



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

87 OLD RIVER STREET

HACKENSACK, NJ 07601

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

FOR LEASE

OFFICE BUILDING

PROPERTY SUMMARY

87 OLD RIVER STREET

HACKENSACK, NJ 07601



PROPERTY DESCRIPTION

Approximately 2,200 SF of professional office space available for lease in a standalone building located on a private road just off River Street in Hackensack. The property offers a functional layout with private offices, restrooms, storage space, and approximately nine on-site parking spaces for employees and visitors. Conveniently located near downtown Hackensack with easy access to major highways, public transportation, restaurants, and local amenities. Ideal for professional offices, medical users, contractors, consultants, or other service-based businesses seeking a private and accessible location.

PROPERTY HIGHLIGHTS

- Distinctive address at 87 Old River Street in a professionally managed asset
- Flexible floor plans supporting collaborative teams and private offices

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	2,200 SF
Building Size:	2,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	2,244	13,152
Total Population	1,088	6,006	32,106
Average HH Income	\$115,160	\$94,402	\$104,826



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LOCATION MAP

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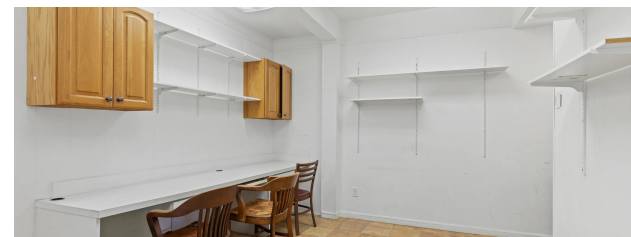
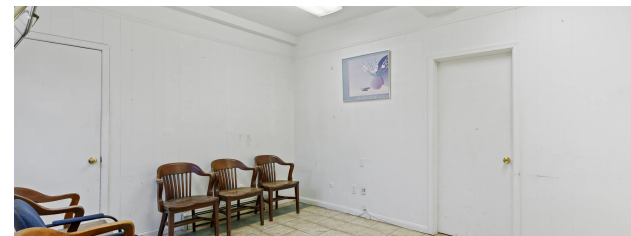
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ADDITIONAL PHOTOS

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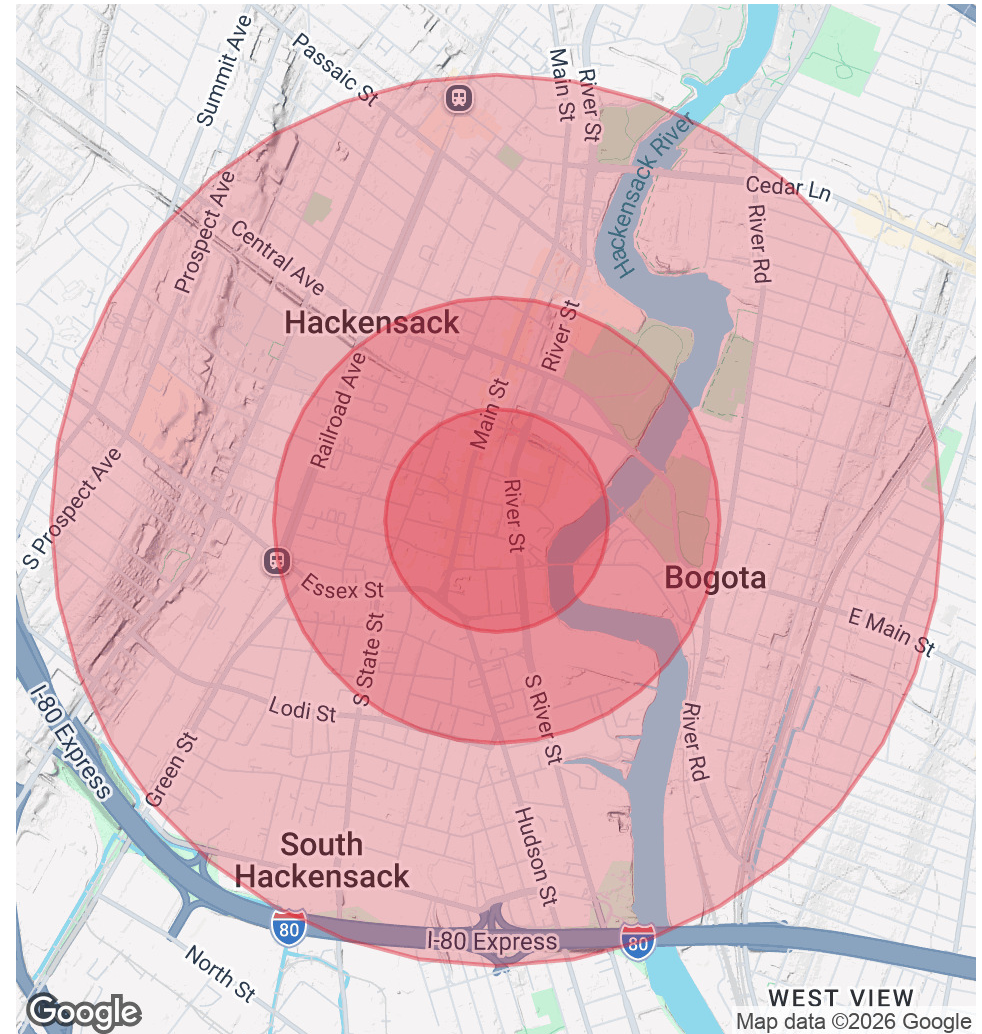
87 OLD RIVER STREET

HACKENSACK, NJ 07601

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,088	6,006	32,106
Average Age	34.9	37.3	40.9
Average Age (Male)	34.6	36.5	41.3
Average Age (Female)	34.8	37.0	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	2,244	13,152
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$115,160	\$94,402	\$104,826
Average House Value	\$343,216	\$354,173	\$378,027

2023 American Community Survey (ACS)



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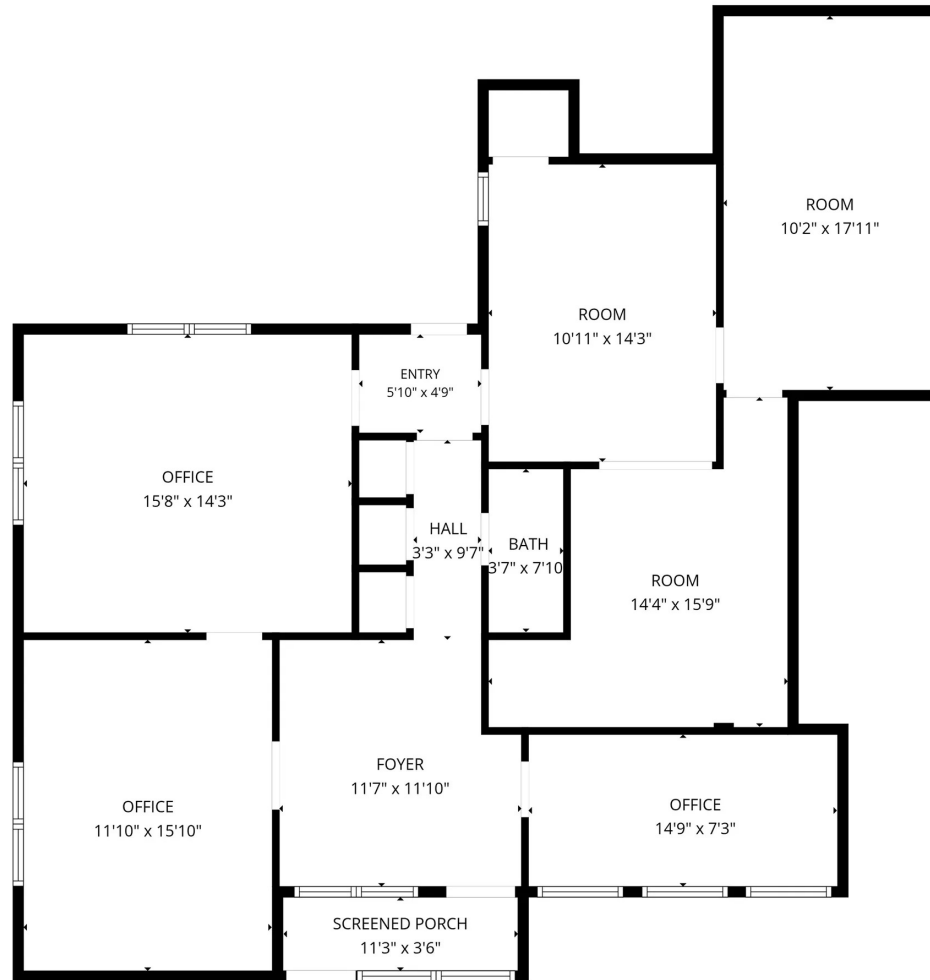
FOR LEASE

OFFICE BUILDING

FLOOR PLANS

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