

# 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













RIGHT OF WAY  
MUST  
TURN RIGHT

22

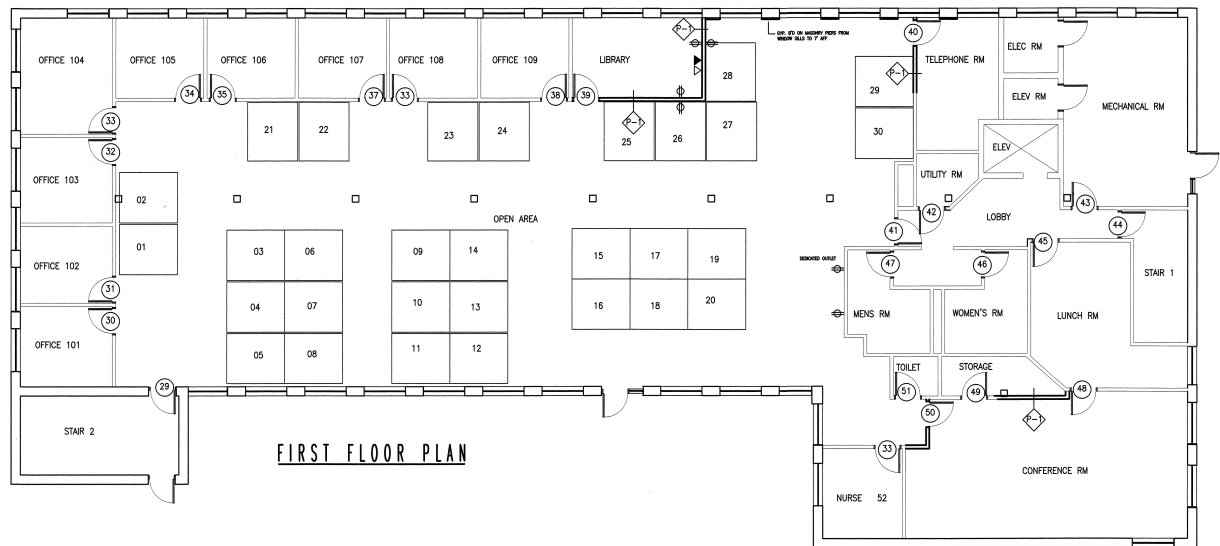
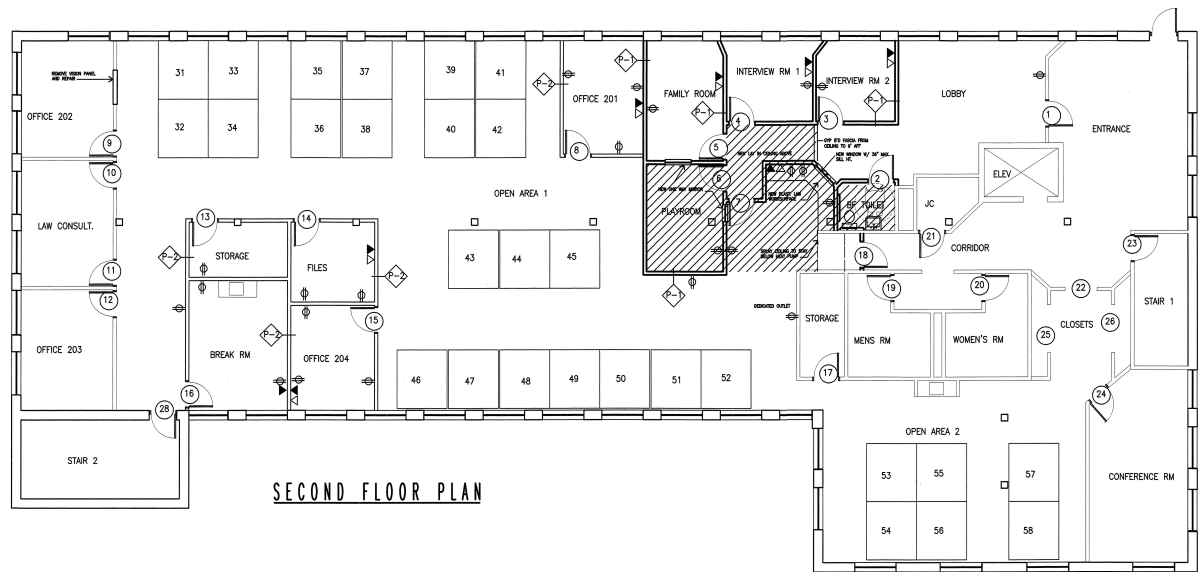
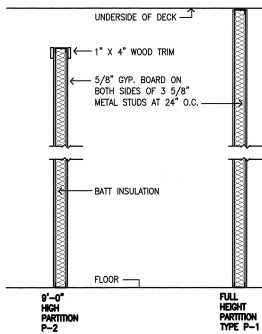
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NOTE:  
PARTITIONS AT WINDOW WALLS TO BE BROUGHT TO  
NEAREST MASONRY PIER.  
  
REPLACE CEILING GRID AND TILES DAMAGED OR LOST  
DURING DEMOLITION OF EXISTING PARTITIONS.  
  
DROP SPRINKLER HEADS TO PROVIDE COVERAGE BELOW  
NEW DROPPED CEILING AND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





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BLEEKER ARCHITECTURAL GROUP

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

#### REVISIONS

|    |                             |
|----|-----------------------------|
| 1. | 02.08.08 PER CLIENT REQUEST |
| 2. | 06.08.08 PER CLIENT REQUEST |
| 3. |                             |
| 4. |                             |
| 5. |                             |
| 6. |                             |
| 7. |                             |
| 8. |                             |

#### TITLE

THIRD FLOOR PLAN

**BLEEKER  
ARCHITECTURAL  
GROUP, L.L.C.**

ARCHITECTURE - INTERIOR DESIGN  
PLANNING - SURVEYING

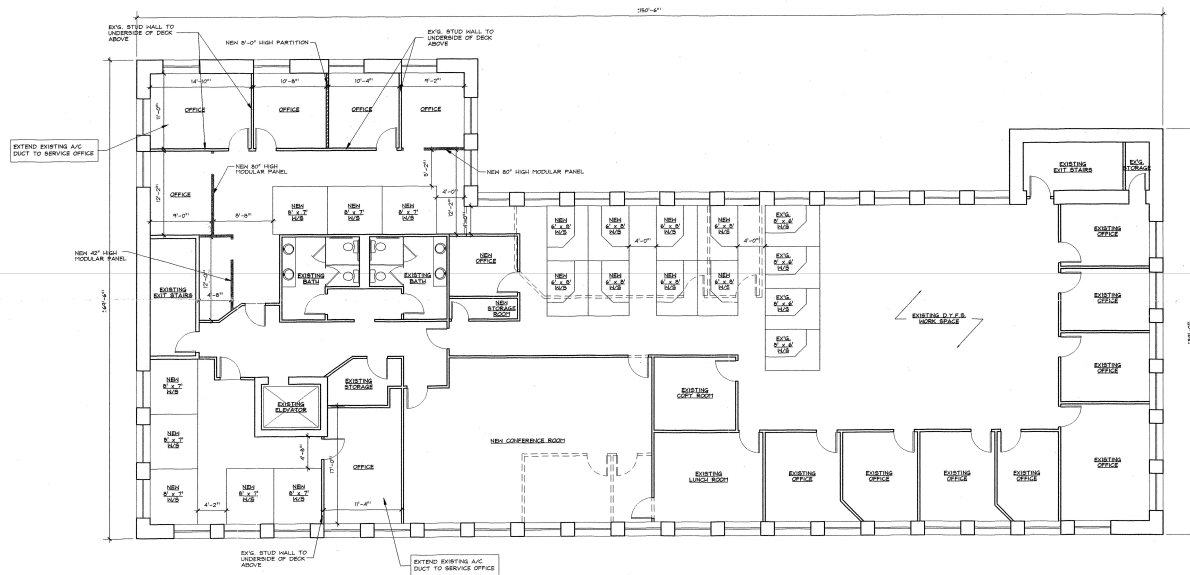
275 BELMONT AVENUE  
HALEDON, NEW JERSEY 07036  
TEL: 973-942-2000  
FAX: 973-942-5425

DRAWN: AR

CHECKED: JS

DATE: 10.03.09

A-1



THIRD FLOOR PLAN  
SCALE: 1/8" = 1"

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









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