

FOR LEASE

Office & Flex Commercial Property

Route 133 · Essex · 1,500 SF



SOVEREIGN REALTY ADVISORS



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PROPERTY OVERVIEW

Property Overview

Rare opportunity to lease a distinctive **1,500 SF office and flex commercial property** prominently located along Route 133. Constructed in 2021, this modern building offers an impressive blend of design, functionality, and visibility, making it ideal for a variety of owner-users and investors.

Currently occupied by a successful interior design firm, the property features a welcoming landscaped courtyard entrance, polished burnished concrete floors, stylish kitchenette, private restroom, and efficient HVAC throughout. Thoughtfully designed as a comfortable work environment, the space creates an inspiring setting for creative and professional businesses.

The flexible first floor provides workspace, storage, and operational functionality with two overhead doors, including one opening directly into the workspace for convenient deliveries and seamless indoor-outdoor use. A striking staircase leads to an open loft-style second-floor office area, perfect for collaborative work, showroom displays, client meetings, or creative studio space.

Positioned on highly traveled Route 133, the property benefits from outstanding visibility with signage opportunities and strong daily traffic counts. Ample on-site parking accommodates up to 8 vehicles, a rare amenity for properties of this size.

1,500
SF**OFFICE &
FLEX****2021**
**YEAR
BUILT****2**
**OVERHEAD
DOORS****8**
**PARKING
SPACES**



PROPERTY HIGHLIGHTS

Property Highlights

- ◆ 1,500 SF Modern Office & Flex Space
- ◆ Loft-Style Second Floor Office Area
- ◆ Turnkey Designer Finishes
- ◆ Kitchenette & Private Restroom
- ◆ Efficient HVAC Throughout
- ◆ Two Overhead Doors
- ◆ Excellent Route 133 Exposure
- ◆ High-Visibility Signage Opportunity
- ◆ Private Parking for 8 Vehicles
- ◆ Flexible Commercial Zoning

IDEAL USES

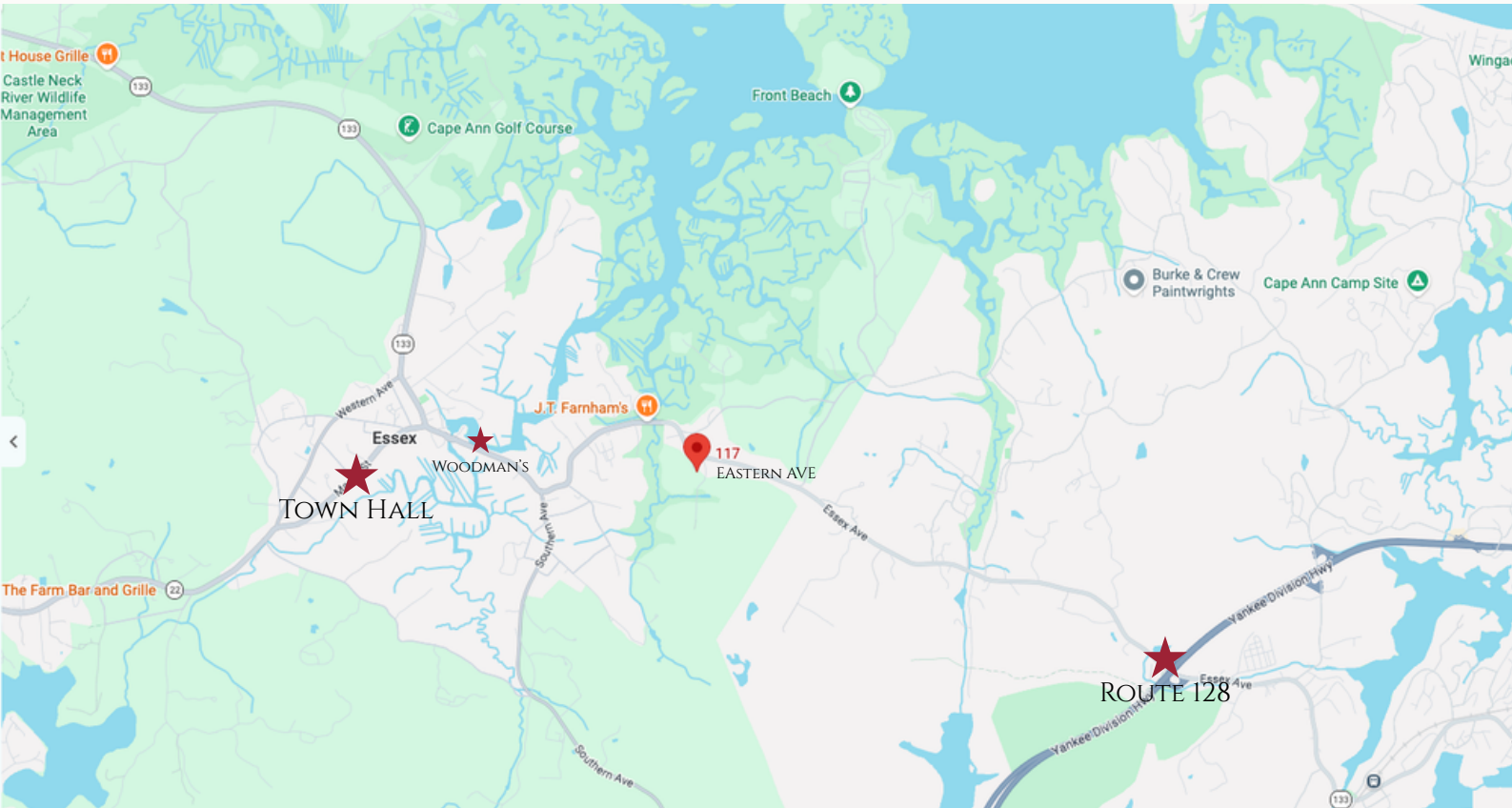
A Unique Commercial Opportunity

Interior Design Studio	Architecture Firm
Photo/Art Studio	Showroom
Creative Office	Professional Services
E-Commerce Business	Artisan Workshop
Light Manufacturing	Specialty Trades

Property Photos



Map



LOCATION

Rte 133
Frontage
Highly traveled Route 133

Traffic
Strong
11,264 VPD

Signage
Available
High-visibility signage opportunity

SITE

Parking
8 vehicles
Ample private on-site parking

Entrance
Courtyard
Landscaped courtyard entrance



SOVEREIGN REALTY ADVISORS CONNECTING INVESTORS

Schedule a Private Tour

Contact Sovereign Realty Advisors for additional information or to schedule a private tour.

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