

# Office Space For Lease



## Property information

- 1<sup>st</sup> floor: 5,500 SF (Divisible)  
2<sup>nd</sup> floor: 5,200 SF  
**Total: 10,700 SF**
- Premier location in downtown Westfield
- Directly across from the Westfield train station
- Public and employee parking located across the street
- Property is in the CBD (general business) zone. Zoning allows medical, office, professional, etc.
- Building signage available

**Up to 10,700 SF**

**One Elm Street  
Westfield, NJ**

## Dennis McConnell

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## Jon Compitello

Vice President  
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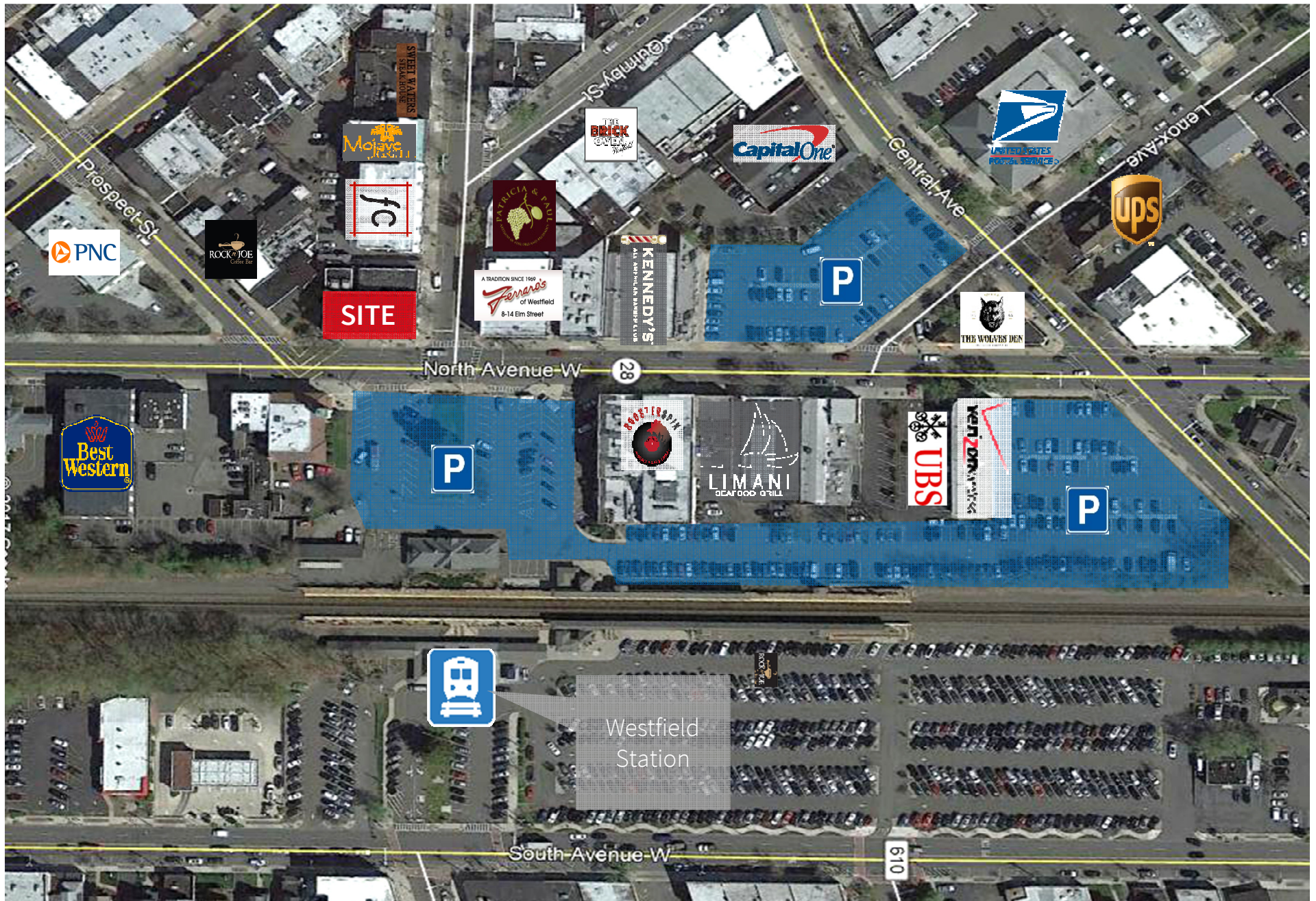
[jon.compitello@am.jll.com](mailto:jon.compitello@am.jll.com)

[jll.com](http://jll.com)

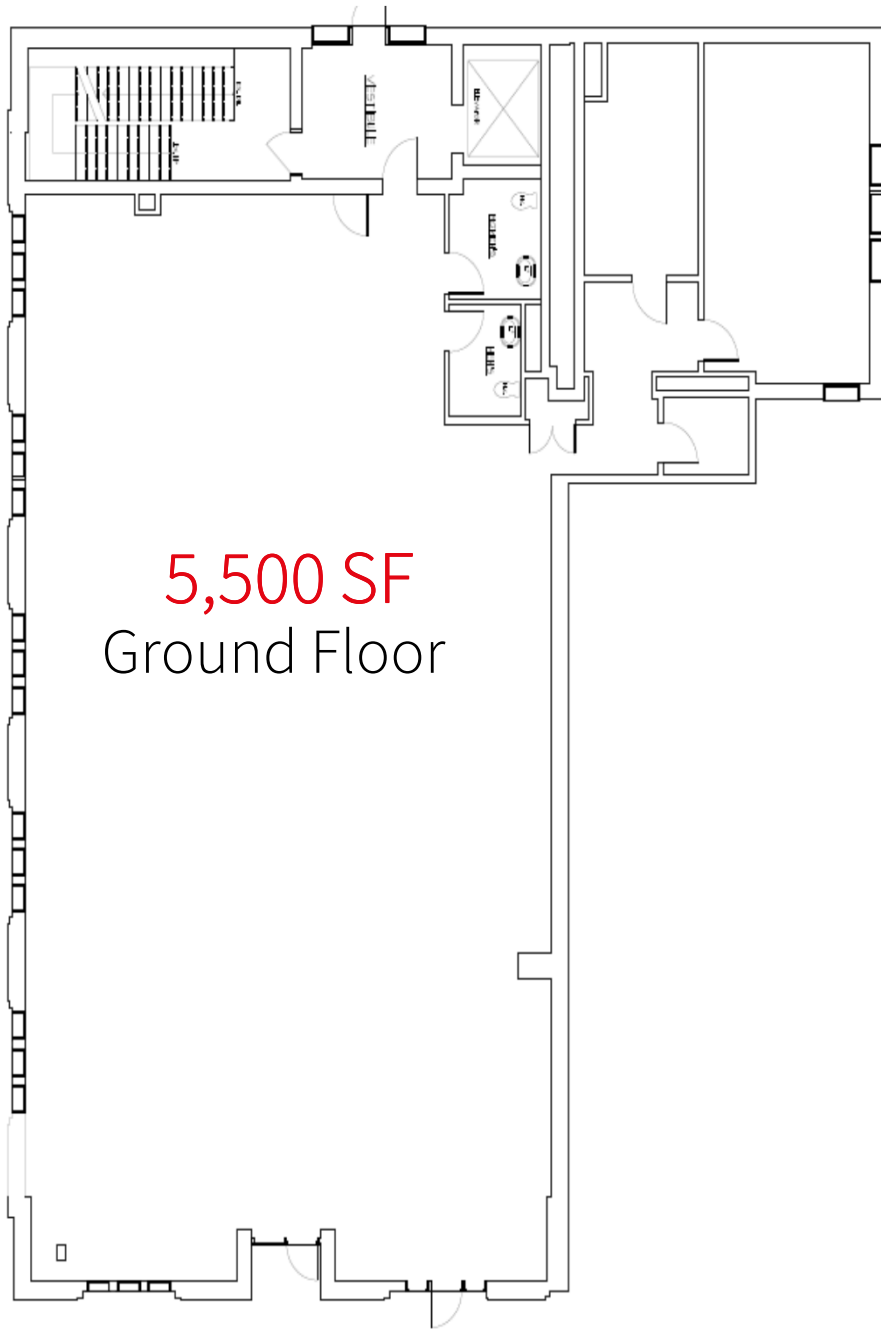
## Traffic counts

- North Avenue W: 19,459 VPD
- Central Avenue: 16,146 VPD

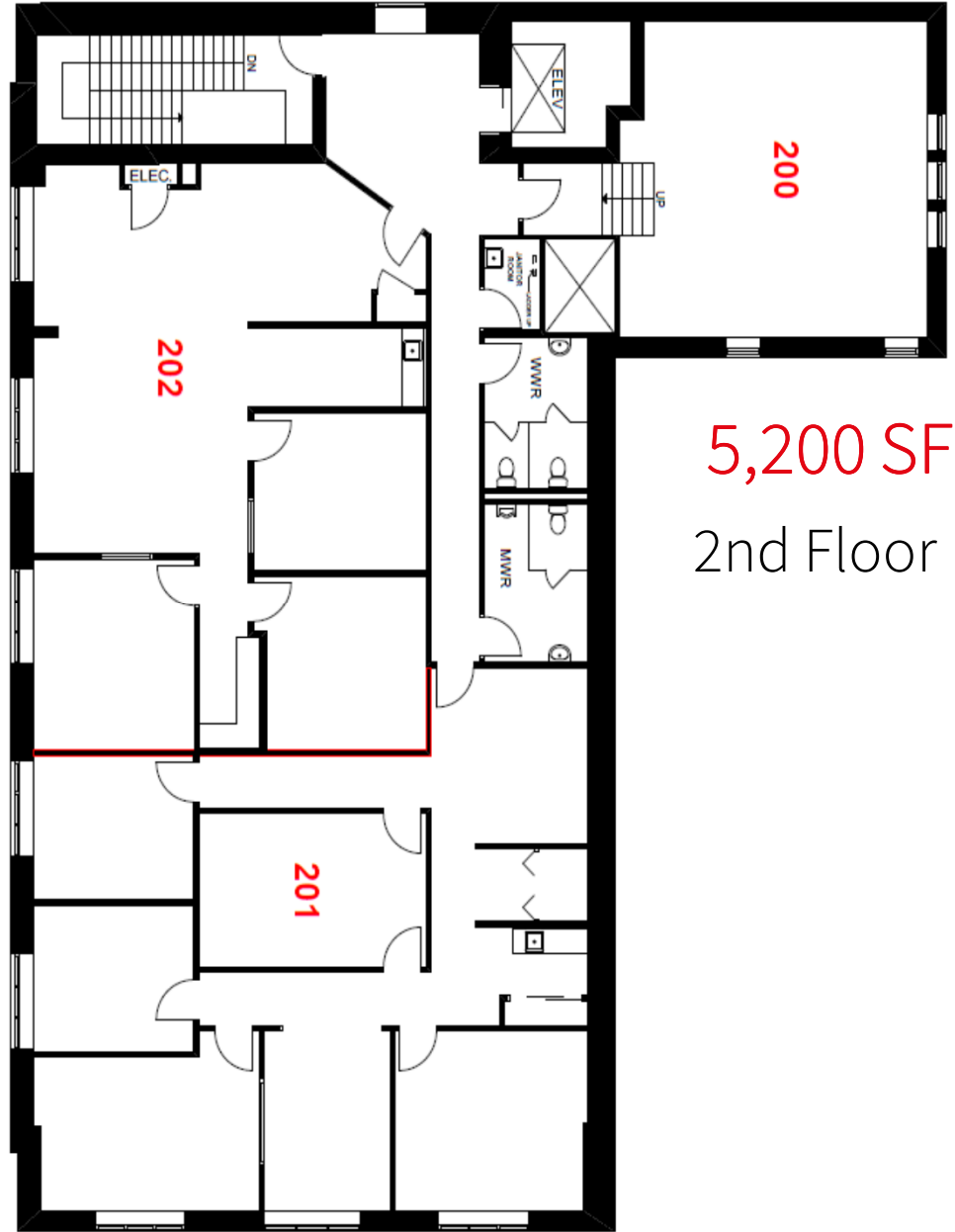
# SITE AERIAL



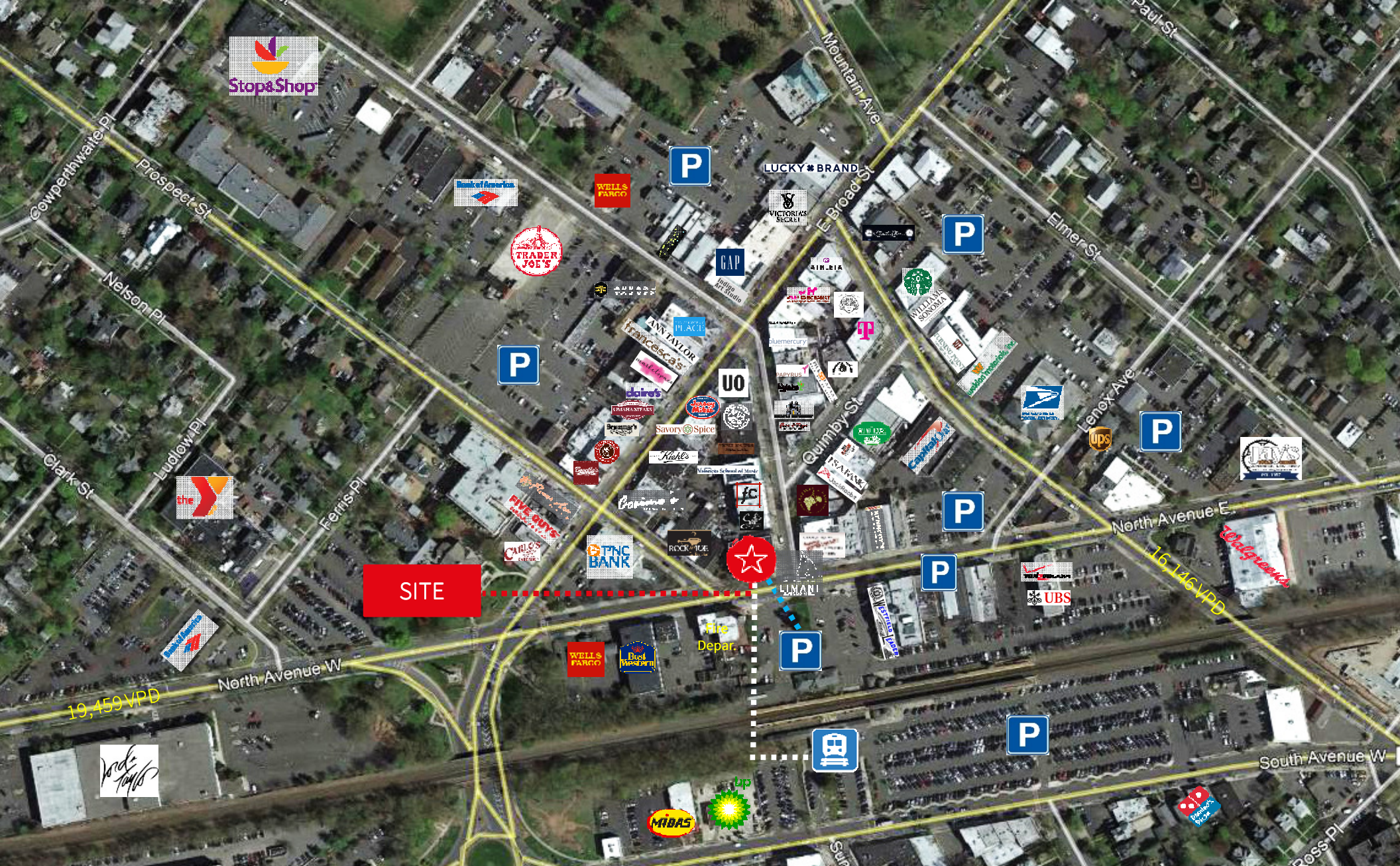
# FLOOR PLANS



5,500 SF  
Ground Floor



5,200 SF  
2nd Floor



For more information contact:

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