

1029-1035 Broad St

1029-1035 Broad St, Bloomfield, NJ 07003

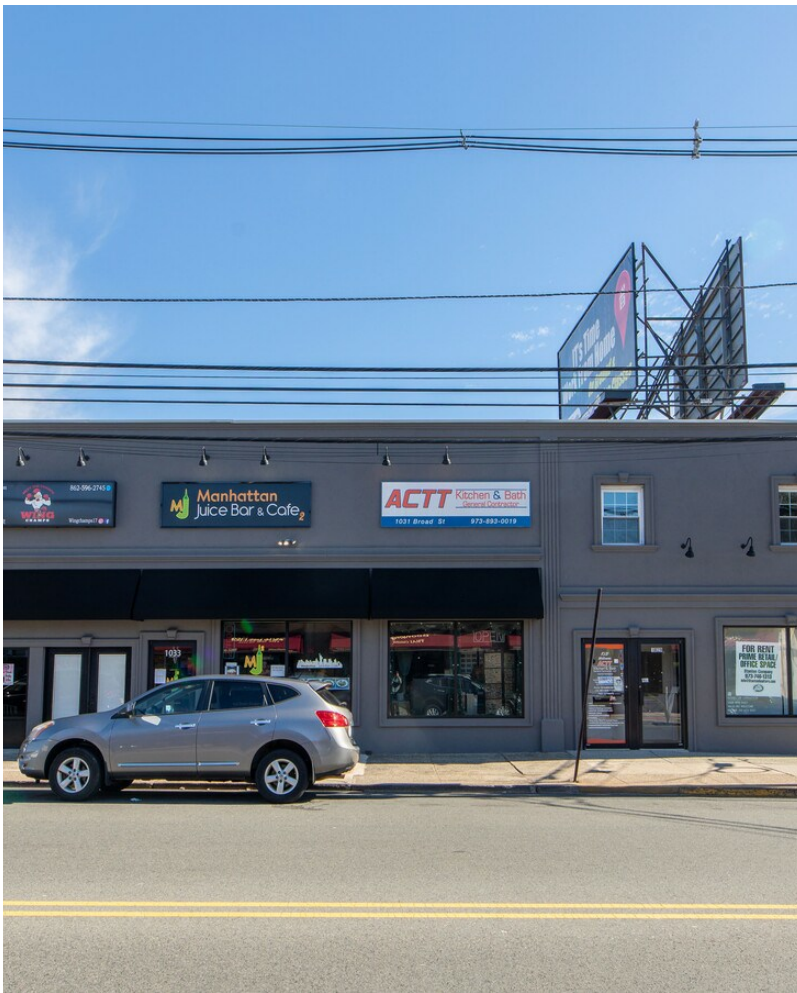


EDGESTONE
REALTY



Gilbert Gray

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1029-1035 Broad St

\$27.00 /SF/YR

Prime Private Office on bustling Broad Street, Bloomfield, NJ
 Nestled in the heart of the vibrant Broad Street corridor, this private office offers a quiet retreat amidst the lively commercial activity of a fully occupied retail strip. With steady foot and vehicle traffic, your business will thrive in this high-visibility location.

Key Local Demographics:

- Average Household Income (within 2 miles): \$145,521
- Median Home Value (within 2 miles): \$476,366
- Traffic Exposure: 13,000–16,000 vehicles per day on Broad Street

Office Features:

- Welcoming Reception Area: Spacious enough for additional desks, ideal for a growing team.
- Private Office: Includes an exclusive bathroom for added convenience.
- ...

- Near all major highways. Busy Town adjacent to Montclair.
- Lots of Natural Light

- Average Household Income within 2 miles: \$145,521



Rental Rate:	\$27.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	6,200 SF
Year Built:	1929
Walk Score ©:	76 (Very Walkable)
Rental Rate Mo:	\$2.25 /SF/MO

2nd Floor Ste A

Space Available	850 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

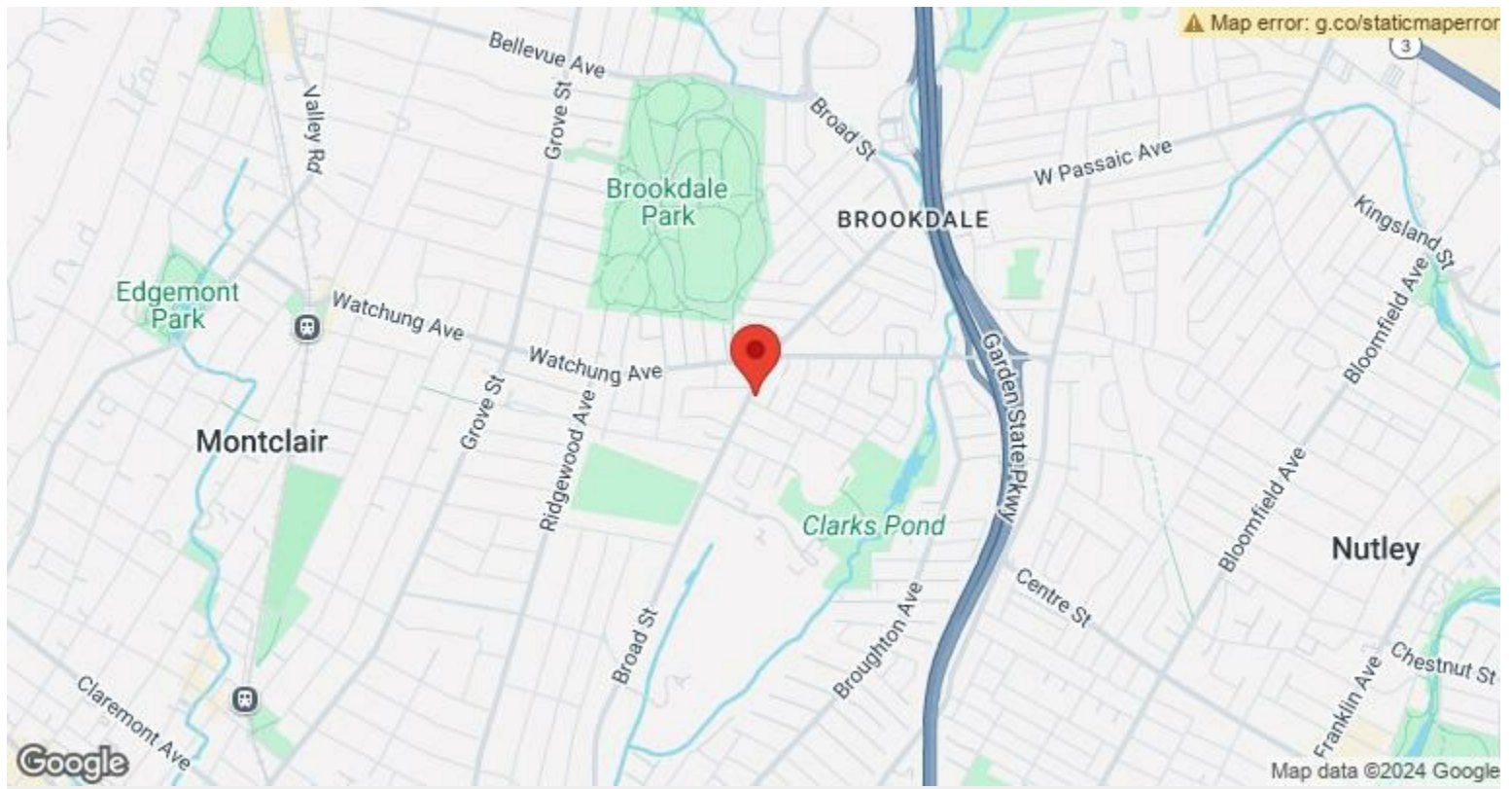
Office Features:

- **Welcoming Reception Area:** Spacious enough for additional desks, ideal for a growing team.
- **Private Office:** Includes an exclusive bathroom for added convenience.
- **Conference Room:** Accommodates up to eight people comfortably.
- **Abundant Natural Light:** Western-facing windows provide excellent natural light throughout the day.
- **Efficient Climate Control:** Baseboard heating and wall-unit cooling ensure year-round comfort.
- **Additional Amenities:** A second bathroom serves other users of the space.

Parking: The office includes dedicated parking, plus free additional parking directly adjacent to the property. This office space perfectly balances privacy with proximity to local business and foot traffic, making it an ideal choice for any professional setting.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Acct Kitchen & Bath	-	
Bro's Vape	-	
Manhattan Juice Bar & Cafe	-	April 2027
Wing Champ	-	



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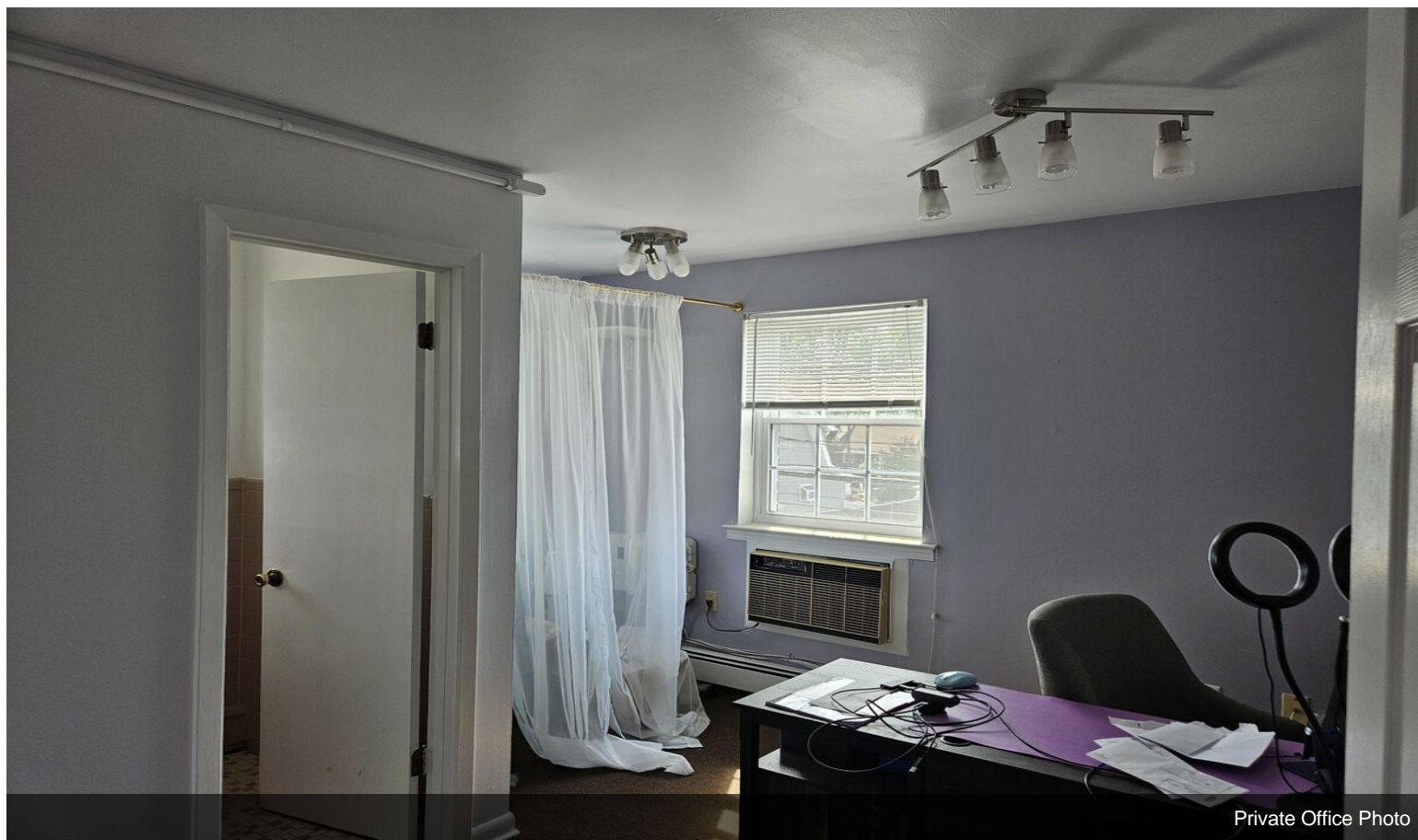
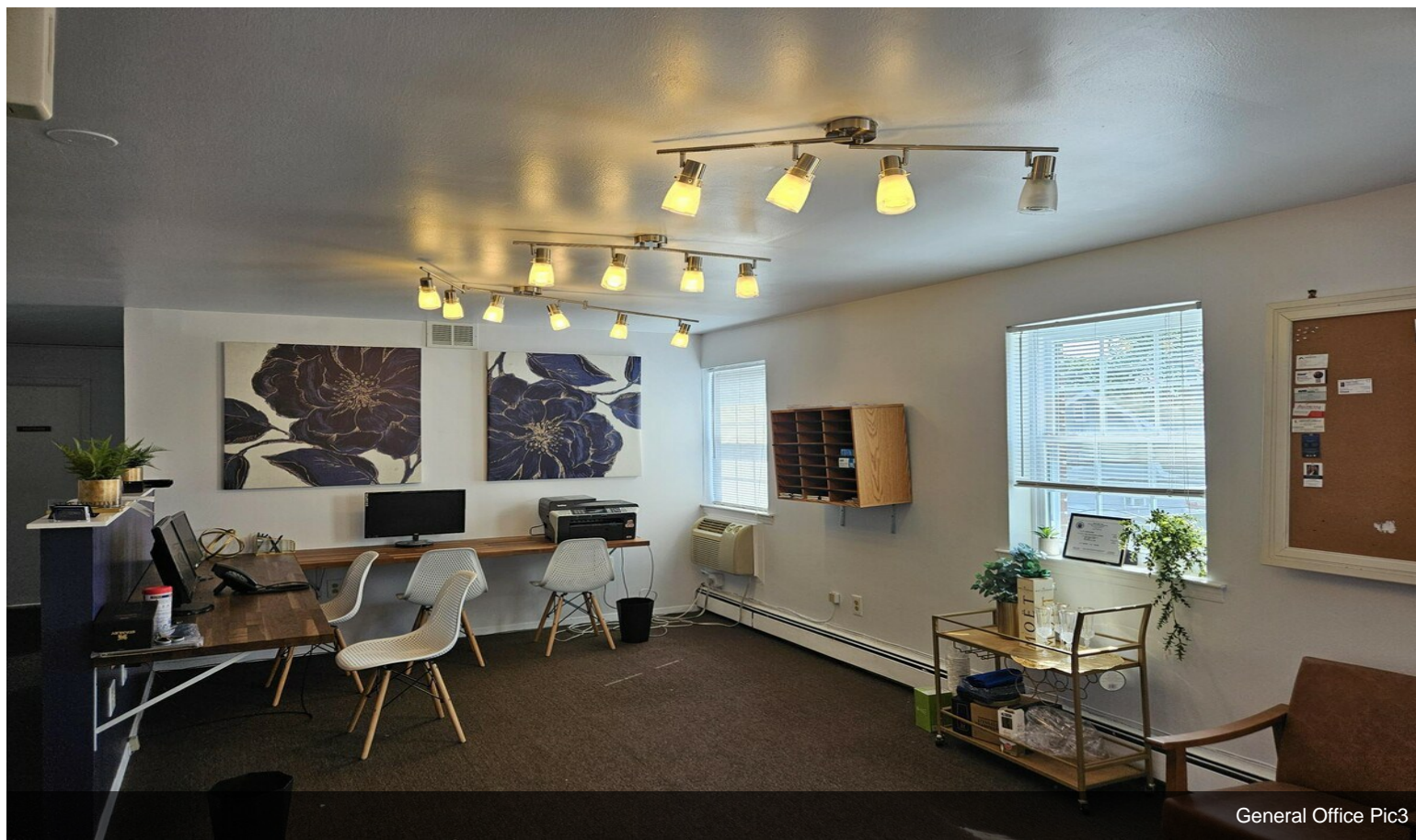
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Property Photos



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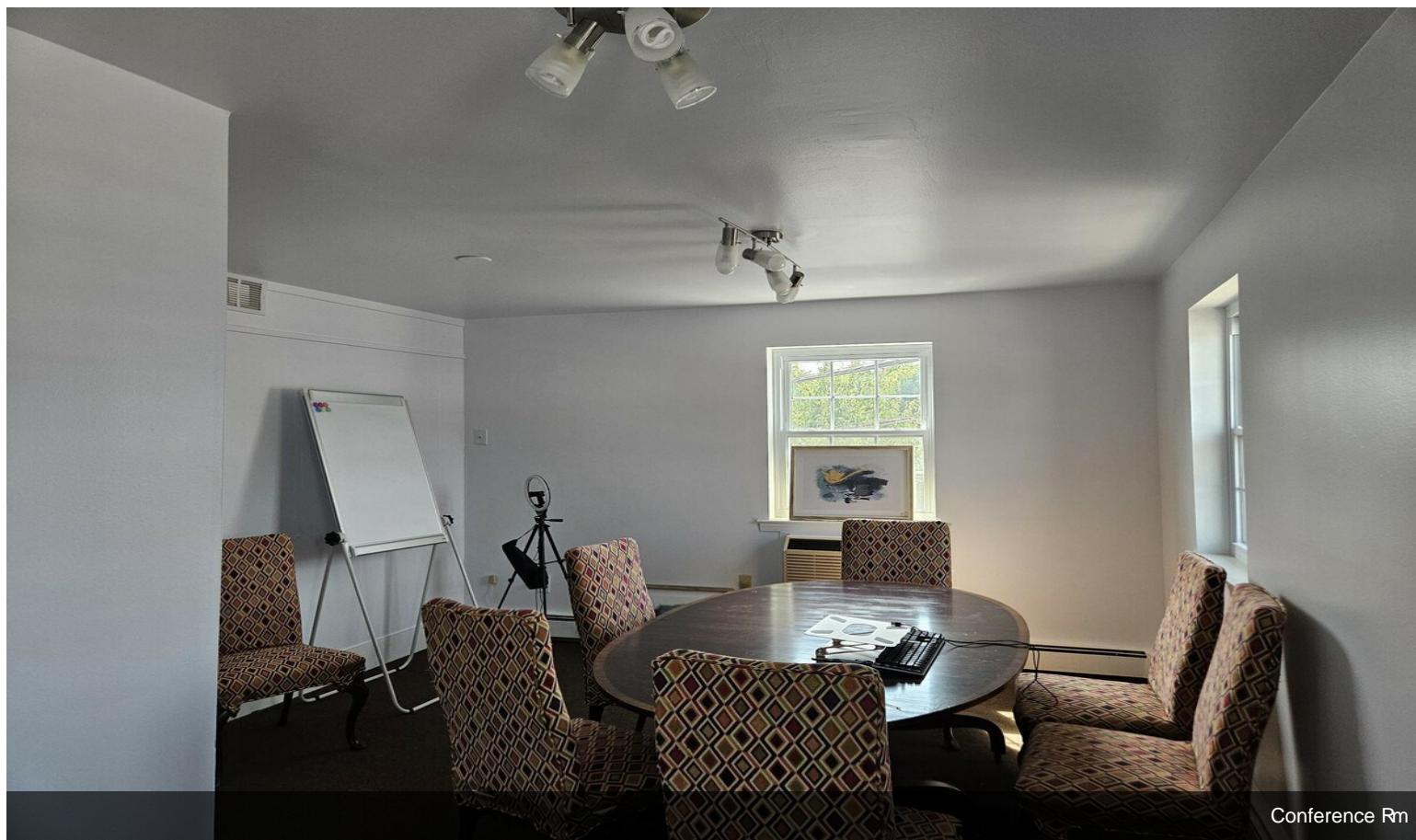


Conference Rm

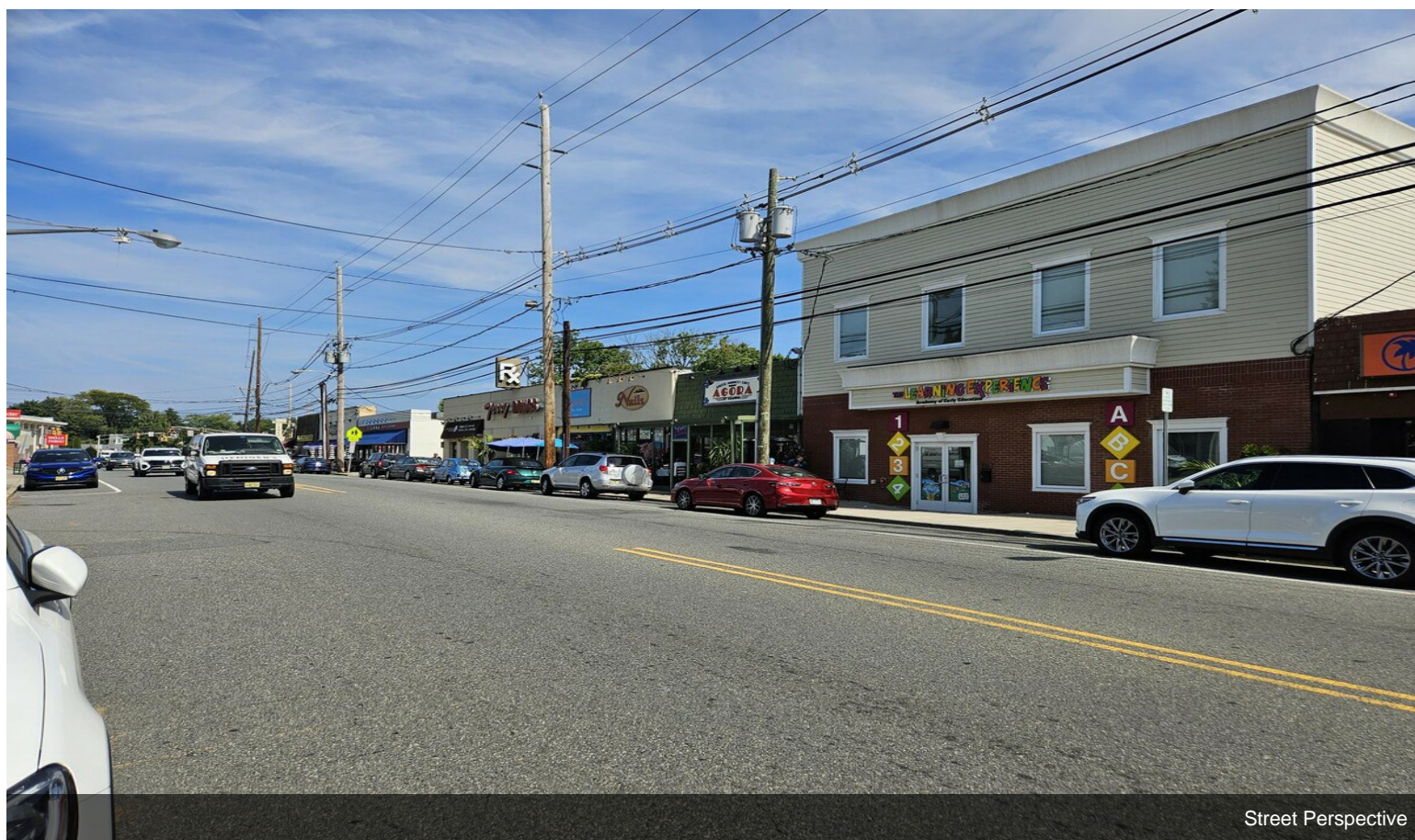


Conference Rm

Property Photos



Conference Rm



Street Perspective

Property Photos



Building Photo



Building Photo