

FOR LEASE & SALE

**BELLEVILLE, NJ**  
317-319 WASHINGTON AVENUE

## PREMIER OFFICE BUILDING AVAILABLE IN BELLEVILLE

### 1st Floor Features

- Six private offices and conference room
- 2 private bathrooms
- Gas fireplace
- Storage area

### 2nd Floor Features

- Large open area
- Private bathroom
- Updated kitchenette
- Reception area
- High ceilings
- Can be delivered partially furnished

### BUILDING FEATURES

- Approx. 4250 sf of office on two floors
- Newly renovated
- Previous house of worship
- Available immediately
- Updated bathrooms
- Located on bus line
- Walkable to nearby shops and restaurants
- Ample natural light with abundance of windows
- Easy access to Garden State Parkway, Rte 3, and Rte 21

- Parking available in rear of building
- Multiple entrances (4)
- Neighboring restaurant building available by same owner

**Asking Price: \$749,000**

**Asking Rent: \$20 psf +**

**Tenant Electric**

For more information contact:

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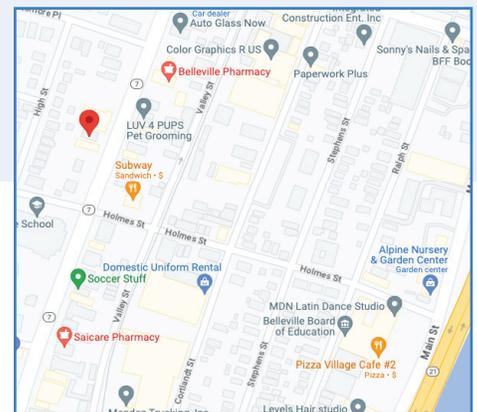
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## INTERIOR IMAGES



## SITE PLAN

