



Office/Flex Sublease

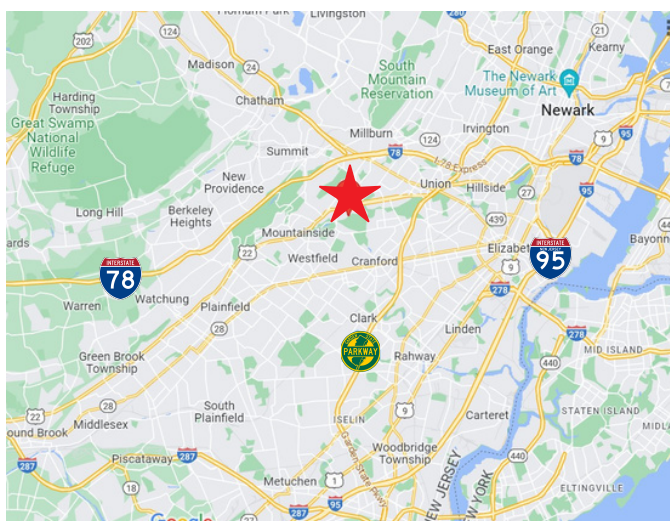
50 Lawrence Rd | Springfield, NJ 07081

77,568 SF | One Story | Fully Air Conditioned

Office ±53,000 SF | Flex 16' Ceiling ±24,000 SF

Specifications

- Rate: \$19.00/SF Net
- Divisible to ± 40,000 SF
- Availability: 120 days
- Furniture: Available
- Parking Ratio: 5.1/1,000 SF
- One Dock High loading door
- Flex area can be expanded
- Additional loading can be added
- Fully Air Conditioned
- Access I-78, GSP, RT 22, NJ Tpk.
- 10 miles to Newark International Airport-Port Newark
- 2022 Taxes \$1.49 PSF



**Term through
August 31, 2033**

Exclusive Brokers:

Matt McDonough

Matt.McDonough@jll.com

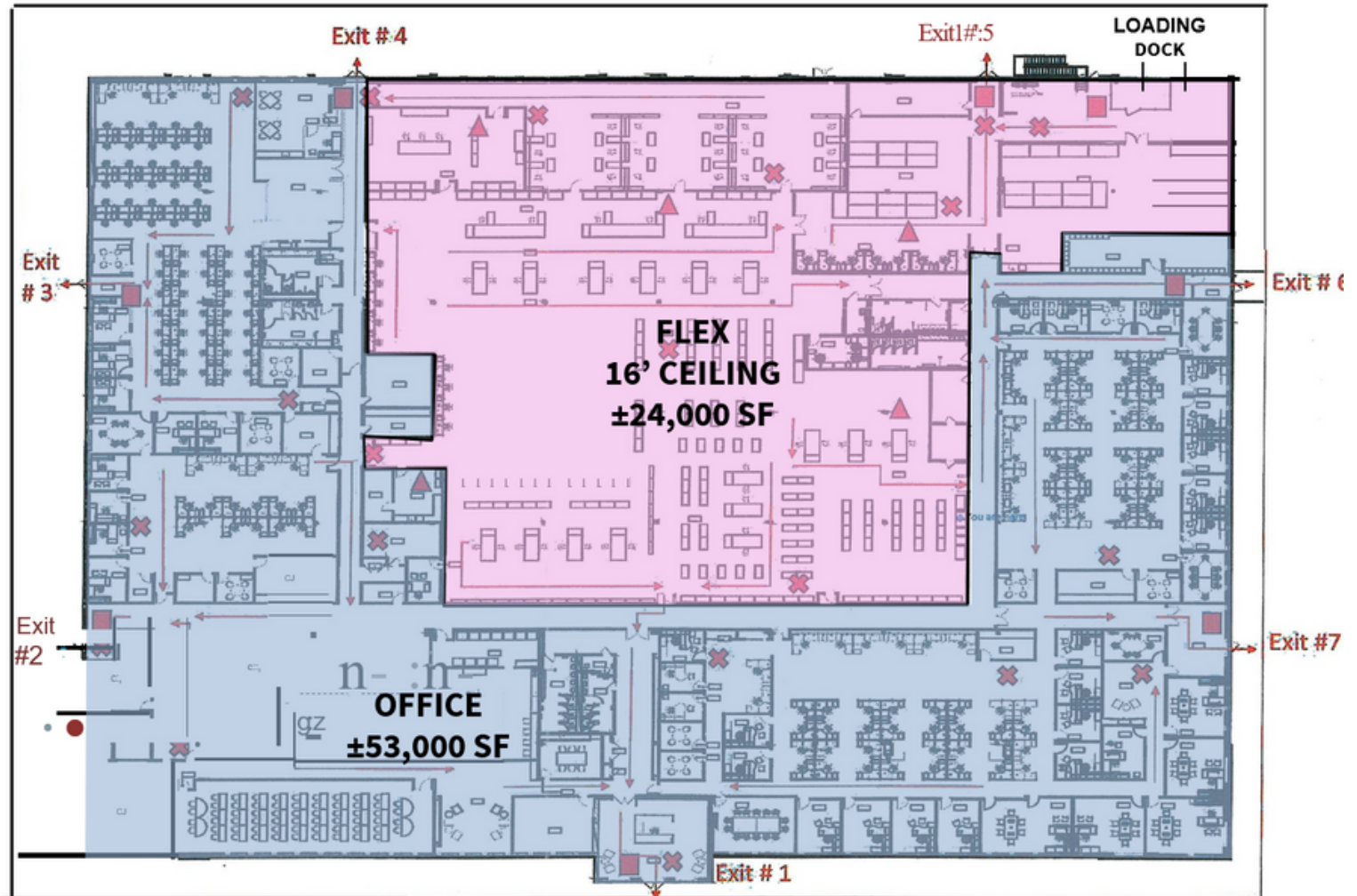
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Dan Ligorner

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Floor Plan



Office ±53,000 SF

Flex 16' Ceiling ±24,000 SF

