



## **2040 Milburn Ave.**

2040 Millburn Ave, Maplewood, NJ 07040



### **David Austin**

David W. Austin Commercial Real Estate  
2040 Millburn Ave, Maplewood, NJ 070403726  
[davidaustin@verizon.net](mailto:davidaustin@verizon.net)  
(973) 256-8700



## 2040 Milburn Ave.

\$18.00 - \$20.00 /SF/Yr

Well located medical, professional office building. The parking lot has been recently repaved. The Common areas and lighting have been completely renovated to the highest professional standards. If you have not seen this building recently, you have not seen this building. Major tenants are doctors and lawyers. Many units have private bathrooms. 24/7 heating and air conditioning. Some units have balconies. There is plenty of parking even on busy days. Intersection of Milburn and Springfield Ave. Near Millburn Twp. and Union Twp. Minutes from rt 78

- Medical, Professional Building
- 24/7 HVAC
- Near Public Transportation
- Quiet Upscale Town
- Ample Parking
- Units with private bathrooms, other plumbing

Rental Rate:	\$18.00 - \$20.00 /SF/Yr
Min. Divisible:	350 SF
Property Type:	Office
Property Sub-type:	Medical
Building Class:	B
Rentable Building Area:	32,000 SF
Year Built:	1971
Walk Score ®:	82 (Very Walkable)
Transit Score ®:	50 (Good Transit)
Rental Rate Mo:	\$1.50 USD/SF/Mo

1	1st Floor Ste 101		
	Space Available	1,800 SF	
	Rental Rate	\$18.00 /SF/Yr	
	Date Available	Now	
	Service Type	Plus Electric	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	1 Years	
2	2nd Floor Ste 205		
	Space Available	350 SF	This space is for a therapists only, or related use
	Rental Rate	\$20.00 /SF/Yr	
	Date Available	Now	
	Service Type	Full Service Gross	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	Negotiable	
3	3rd Floor Ste 305		
	Space Available	1,400 SF	Previously used as a therapist office and law offices
	Rental Rate	\$20.00 /SF/Yr	
	Date Available	Now	
	Service Type	Plus Electric	
	Built Out As	Law Firm	
	Space Type	Relet	
	Space Use	Office	
	Lease Term	1 Years	
4	3rd Floor Ste 306		
	Space Available	1,275 SF	Can be medical or regular office. Suite has two private bathrooms and sinks in some offices. Sinks can be removed if tenant prefers.
	Rental Rate	\$20.00 /SF/Yr	
	Date Available	Now	
	Service Type	Tenant Electric	
	Built Out As	Standard Medical	
	Space Type	Relet	
	Space Use	Office/Medical	
	Lease Term	Negotiable	
5	4th Floor Ste 403		
	Space Available	850 - 1,700 SF	Existing medical office with private bathroom, reception, waiting etc. Share with another doctor (850 sq ft.) or lease entire space with no share.
	Rental Rate	\$20.00 /SF/Yr	
	Date Available	30 Days	
	Service Type	Tenant Electric	
	Built Out As	Healthcare	
	Space Type	Relet	
	Space Use	Office/Medical	
	Lease Term	1 - 5 Years	

4th Floor Ste 405

Space Available	3,000 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	30 Days
Service Type	Tenant Electric
Space Type	Relet
Space Use	Office/Medical
Lease Term	2 - 5 Years

This space is a medical suite. It has exam rooms, private bathroom, waiting room, and reception area and a balcony.



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