



OFFICE FOR LEASE
BOONTON, NJ
315 WOOTTON STREET

AVAILABLE SPACES

Space 1: Unit N

- +/- 2400 sf of office with five private offices
- Lab with hood venting, benches and sink
- Conference room, large storage room and copy room
- Kitchenette
- Bull pen area
- Two private bathrooms
- 3 phase power 120/240

Space 2: Unit O

- +/- 1750 sf of office space
- Seven beautifully appointed private offices
- Large bull pen
- Private bathroom
- 12 ft. ceilings with new LED lighting
- Furniture available
- Exposed brick wall with loft-like setting
- Sky light with great natural light

PROPERTY/BUILDING FEATURES

- +/-30,000 sf of flex space
- Two story building
- Parking ratio 4.17/1000
- Zoning I-1
- Ample power
- Signage available
- Proximity to Route 287/80/46/280 and Downtown Boonton
- Next to Walmart, banks, shops and restaurants
- Power 120/240 3 Phase

Asking Price: \$12.50 psf NNN

For more information contact:

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