

FOR LEASE

BOOTH STREET

195 ELM | 203 ELM | WESTFIELD NJ

RETAIL SPACE | OFFICE SPACE | PRIME LOCATION

RETAIL & OFFICE SPACE AVAILABLE WESTFIELD, NEW JERSEY



EXECUTIVE SUMMARY

Booth Street Leasing presents a premier retail and office leasing opportunity located along Elm Street in the heart of Westfield—one of New Jersey’s most established and sought-after suburban markets. The property is strategically positioned within a dominant grocery-anchored corridor, situated between Trader Joe’s and Stop & Shop, two of the area’s highest-performing daily traffic drivers.

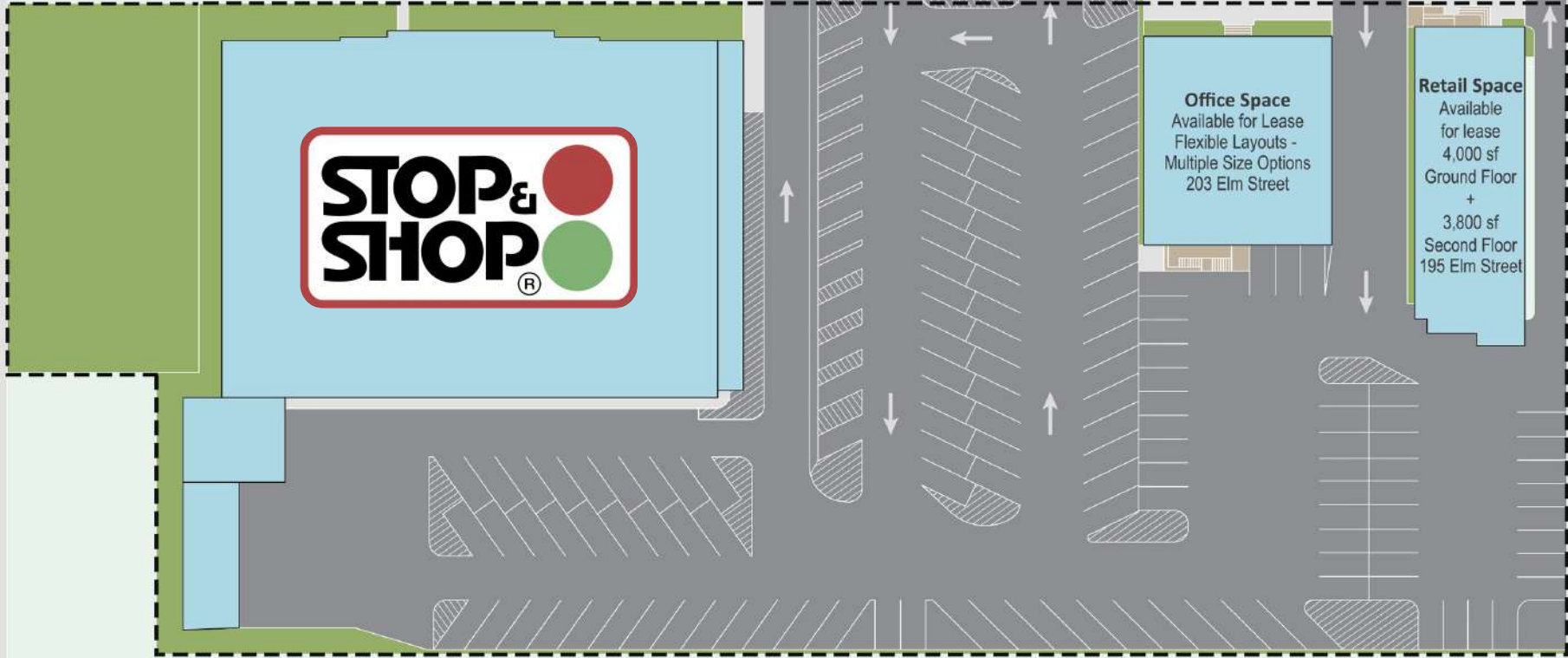
This positioning creates a powerful “daily needs” retail ecosystem, generating consistent, repeat consumer visits and strong crossover traffic. The site benefits from exceptional visibility along Elm Street, convenient on-site parking, and seamless access to surrounding residential neighborhoods, making it ideally suited for both retail and office users seeking sustained foot traffic and visibility.

Surrounded by a curated mix of national retailers, service-oriented tenants, and affluent residential communities, the property captures both destination and convenience-based consumers. Westfield is widely recognized for its vibrant downtown, high household incomes, and strong retail fundamentals, further reinforcing the strength of this location.

This offering represents a rare opportunity to secure space within a tightly held, grocery-anchored corridor in one of New Jersey’s most desirable and supply-constrained markets.

ELM STREET

COWPERTHWAITTE PL



PROPERTY SITE PLAN

195 & 203 ELM STREET | WESTFIELD, NJ

BOOTH STREET

195 & 203 ELM STREET | WESTFIELD, NJ

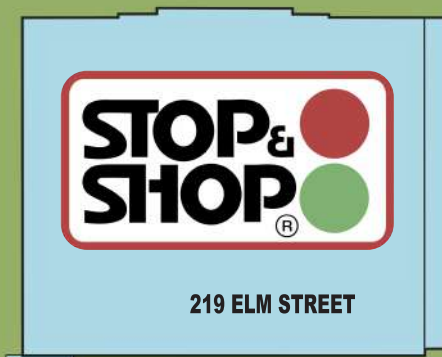


PROPERTY TENANT PLAN

195 & 203 ELM STREET | WESTFIELD, NJ

ELM STREET

ELM STREET



219 ELM STREET

Office Space
Available For Lease
Flexible Layouts-
Multiple Size Options
203 Elm Street

Retail Space
Available
For Lease
4000sf
Ground Floor
+
3800 sf
Second Floor
195 Elm Street

**MEDICAL
OFFICES**

Weichert
REALTORS

Bank of America

TRADER JOE'S

COWPERTHWAIT PL

PROPERTY RENDERING

195 & 203 ELM STREET – FOR LEASE

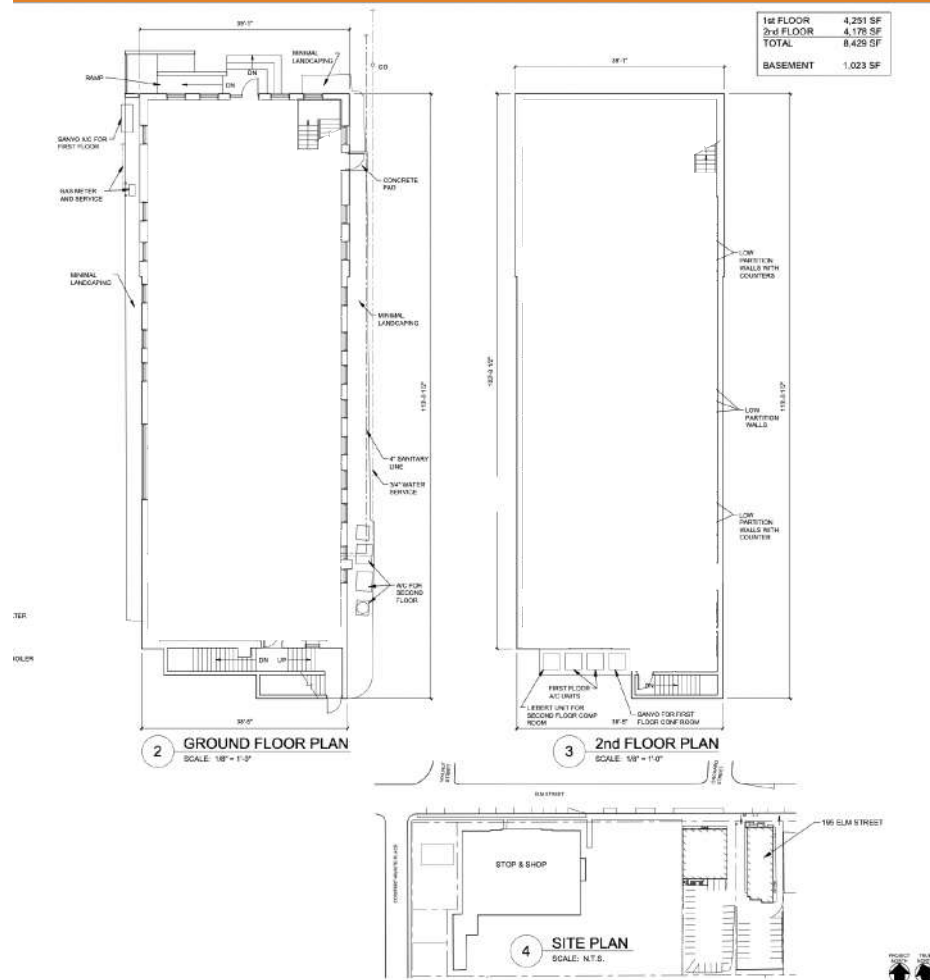
CONCEPTUAL RENDERING OF THE PROPOSED PROPERTY REDEVELOPMENT



FLOOR PLANS

195 & 203 ELM STREET | WESTFIELD, NJ

195 ELM STREET OPEN FLOOR PLAN

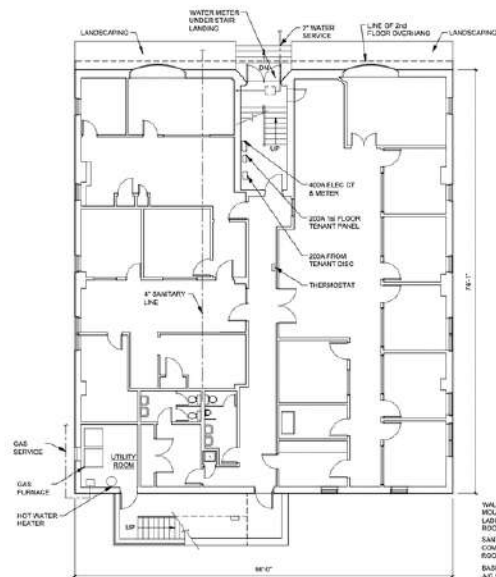


FLOOR PLANS

195 & 203 ELM STREET | WESTFIELD, NJ

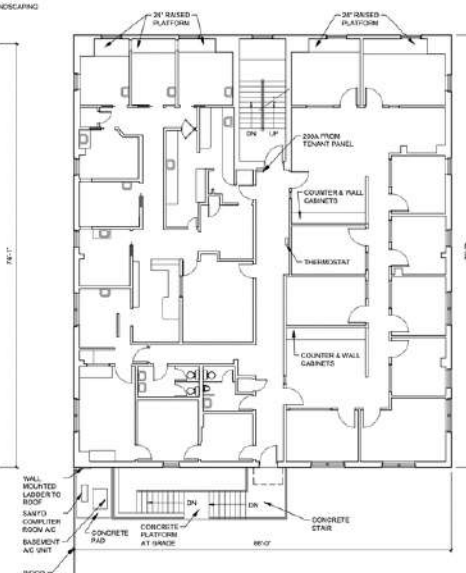
203 ELM STREET EXISTING OFFICE LAYOUT

1ST FLOOR PLAN



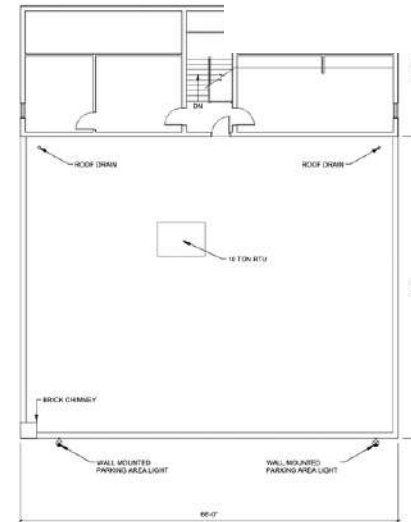
1 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

2ND FLOOR PLAN



2 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

3RD FLOOR PLAN

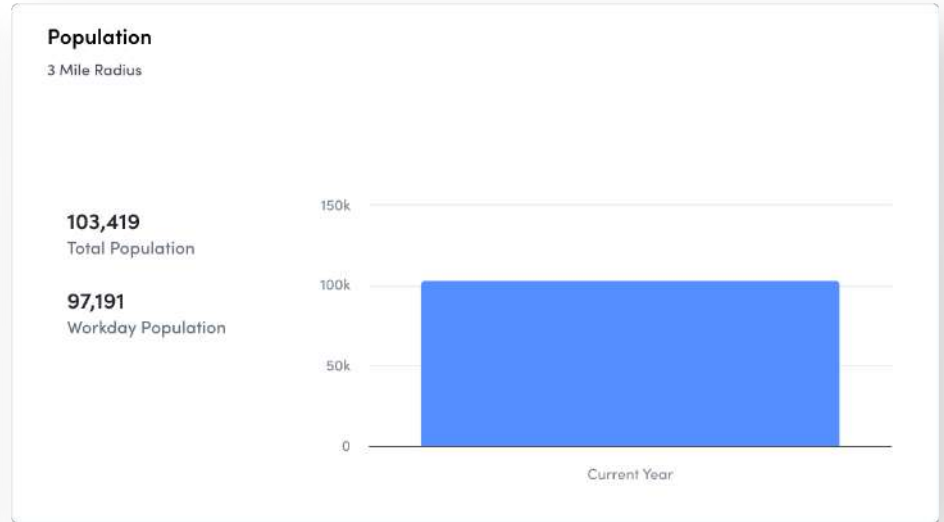
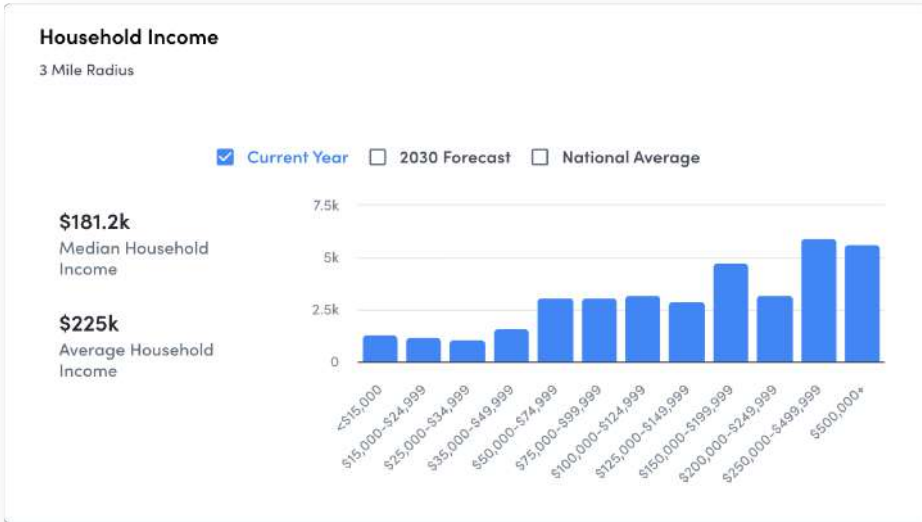


3 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"



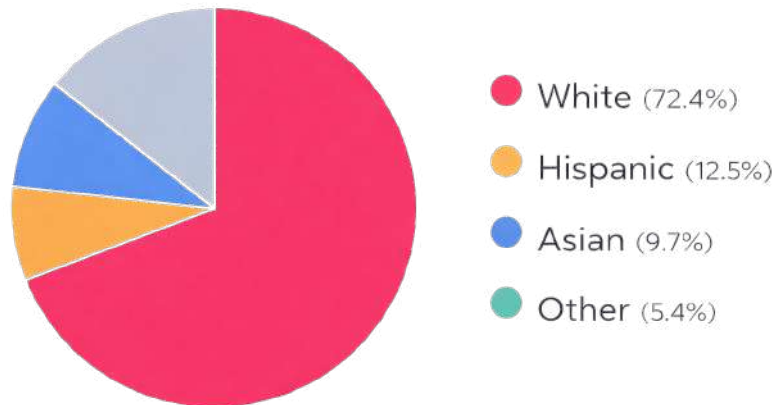
DEMOGRAPHICS & MARKET OVERVIEW

195/203/219 ELM STREET | WESTFIELD, NJ



Race & Ethnicity

3 Mile Radius – Current Year





BOOTH STREET

LEASING

CONTACT

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