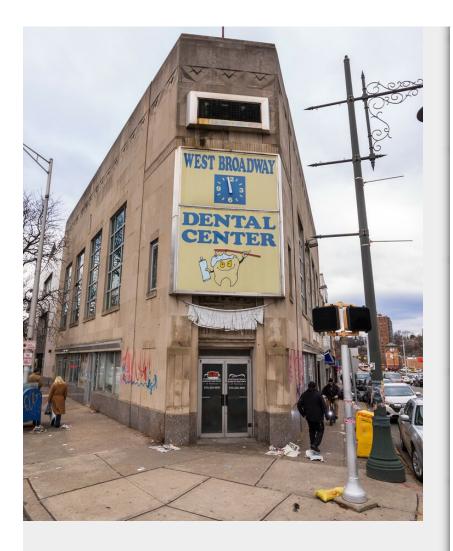


1. W Broadway 1 W Broadway, Paterson, NJ 07505





Cheryl Darmanin KW Commercial 237 Lorraine Ave,Montclair, NJ 07043 cheryl@thedarmaningroup.com (973) 783-7400



Rental Rate: \$14.50 - \$22.00 /SF/YR Office Property Type: Property Subtype: Telecom Hotel/Data Hosting **Building Class:** С 6,484 SF Rentable Building Area: Year Built: 1940 Walk Score ®: 98 (Walker's Paradise) Transit Score ®: 63 (Good Transit) Rental Rate Mo: \$1.21 /SF/MO

1. W Broadway

\$14.50 - \$22.00 /SF/YR

Updated office space in lower level of a three story building. Elevator access directly into the space. Open Floor Plan concept with one private office and private bathrooms. Great for small professional office, doctor's office or data/server center....

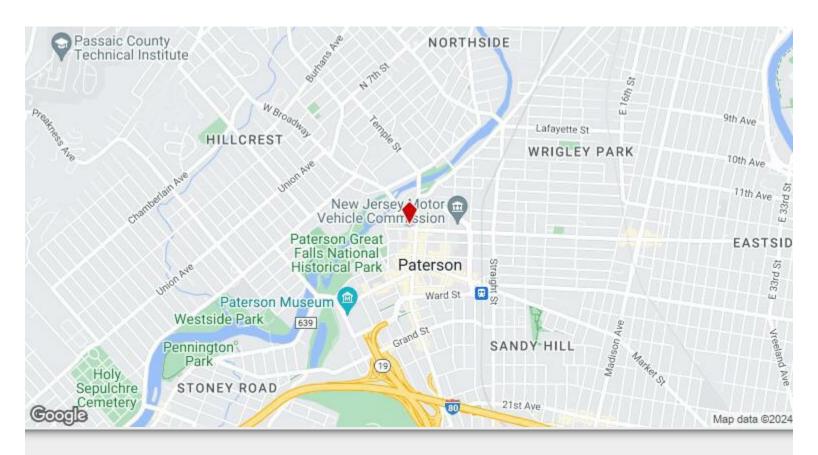
- Urban Location
- Flexible Space
- Convenient to highways and NYC



1	1st Floor		
	Space Available	1,248 SF	Lower level general office space with one private office, open workspace and elevator. Storage Room available for extra cost if needed. Great server room potential.
	Rental Rate	\$14.50 /SF/YR	
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	Negotiable	
2	2nd Floor		
	Space Available	1,882 SF	Move in ready office space for professional or medical services. Six private offices, one conference room and reception area. Two private bathrooms and direct elevator access.
	Rental Rate	\$20.00 /SF/YR	
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Built Out As	Professional Services	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	Negotiable	
	3rd Floor		
3	Space Available	1,851 SF	Professional office space with private entrance at street level. Great opportunity to create the perfect space for your business.
	Rental Rate	\$22.00 /SF/YR	
	Date Available	Now	
	Service Type	Triple Net (NNN)	
	Built Out As	Standard Office	
	Space Type	Relet	
	Space Use	Office	

Lease Term

Negotiable



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