



49 Bloomfield Ave  
Mountain Lakes, NJ

**Class- A, Boutique  
Full-Building HQ Opportunity  
±67,363 RSF Available for Lease**





# OVERVIEW

49 Bloomfield Avenue is a two-story ±66,003 SF office building situated in Mountain Lakes, New Jersey.

The property location is highly accessible with convenient access to Interstates 80, 287, 280 and Routes 10, 24, 46 and 202. The property is within close proximity to an array of retail, dining, and entertainment options, and is adjacent to the exclusive Mountain Lakes Club providing endless activities.



**Parking:** 4/1,000 SF surface parking spaces available

**Use Flexibility:** Office and Light Industrial (OL-) Zoning

**Energy Efficient:** LEED Silver

**Security Systems:** Fully secured and monitored building entry/exit doors accessible by electronic key card system

- Exclusive building signage and branding opportunity

- Private and secure location with high visibility off Route 46 and Cherry Hill Road

**Size:** ±67,363 RSF

**Year Built:** Built in 1981, Renovated in 2009

**Stories:** 2

**Column Spacing:** 24' x 24'

**Ceiling Heights:** 9 ft finished ceiling height and expansive window line for abundant natural light

**Elevators:** 1

## HIGHLIGHTS

- Boutique full-building HQ opportunity
- Available for lease
  - First floor: ±33,426 RSF
  - Second floor: ±33,937 RSF
  - Full building: ±67,363 RSF
- Bespoke alternative to surrounding large, multi-tenant office campuses
- Renovated interiors with high-end finishes and glass throughout
- Highly respected ownership committed to optimizing tenant and employee experience

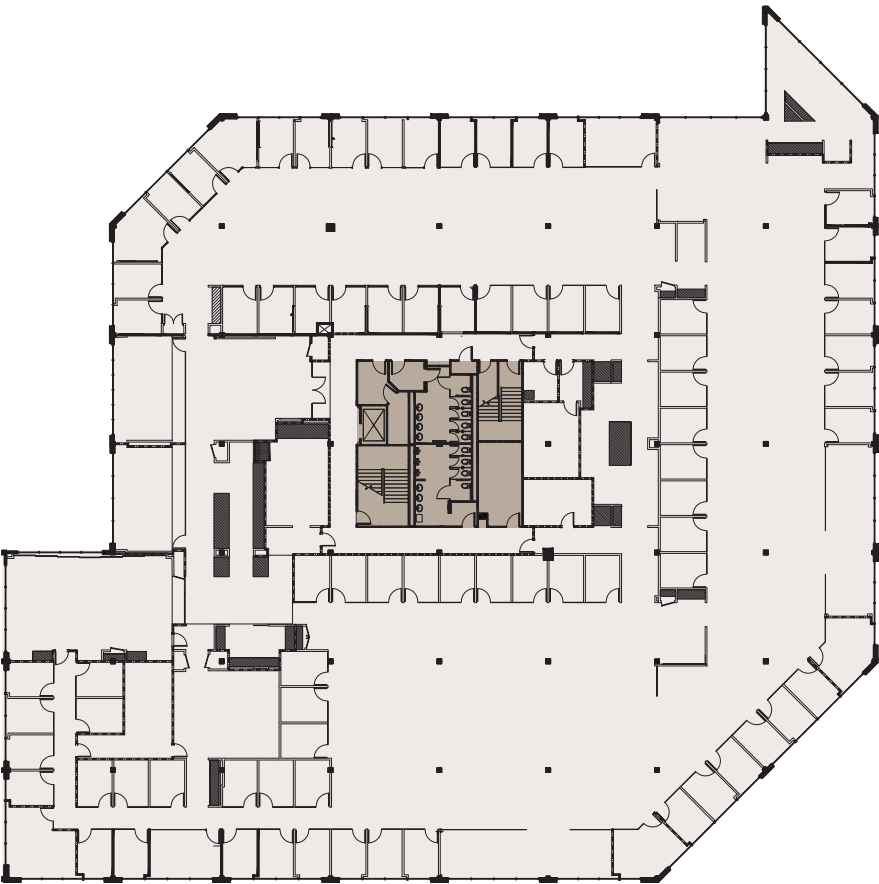




# FLOOR PLANS










FIRST FLOOR  
±33,426 RSF

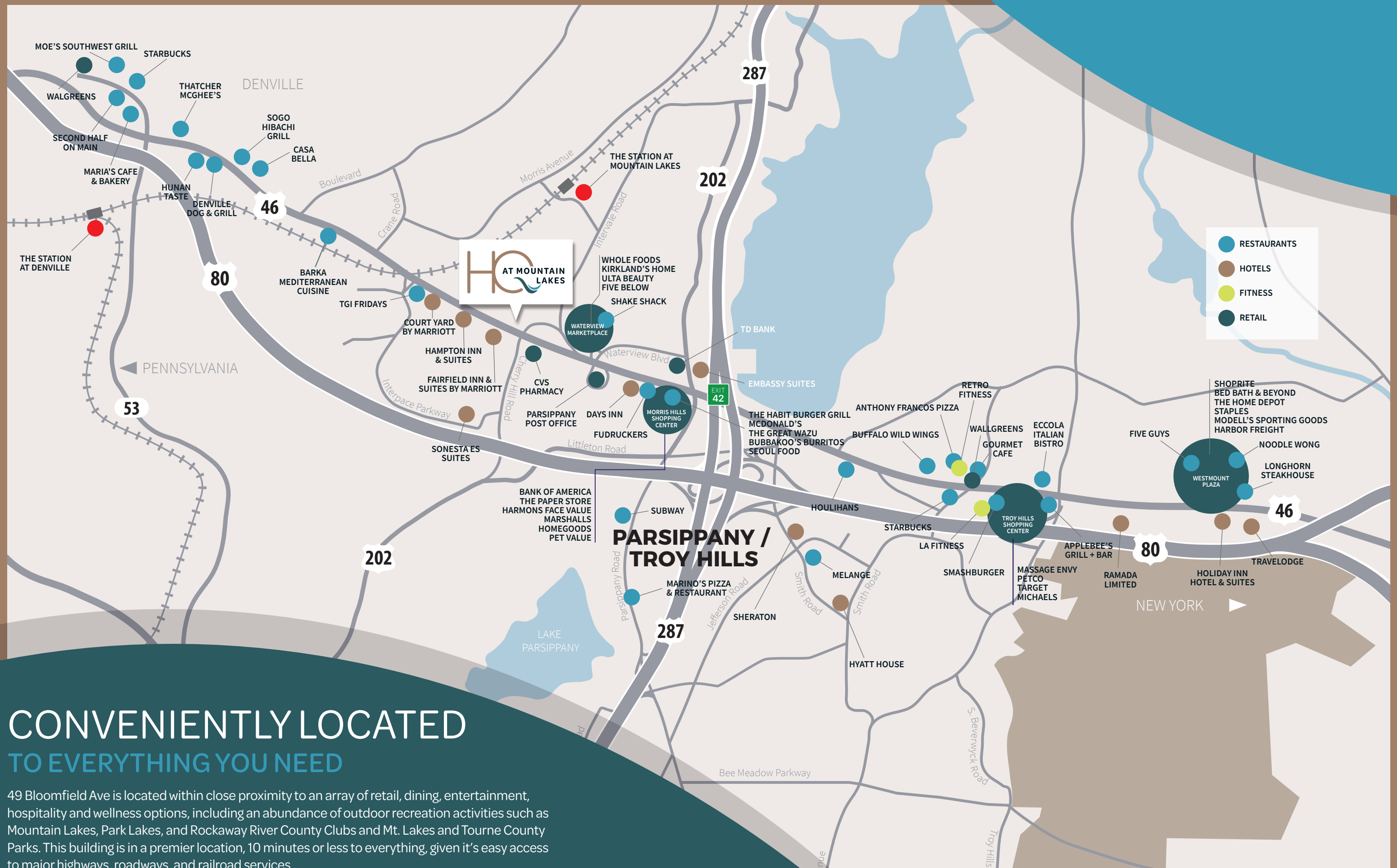


SECOND FLOOR  
±33,937 RSF



## ACCESSIBLE LOCATION

-  Minutes from downtown Mountain Lakes, Denville and Morristown
-  Directly off Route 46 with access to Interstates 80, 287, 280 and Routes 10, 24, and 202
-  Easy access to the Mountain Lakes and Mount Tabor NJ Train Stations
-  30 minutes to Newark Liberty International Airport
-  20 minutes to Morristown and Essex County Airports
-  30 minutes to Newark Liberty International Airport and Teterboro Airport
-  1 hour to LaGuardia and 1 hour and 30 minutes to JFK Airports



# CONVENIENTLY LOCATED TO EVERYTHING YOU NEED

49 Bloomfield Ave is located within close proximity to an array of retail, dining, entertainment, hospitality and wellness options, including an abundance of outdoor recreation activities such as Mountain Lakes, Park Lakes, and Rockaway River County Clubs and Mt. Lakes and Tourne County Parks. This building is in a premier location, 10 minutes or less to everything, given it's easy access to major highways, roadways, and railroad services.





## Contacts

Tim Greiner  
+1 973 829 4734  
tim.greiner@am.jll.com

Dan Ligorner  
+1 917 251 5944  
dan.ligorner@am.jll.com



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