



RIGEL

600 SOUTH AVE | WESTFIELD, NJ



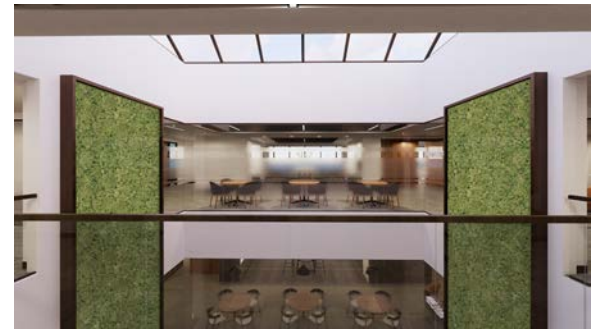
50,000 SF+ AVAILABLE

REPOSITIONED FOR THE 21ST CENTURY

**PRIME DOWNTOWN WESTFIELD
LOCATION**

PROPERTY HIGHLIGHTS

- Over 50,000 SF available for lease
- Planned renovations
- New grab and go café
- Exceptional ceiling heights
- Ample parking
- 8 min. walk to Westfield Train Station and Downtown Westfield
- 10 minutes to Garden State Parkway (Exit 135) and Route 22
- 17 minutes to MetroPark





LOCATION HIGHLIGHTS

- 8 min. walk to Westfield Train Station with direct service to/from Midtown Manhattan
- 8 min. walk to Downtown Westfield's shopping, banking, and over 65 dining options
- 10 minutes to Garden State Parkway (Exit 135) and Route 22
- 17 minutes to MetroPark



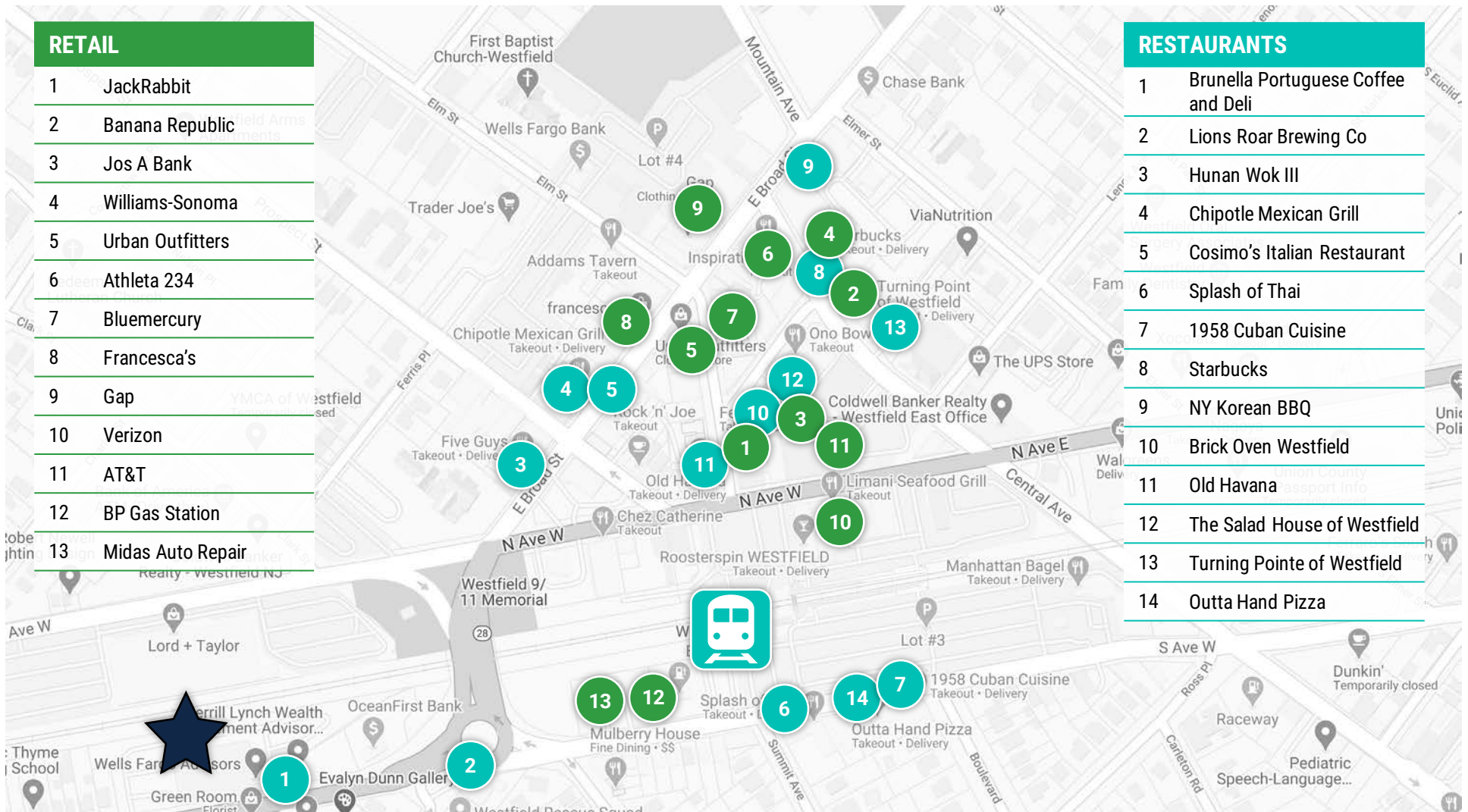
DOWNTOWN WESTFIELD

RETAIL

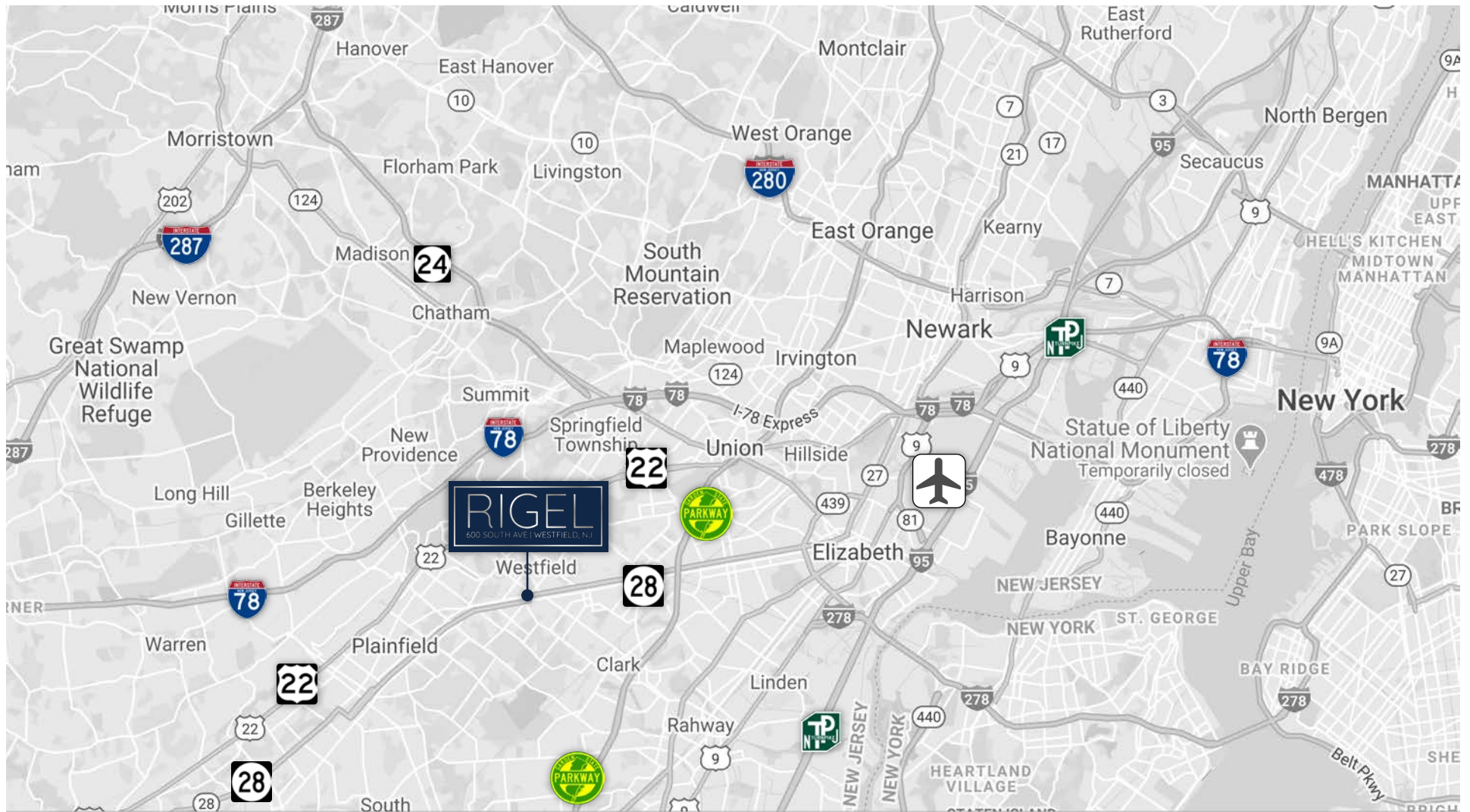
- 1 JackRabbit
- 2 Banana Republic
- 3 Jos A Bank
- 4 Williams-Sonoma
- 5 Urban Outfitters
- 6 Athleta 234
- 7 Bluemercury
- 8 Francesca's
- 9 Gap
- 10 Verizon
- 11 AT&T
- 12 BP Gas Station
- 13 Midas Auto Repair

RESTAURANTS

- 1 Brunella Portuguese Coffee and Deli
- 2 Lions Roar Brewing Co
- 3 Hunan Wok III
- 4 Chipotle Mexican Grill
- 5 Cosimo's Italian Restaurant
- 6 Splash of Thai
- 7 1958 Cuban Cuisine
- 8 Starbucks
- 9 NY Korean BBQ
- 10 Brick Oven Westfield
- 11 Old Havana
- 12 The Salad House of Westfield
- 13 Turning Pointe of Westfield
- 14 Outta Hand Pizza



WESTFIELD: REGION



SPECIFICATIONS

BUILDING SIZE:	±74,500 SF
YEAR BUILT:	1983, revovated 2020
LOT SIZE:	2.72 Acres
FOUNDATION:	Cast-in-place reinforced concrete slab on grade with concrete foundations and concrete block foundation walls.
FRAME:	Structural steel column and steel beam framing.
EXTERIOR WALLS:	Precast Concrete Panels with Insulated Aluminum & Glass Framing System.
FLOORS:	Concrete on metal decking.
FLOOR LOAD:	100 psf.
ROOF:	EPDM Roofing System.
NUMBER OF FLOORS:	Three.
COLUMN SPACING:	36' x 52'
CEILING HEIGHT:	9'
SLAB TO SLAB HEIGHT:	13'-6"
INTERIOR FINISHES:	Common areas are finished in vinyl covered walls, carpeted and granite floors.

SPECIFICATIONS

CAFETERIA:	Food service, implemented or installed 2020
HVAC SPECIFICATIONS:	175 ton chiller and (2) air handlers. This equipment supports a VAV distribution system throughout the building. A hot water boiler on the ground provides heat to the perimeter baseboard system.
ELECTRICAL SPECIFICATIONS:	The total building capacity is 1,200 amp service.
PLUMBING SYSTEM:	Individual ADA compliant men's & women's restrooms on each floor.
SPRINKLER SYSTEM:	The entire building is fully sprinklered.
ELEVATOR:	Two elevators serve all floors.
SECURITY SYSTEM:	Card access at all building entry doors and to each individual tenant space.
PARKING SPACES:	293 total.
ZONING:	GB-2 General Business District
UTILITY PROVIDERS:	<ul style="list-style-type: none">• PSE&G - Electric• Elizabethtown Gas• NJ American Water• Verizon - Fiber Optic• Comcast - Fiber Optic

