



## Heart of Westfield

150 Elm St, Westfield, NJ 07090

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(703) 772-3545



# 150 Elm St

\$55.00 /SF/YR

Located in the heart of Westfield, New Jersey, a Class C retail bank building with drive-thru and ample onsite parking. Site lies directly across from Trader Joe's and the Bank of America building, being located at 150 Elm Street. The building offers great visibility and excellent ingress/egress. First floor contains 2950 sf; second floor (1450 sf) can be leased separately. Elm Street is a highly trafficked road intersecting with Broad Street. The NJ Train Station is an easy 5 minute walk from the building and within a few miles of the NJ Garden State Parkway and US Route 22. Potential redevelopment Play....

- High Visibility
- Excellent Access
- Ample Parking
- Highly Trafficked Location
- Potential Redevelopment Play

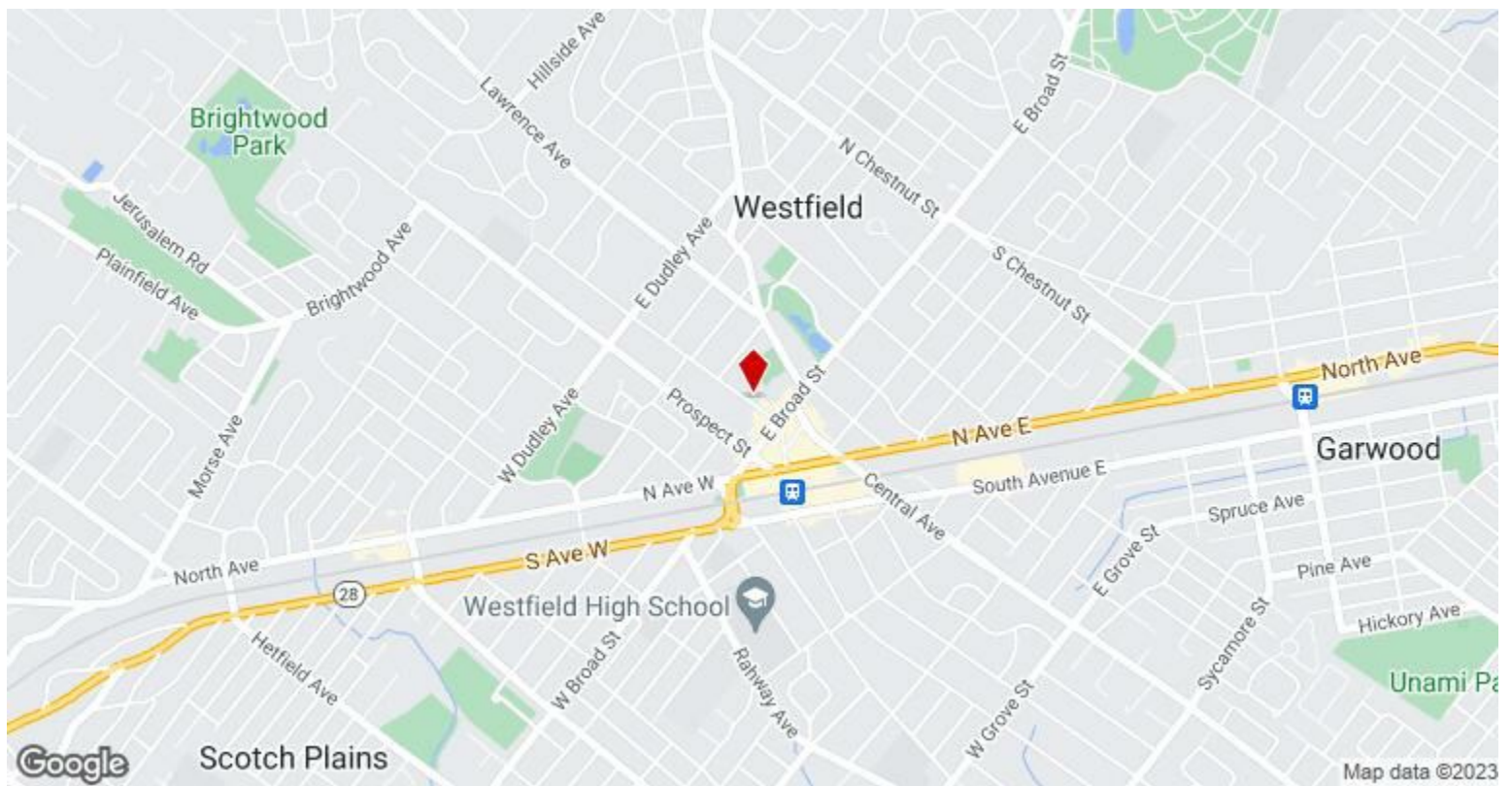


Rental Rate:	\$55.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	4,400 SF
Year Built:	1954
Walk Score ®:	97 (Walker's Paradise)
Transit Score ®:	40 (Some Transit)
Rental Rate Mo:	\$4.58 /SF/MO

## 2nd Floor

Space Available	4,400 SF
Rental Rate	\$55.00 /SF/YR
Date Available	February 01, 2023
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable





## 150 Elm St, Westfield, NJ 07090

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# Property Photos



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# Property Photos



# Property Photos





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# Property Photos



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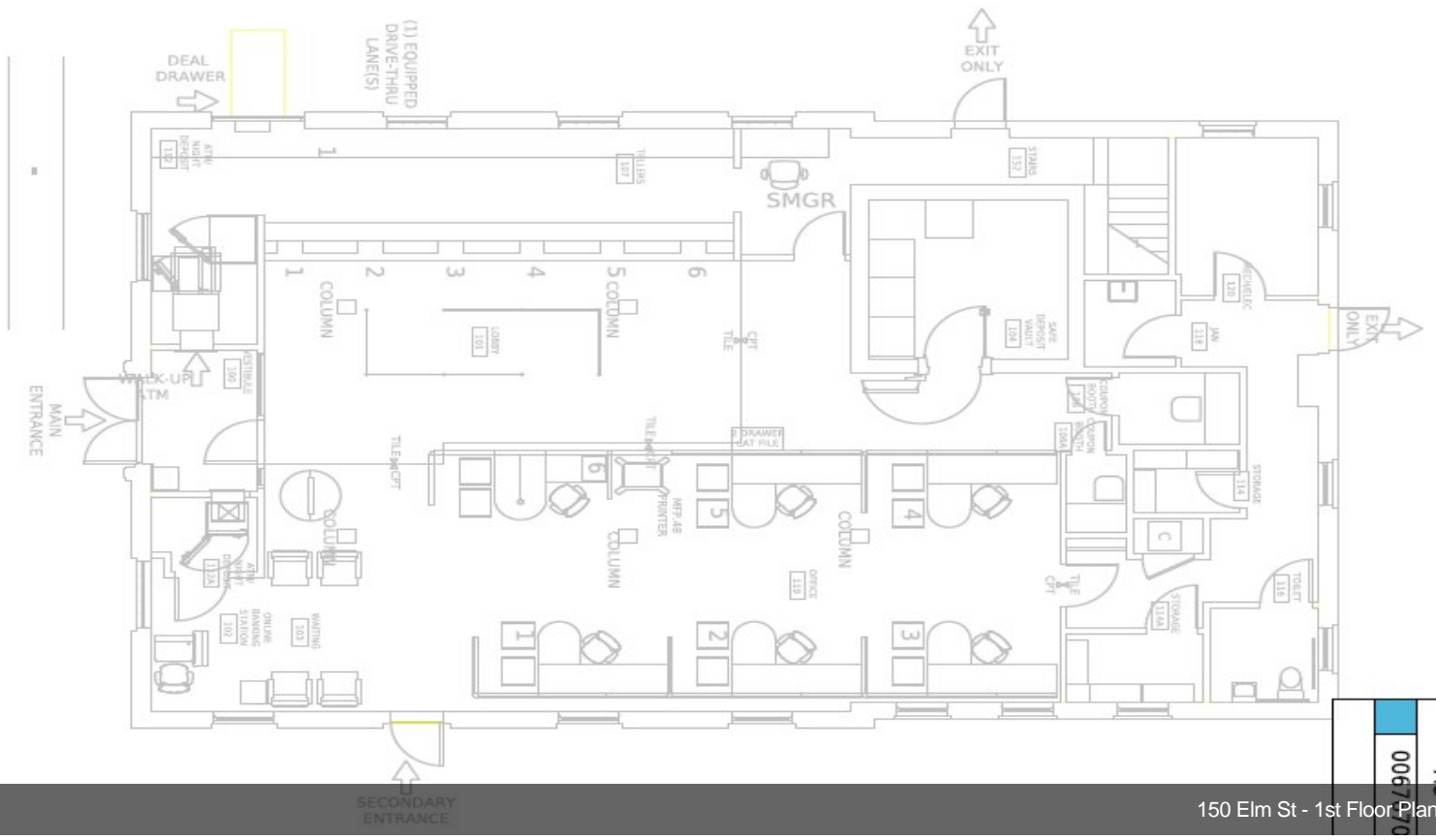


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# Property Photos



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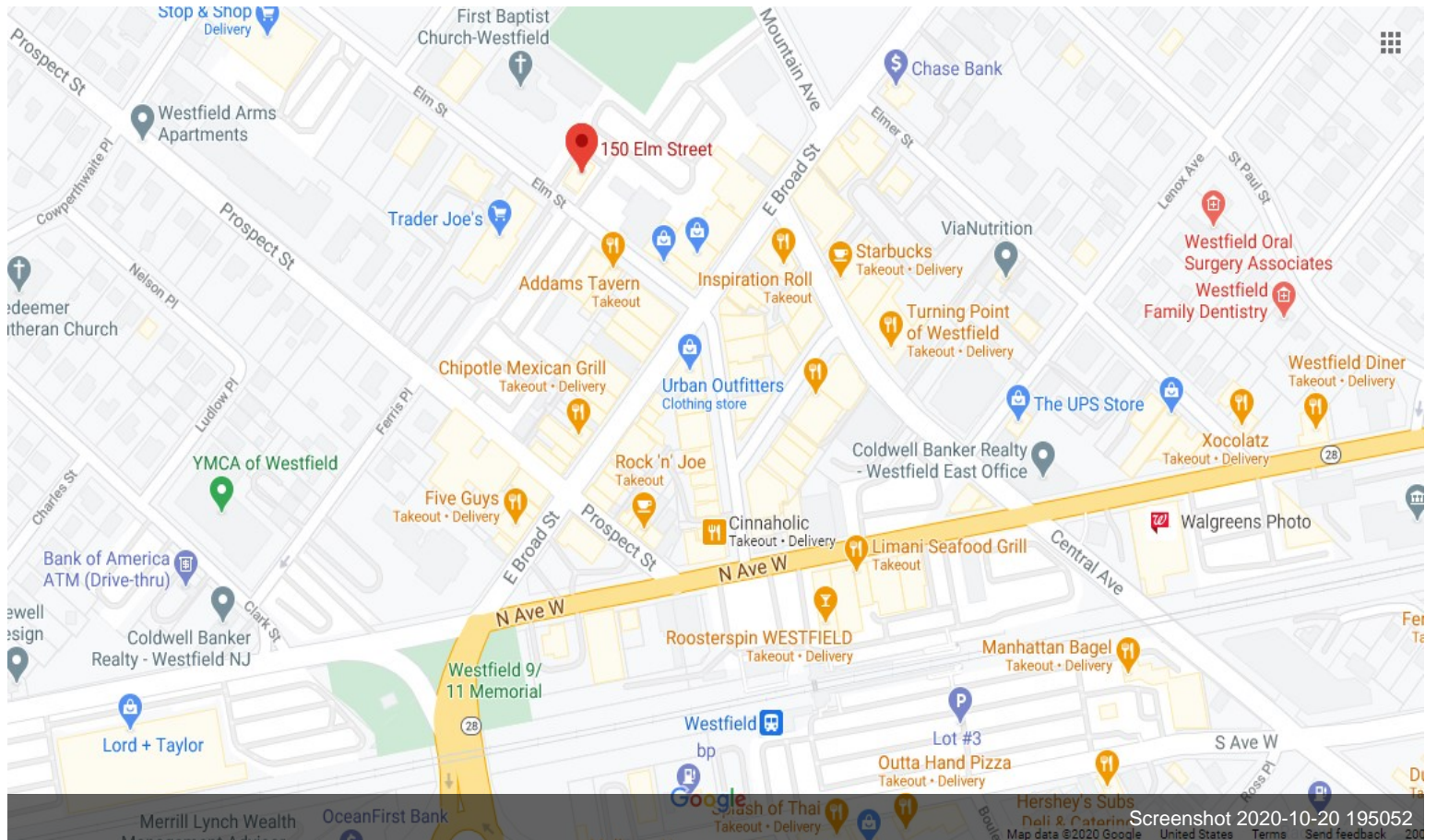
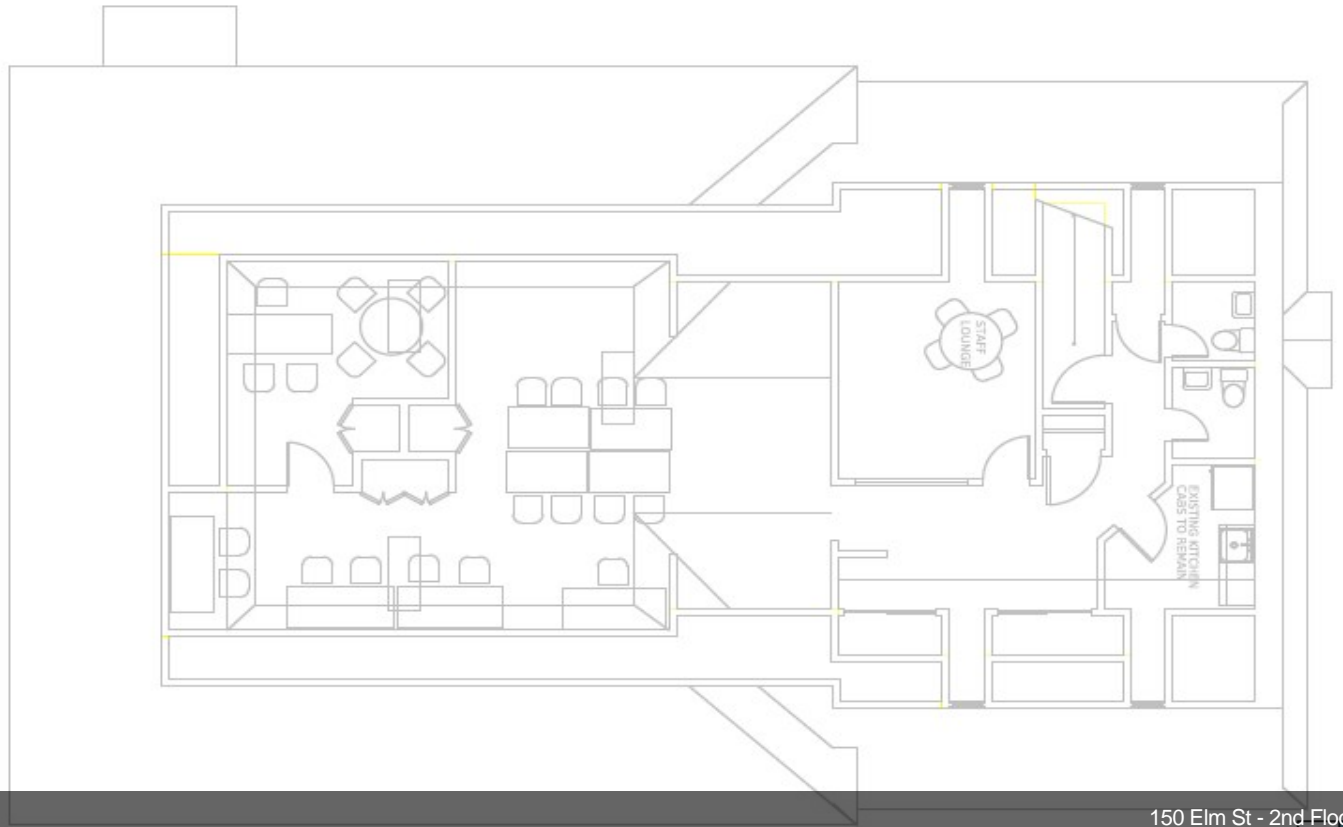


150 Elm St - 1st Floor Plan

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# Property Photos





# Property Photos

