



## 32 Park St

32 Park St, Montclair, NJ 07042



**Cheryl Darmanin**

KW Commercial

237 Lorraine Ave, Montclair, NJ 07043

[cheryl@darmgrp.com](mailto:cheryl@darmgrp.com)

(973) 783-7400



## 32 Park St

\$42.00 /SF/YR

A prime opportunity to lease a versatile commercial property in the heart of Montclair! This thoughtfully designed building offers an ideal space for businesses seeking flexibility, functionality, and a location that seamlessly combines the charm of Montclair with convenient access to NYC trains.

### Property Overview

#### Bottom Level

**Front Office:** Perfect for reception or client-facing activities.

**Open Workstation:** Spacious and adaptable for team collaboration.

**Additional Workspace/Lobby:** Provides flexibility for meeting or lounge areas.

**Kitchenette:** Convenient for staff use.

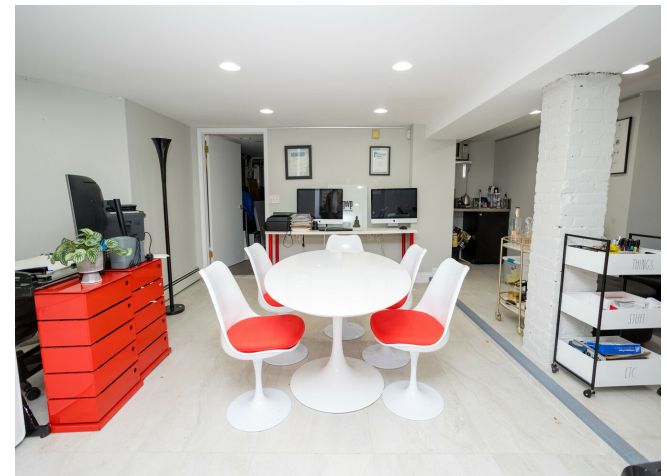
**Bathroom:** Easily accessible for employees and guests.

#### 2nd Level

**Open Space:** Adaptable for multiple workstations or creative uses.

**Private Office:** Ideal for management or confidential meetings.

**Conference...**



Rental Rate:	\$42.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	3,800 SF
Year Built:	1900
Walk Score ©:	98 (Walker's Paradise)
Rental Rate Mo:	\$3.50 /SF/MO

## 1st Floor

Space Available	1,568 SF
Rental Rate	\$42.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

**Modern Office Space in the Heart of Montclair**  
**Prime Location:** Situated in the vibrant downtown Montclair area, this office space offers easy access to a plethora of dining options, boutique shops, and public transportation.  
**Ideal Layout:** 3 Private Offices: With ample natural light. Conference Room: Perfect for team meetings and client presentations. Kitchenette: Fully functional with modern appliances. Open Floor Plan: Collaborative workspace for your team. Storage Space: Available space for files or equipment. Don't miss this opportunity to elevate your business in a dynamic and inspiring setting. Contact us today to schedule a tour!

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Additional Workspace/Lobby: Provides flexibility for meeting or lounge areas.

Kitchenette: Convenient for staff use.

Bathroom: Easily accessible for employees and guests.

#### 2nd Level

Open Space: Adaptable for multiple workstations or creative uses.

Private Office: Ideal for management or confidential meetings.

Conference Room: Well-suited for team discussions or client presentations.

Kitchenette: Equipped for second-level convenience.

Bathroom: Completes the upper-level amenities.

### Property Features

Parking: 8 on-site spaces with additional parking available across the street at a church for \$100/month.

Utilities: High-speed T-1 lines, central air throughout, and baseboard heating.

Structure: Separately metered utilities for efficient management.

### Who This Property is Perfect For:

Art Studio

Advertising Agency

Photography Studio

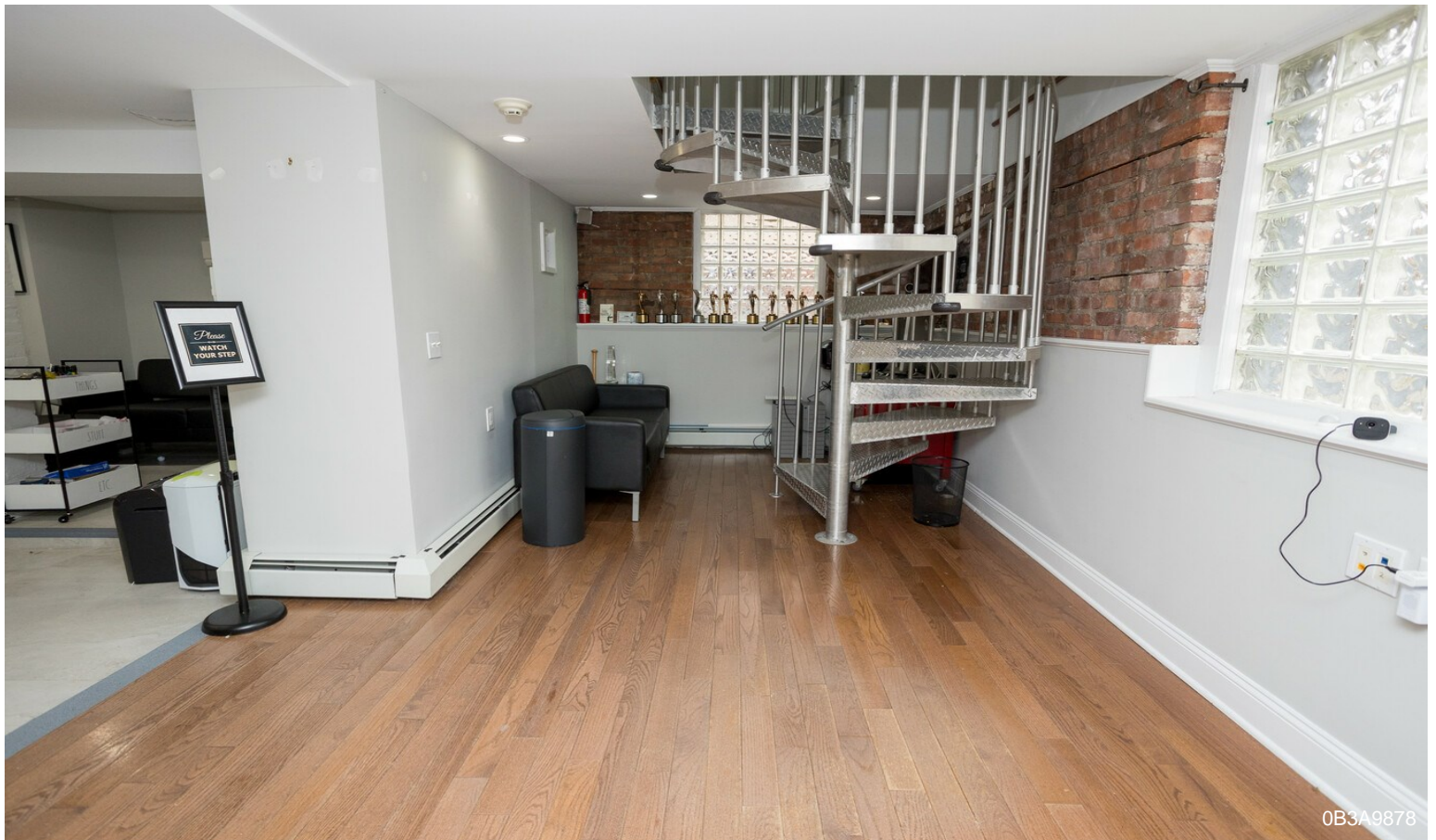
Real Estate or Finance Office

Accounting Firm

Design Firm

Tech Firm

# Property Photos



# Property Photos



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# Property Photos



# Property Photos





# Property Photos



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