



## 1. W Broadway

1 W Broadway, Paterson, NJ 07505



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# 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



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

## 1st Floor

Space Available	1,248 SF
Rental Rate	\$14.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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.

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## 2nd Floor

Space Available	1,882 SF
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

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.

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## 3rd Floor

Space Available	1,851 SF
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

Professional office space with private entrance at street level. Great opportunity to create the perfect space for your business.

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