

# 353 Bloomfield Avenue

CALDWELL, NJ

NEWMARK  
ASSOCIATES | CRE  
CERTIFIED WBE

## For Lease



## Available Spaces

### Front Retail, Approx., 2,500 SF:

- Existing Fitness Facility
- Front Retail Area w/Reception
- Two (2) ADA Bathrooms
- Exposed 12' Ceilings Throughout
- Cycling Room
- Large Training Room
- Locker Room Area w/Rear Lobby Access
- Asking Rental Rate: \$20.00psf NNN

### Rear Retail, Approx., 3,000 SF:

- Existing CrossFit Facility
- Private Entrance Off Parking Lot PLUS Rear Lobby Access
- Welcome Area w/Cubbies
- Large Training Room w/Exposed 12' Ceilings
- One (1) ADA Bathroom
- Private Mezzanine Office
- Asking Rental Rate: \$12.00 psf NNN

## Property/Building Features

- Approx. 10,500 Neighborhood Street Retail
- Near Signalized Intersection of Bloomfield Ave & Park Ave
- 22 On-Site Parking Spaces
- Excellent Street Exposure
- Close to Public Transportation
- Marquee Signage Available
- Strong Traffic Counts



## Contact Our Exclusive Agent

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