



## **Westfield Elm Office & Medical**

189 Elm St, Westfield, NJ 07090

### **Steven Cohen**

Westfield Elm LLC

485 Kings Hwy, Suite 1402, Brooklyn, NY 11223

[stevenscohen@verizon.net](mailto:stevenscohen@verizon.net)

(917) 519-6140



# Westfield Elm Office & Medical

\$33.00 - \$36.00 /SF/YR

Great Location. Wonderful Office and Medical Building in the heart of Westfield. Wheel Chair Lift. Join our group of successful professionals and Doctors at our building.

Minutes by foot from NJT Rail. On site private tenant Parking!...

- Successful Professional Building. In the Heart of Westfield! Onsite tenant Parking + Municipal parking lot down the block! Minutes by foot to NJT Rail



Rental Rate: \$33.00 - \$36.00 /SF/YR

Min. Divisible: 280 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 10,448 SF

Year Built: 1964

Walk Score @: 95 (Walker's Paradise)

Transit Score @: 41 (Some Transit)

Rental Rate Mo: \$2.75 /SF/MO

## Ground

1

Space Available	710 SF
Rental Rate	\$33.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

Welcome clients in this beautifully updated office suite. Perfectly suited for medical practices or other professional services. The space features: Reception area, Private offices, a large open work area & a coffee station with sink. Brand-new flooring and fresh paint throughout. Convenient onsite tenant parking. Prime location with excellent accessibility. This turnkey space offers both functionality and comfort in a professional setting. Schedule a tour today!

## 1st Floor

2

Space Available	280 - 675 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

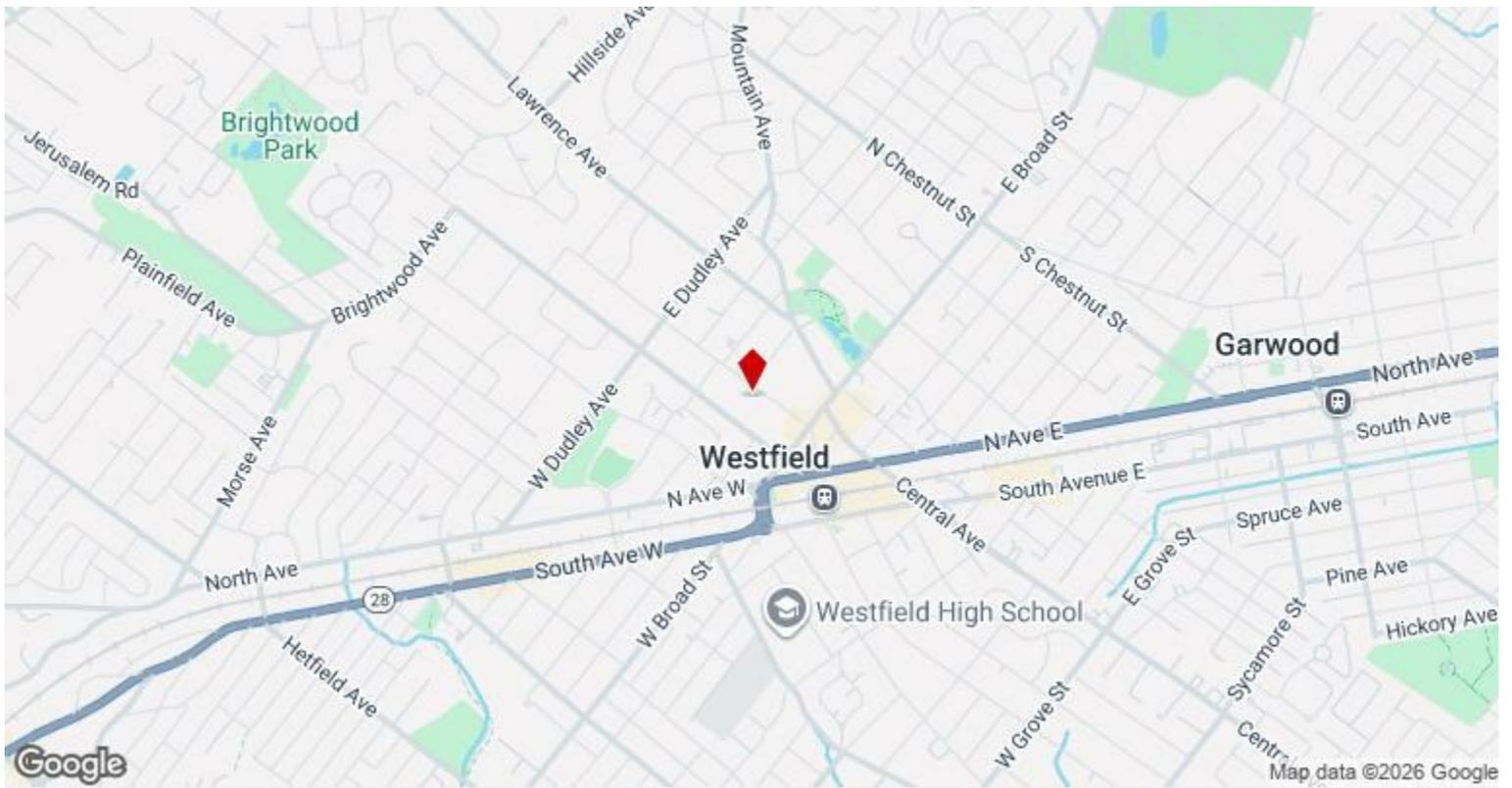
Enjoy a welcoming atmosphere in our reception area for these offices. Ideal for a wide range of professional uses, including: Therapists, Medical practitioners, Attorneys, Accountants, General office operations. Flexible layouts and a professional setting make this space a great fit for your business. Schedule a viewing today!

## 1st Floor

3

Space Available	850 SF
Rental Rate	\$33.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

Discover a flexible office space designed to meet the needs of medical practitioners, professional tenants, therapists, legal, accounting, or general office use. This renovated suite features: Nice welcoming reception area. Several offices with sinks with counter space. Schedule a tour today!



## 189 Elm St, Westfield, NJ 07090

Great Location. Wonderful Office and Medical Building in the heart of Westfield. Wheel Chair Lift.  
Join our group of successful professionals and Doctors at our building.  
Minutes by foot from NJT Rail. On site private tenant Parking!

# Property Photos



Interior Photo



IMG\_8160

# Property Photos

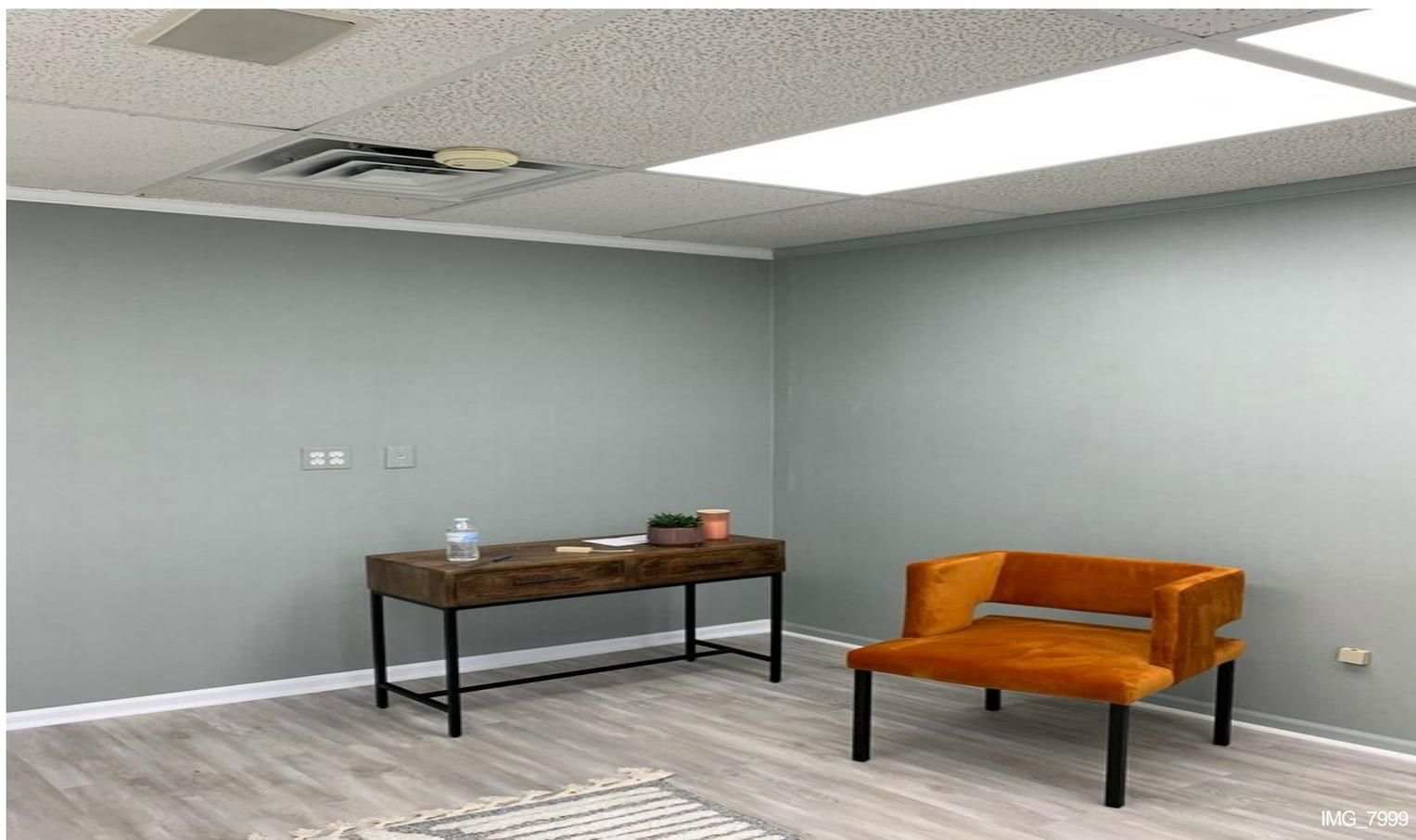


IMG\_7996



IMG\_8190

# Property Photos



# Property Photos



# Property Photos



IMG\_1247



IMG\_7220

# Property Photos



IMG\_6979

Parcel:20-02505-0000-00008



## Property Photos



IMG\_1248