floor

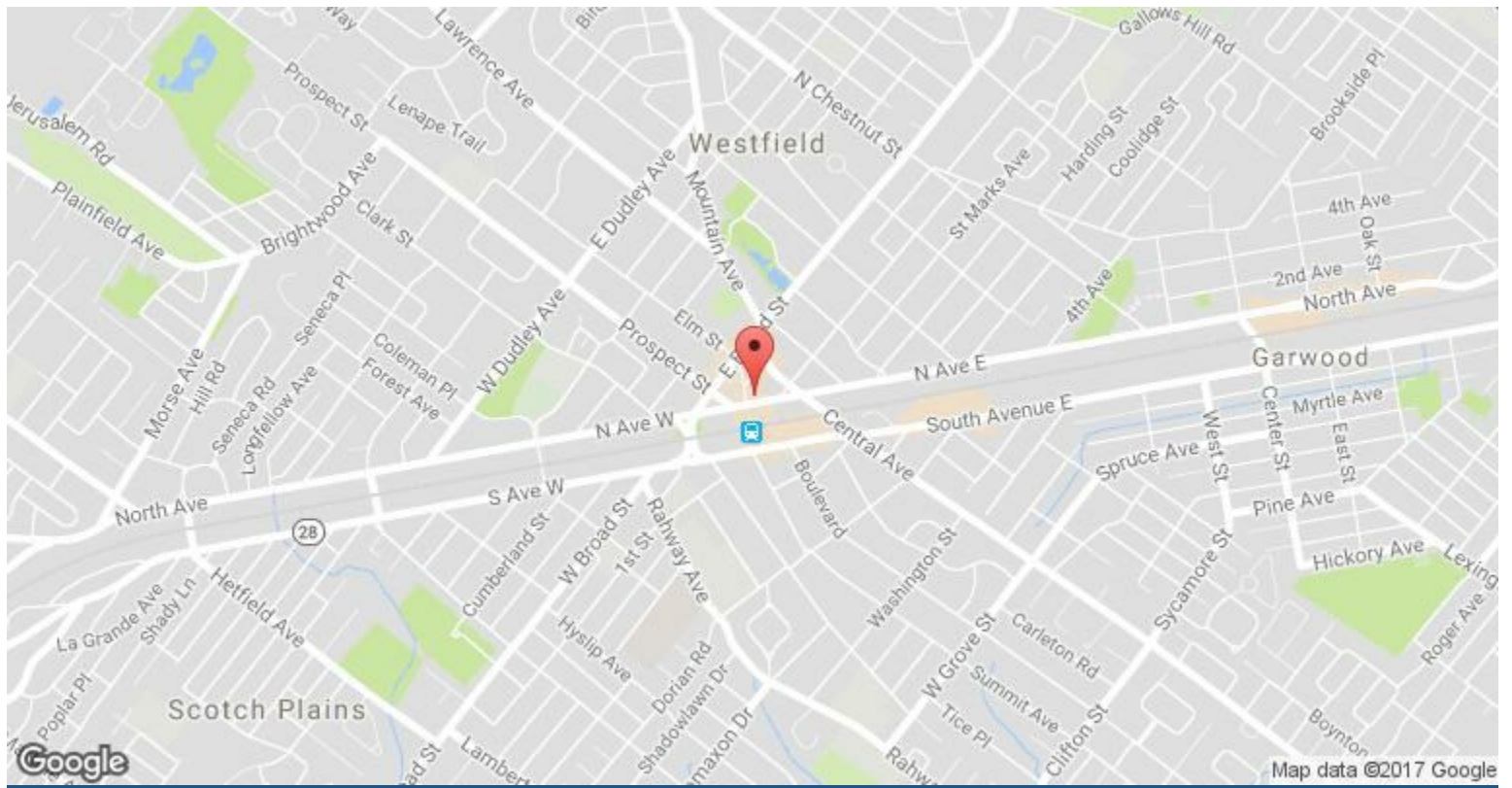
Space Available	1,500 - 3,800 SF
Rental Rate	\$28.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Acacia Properties	650	
Qtrade Capital	2,850	
Visage Salone & Day Spa	3,800	



**240 North Ave W, Westfield, NJ 07090**

# Property Photos



240 North Front 11-1-2017



Interior view front to back

# Property Photos



240 North 1st FL Kitchen



Interior view back to front

# Property Photos

