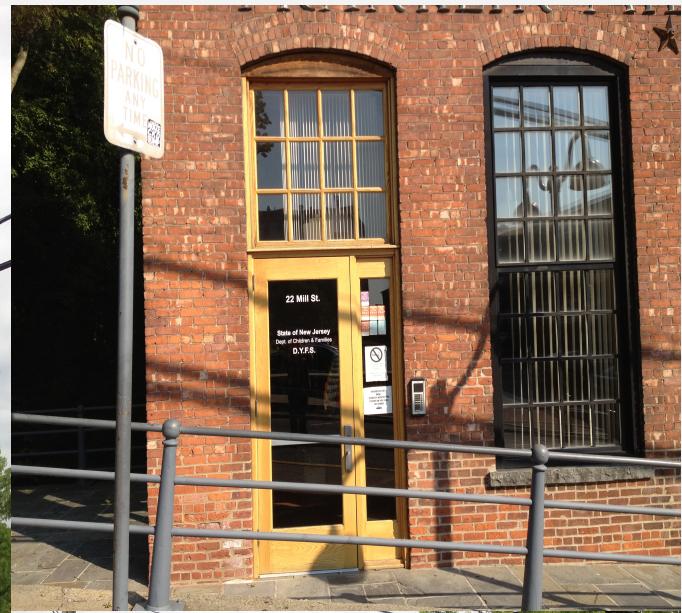


# 22 Mill Street, Paterson, NJ

## 25,000sf Office Building for Lease



## Executive Summary

We are pleased to present this new property available for lease. The Franklin Mill Office Center consists of 3 divisible spaces, located adjacent to The National Park in the beautiful Great Falls Historic District of Paterson, in Passaic County, New Jersey. This 3 story office building measuring approximately 8,333SF per floor is currently fit-out as general partitioned office space. The landlord is offering ample parking: 4 spaces per 1000SF leased of area at a monthly rate of \$50 per space. This beautifully renovated mill building features exposed brick walls, high timber ceilings, and enormous windows providing great natural light. The building is fully sprinklered, equipped with all new LED lighting fixtures, as well as a brand new highly efficient multi-zoned HVAC system.

Easily accessible to routes 80, 20, 21, 19, 46 & the GSP

Asking rent - TBD



BROWNSTEIN RESEARCH INC



RIGHT LANE  
MUST  
TURN RIGHT

22

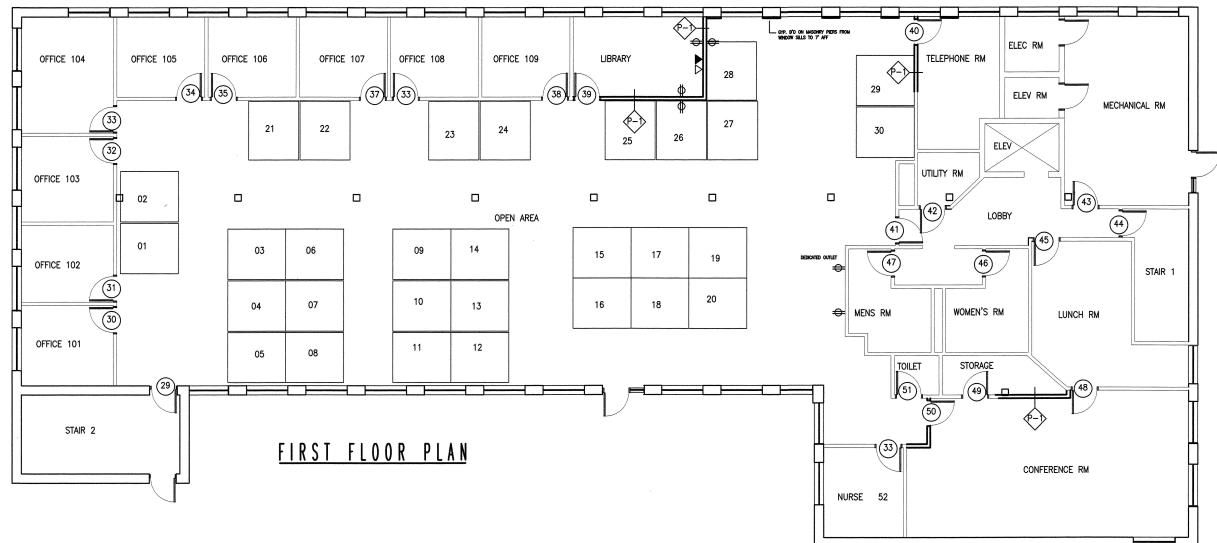
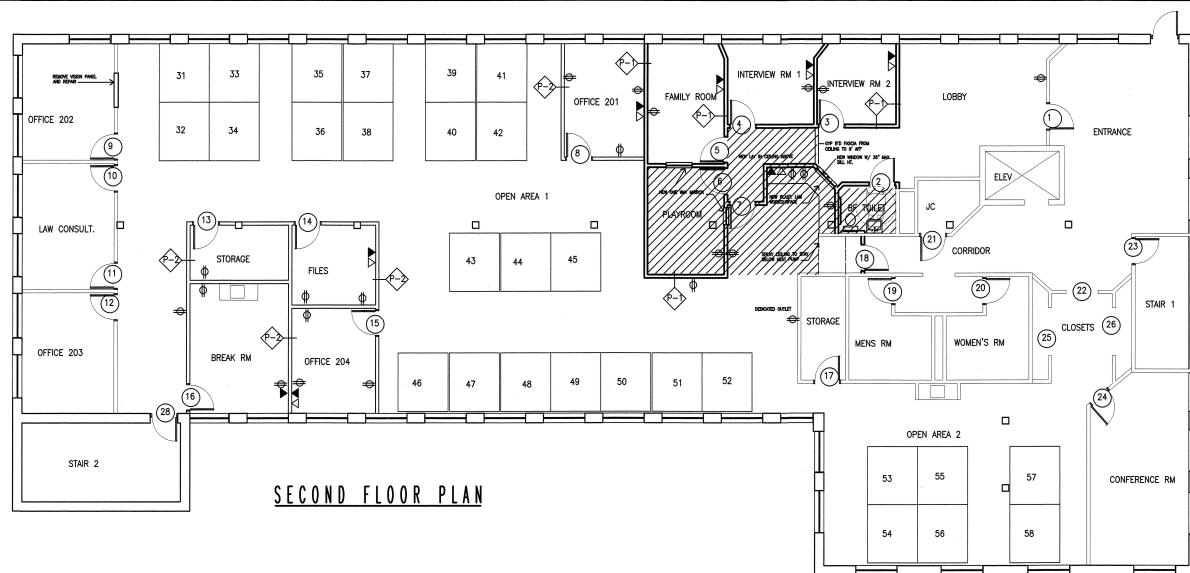
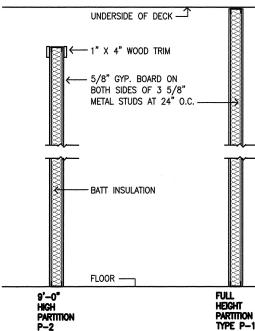
THE  
ESSEX  
APARTMENTS

RELATED  
COMPANY

ONE WAY

NOTE:  
PARTITIONS AT WINDOW WALLS TO BE BROUGHT TO  
NEAREST MASONRY PIER.  
REPLACE CEILING GRID AND TILES DAMAGED OR LOST  
DURING DEMOLITION OF EXISTING PARTITIONS  
DROP SPRINKLER HEADS TO PROVIDE COVERAGE BELOW  
NEW DROPPED CEILING AND MANTAIN COVERAGE IN  
CEILING CAVITY.

LEGEND  
 — EXISTING PARTITION  
 — NEW FULL HEIGHT PARTITION  
 — NEW 9 FT HIGH PARTITION  
 ▶ NEW PHONE JACK  
 ▷ NEW COMPUTER JACK  
 ◊ NEW DUPLEX OUTLET

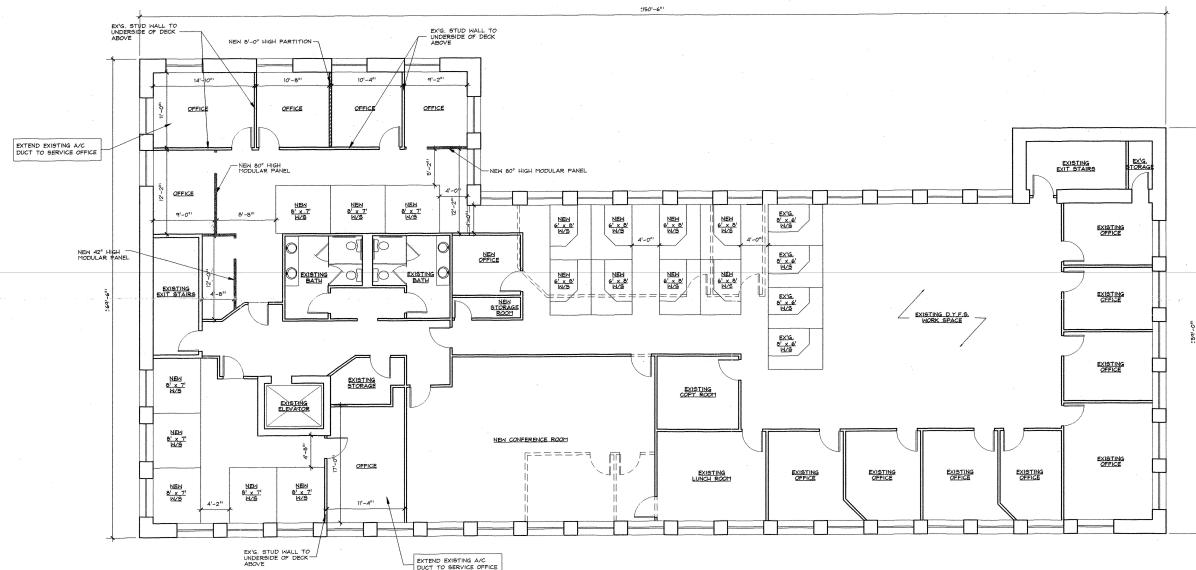


JOHN G. BLEEKER  
P.A. NJ 9975  
L.S.J. NJ 03670  
P.P. NJ 07465

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PROPOSED INTERIOR ALTERATIONS FOR:  
FRANKLIN MILL ASSOCIATES, L.L.C.  
22 MILL STREET  
PATERSON, PASSAIC COUNTY, NEW JERSEY



REVISIONS	
1.	02/05/03 PER CLIENT REQUEST
2.	06/06/03 PER CLIENT REQUEST
3.	
4.	
5.	
6.	
7.	
8.	

TITLE  
THIRD FLOOR PLAN

BLEEKER  
ARCHITECTURAL  
GROUP LLC

ARCHITECTURE - INTERIOR DESIGN  
PLANNING - SURVEYING

371 BELMONT AVENUE  
HALIFAX, NEW JERSEY 07508  
TEL 973-642-2000  
FAX 973-642-5455

DRAWN	AR
CHECKED	JB
DATE	10/13/03

A-1

WALL LEGEND	
████████	NEW 8'-0" HIGH PARTITION
██████	NEW MODULAR PANEL (BY TENANT)
████	EXISTING TO REMAIN
████	EXISTING TO BE REMOVED





**PRE**

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