

609 North Avenue West
Westfield, New Jersey





Executive Summary

609 North Avenue West offers **the ideal centralized location** to provide the community of Westfield, NJ with comprehensive medical care.

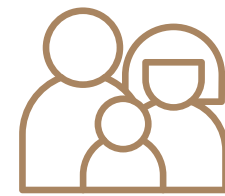
The building offers 100,000 square feet of office and clinical space on three levels, as well as dedicated vehicular drop-off and pick-up locations. Servicing Westfield's multi-generational, densely populated community, this opportunity will supply residents with high-quality medical care at every stage of life, conveniently situated in the heart of downtown.



The Westfield Customer

A beautiful and historic destination, Westfield, NJ is located in Union County and boasts tree-lined suburban streets and a lively downtown that appeals to individuals of all ages. Served by Route 28, Westfield is also easily accessible to New York Penn Station or Newark Liberty International Airport via NJ Transit rail service on the Raritan Valley Line.

Based on 2022 CoStar Report (2-mile radius | 5-mile radius)



TOTAL POPULATION

2 Miles: **53,933**
5 Miles: **337,479**



AVERAGE AGE

2 Miles: **40.70**
5 Miles: **40.70**



AVERAGE HOUSEHOLD INCOME

2 Miles: **\$176,173**
5 Miles: **\$138,068**



OWNER OCCUPIED HOUSEHOLDS

2 Miles: **82.02%**
5 Miles: **73.51%**



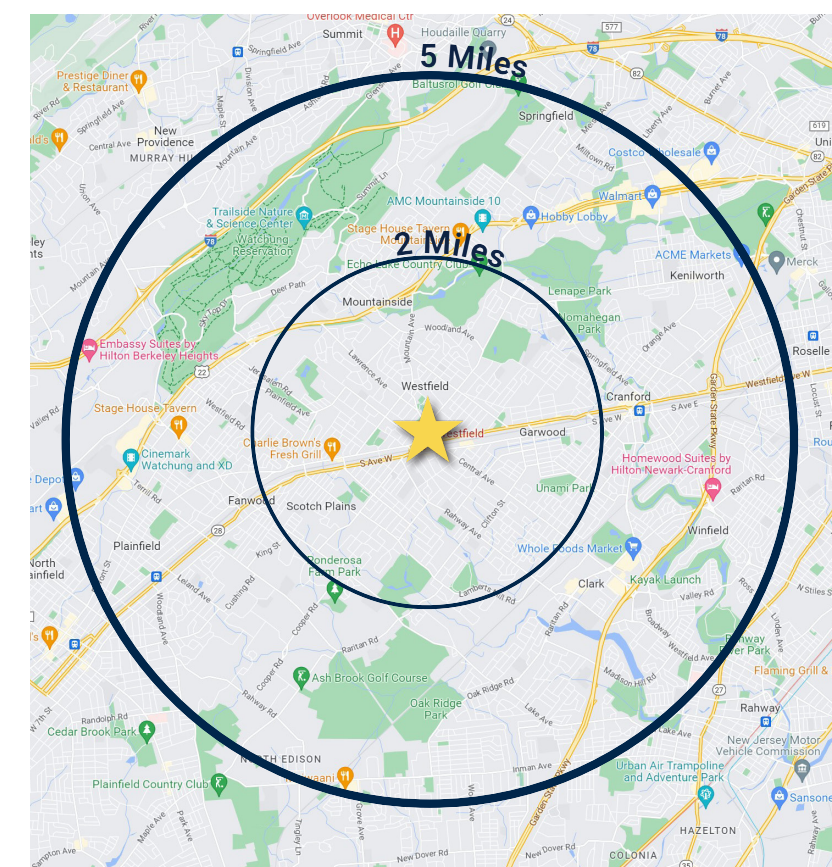
MEDIAN HOME VALUE

2 Miles: **\$673,450**
5 Miles: **\$441,659**



BACHELOR'S DEGREE OR HIGHER

2 Miles: **64.85%**
5 Miles: **46.04%**



Full Project

One Westfield Place is a mixed-use, transit-oriented development in Westfield, New Jersey that proposes a variety of residential, office, and retail offerings.

Residential

- 138 residential apartments
- 16 townhomes for the 55 and older community
- 16 non-age-restricted townhomes
- 35 loft-style apartments

West:

- Office & Retail at 609 North Ave. (former Lord & Taylor)
- 100,000 SF of best-in-class flexible office space
 - **60,000 SF maximum permitted for Clinical Use
 - 13,300 SF of street-level retail

East:

- Office & Retail on South Ave.
- 210,000 SF of Class-A office space
 - 12,000 SF of curated street-level retail



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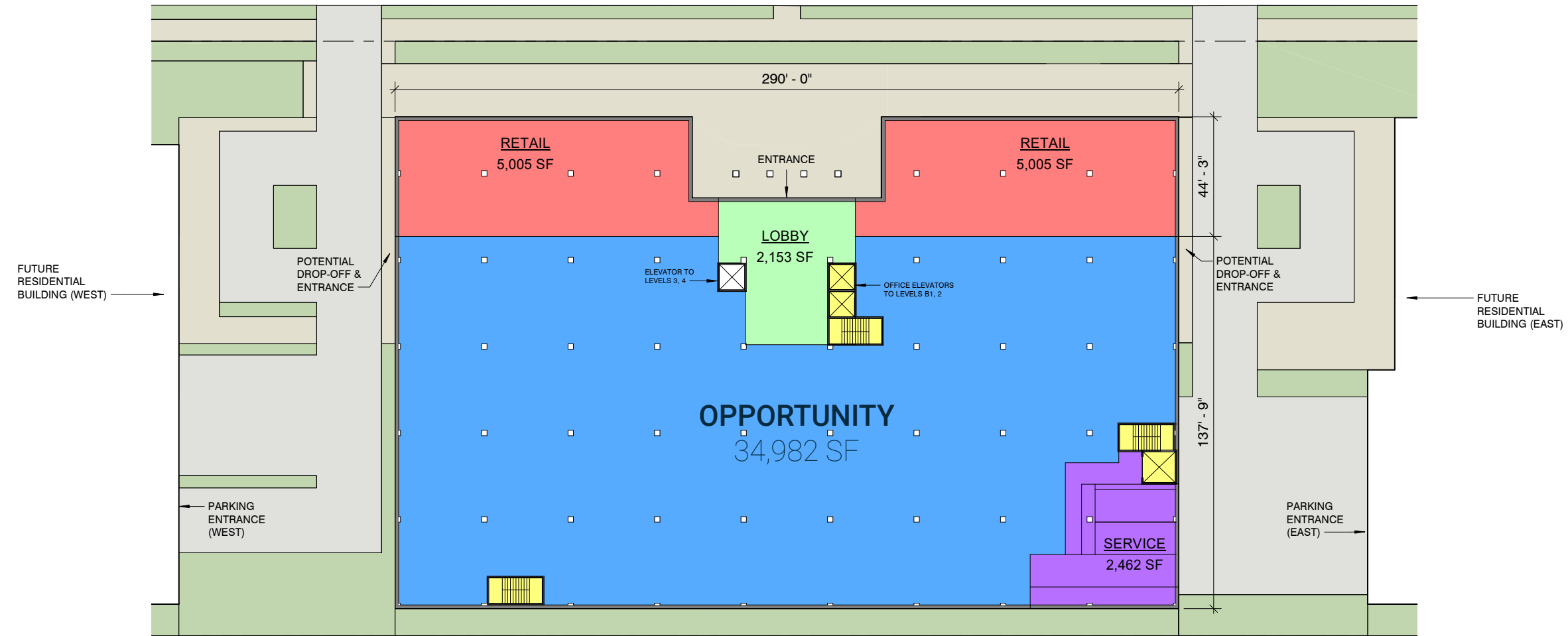
Site Plan

Total Building GSF: 100,000 SF*
*Inclusive of 15,114 SF Lower Level

Parking: 4 Spaces / 1k SF



Floor 1



- 34,982 SF
- Prominent Dedicated Entrance
- Direct Loading Dock Access
- Slab to Slab Height: 18'-2"
- Opportunity for Dedicated Vehicular Drop-off Locations

■ Leasing Opportunity

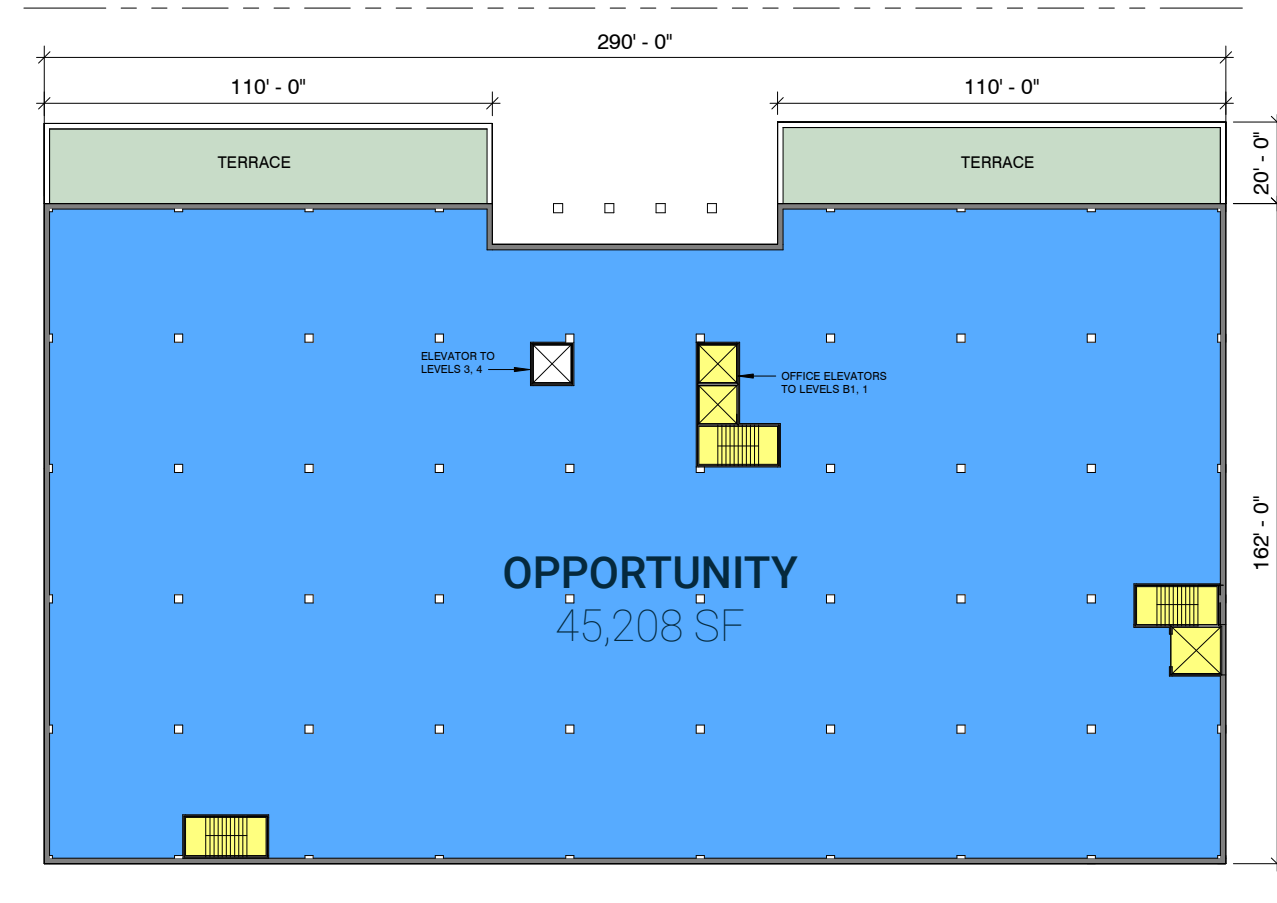


Floor 2

45,208 SF

Direct connection to Floor 1

Slab to Slab Height: 16'-3"

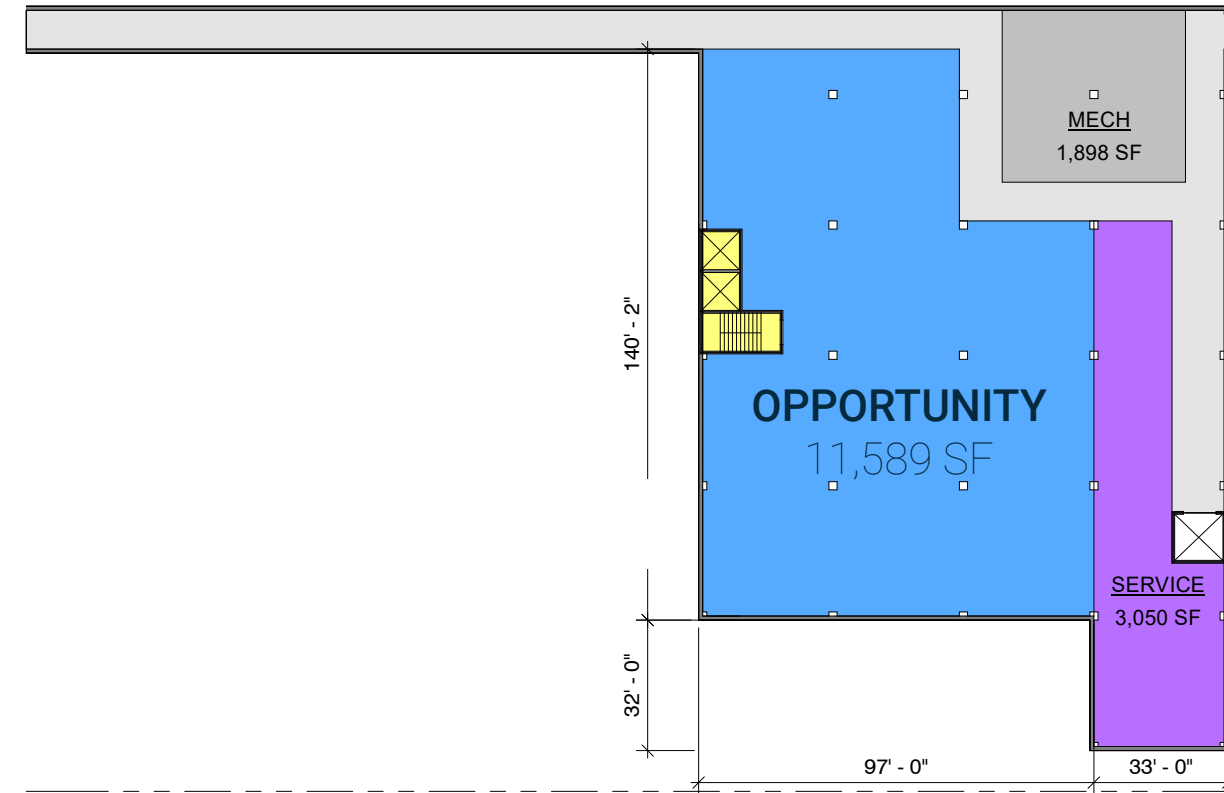


 Leasing Opportunity



Floor B

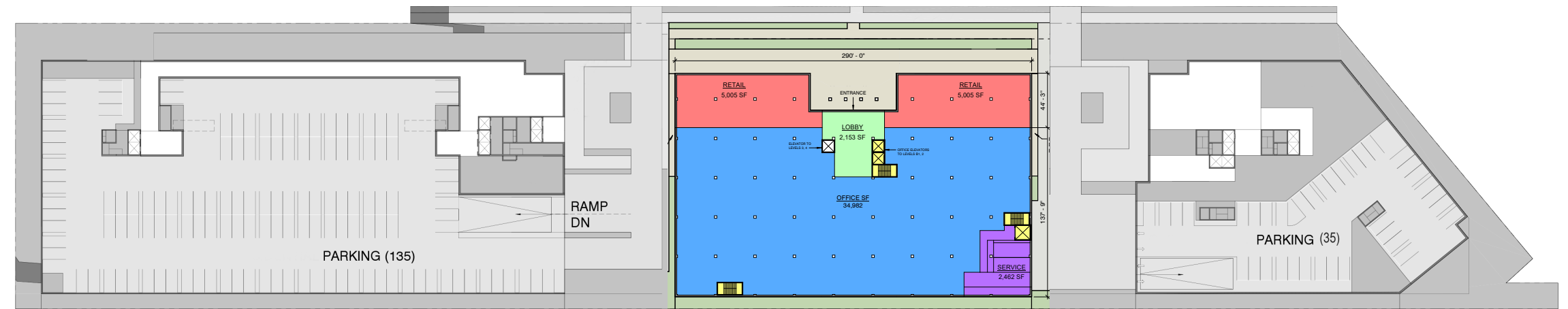
11,589 SF
Direct connection to Floor 1
Direct Loading Dock Access



 Leasing Opportunity

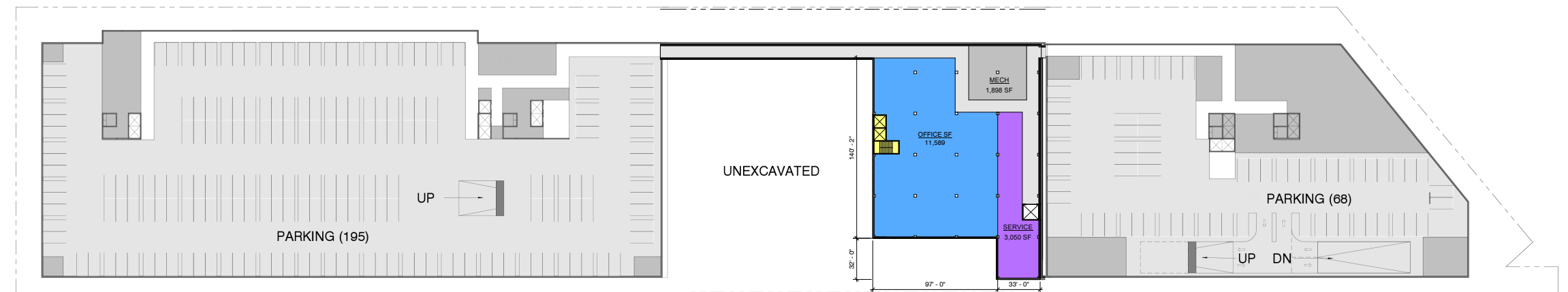


Parking



Level 1

Parking: 4 Spaces / 1,000 SF



Level B

Leasing Contact

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