

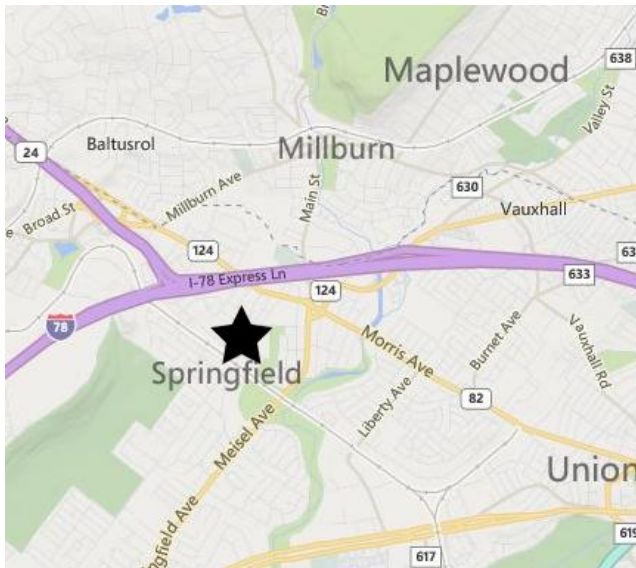


The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
830 Morris Turnpike, Suite 201, Short Hills, NJ 07078
(973) 379-6644 • (973) 379-1616 fax • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

140 Mountain Avenue Springfield, NJ

±3,850 SF Available Office Opportunity



*3-Story Class B Office in the heart of Springfield
nearby to Baltusrol Golf Club*

Property Features

- Available: ±1,400 SF (2nd Floor)
±2,450 SF (3rd Floor)
- Land Area: 87,120 SF
- Total Square Footage: 23,660 SF
- Parking Area: 3.6 per 1000 SF
- Elevator: 1 (1st through 3rd Floors)
- Lease Rate: \$23.50 Plus TE of \$2

Accessibility

- 3 Miles to Short Hills Mall via Route 24
- 12 Miles to Morristown via Route 24 and I-287
- 12 Miles to Newark Airport via I-78 and Route 1 & 9
- 24 Miles to New York City via I-78 and NJ Turnpike

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

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Aerial and Road Maps

