



**THE
CITY**

COMMERCIAL
REAL
ESTATE

**3,800 SF BUILDING
FOR SALE / LEASE**

Downtown Redevelopment Projects — City of Hackensack



208 Russell Place

Hackensack, NJ

In the heart of downtown Hackensack's
Redevelopment Zone & Opportunity Zone.

- 850+ Apartments Delivered
- 2,000+ Under Construction
- Multiple Site Plans Approved and Seeking Approval

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The City Commercial Real Estate
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Excellent Access

to Routes 4, 17 & I-80

Airport Location

2 miles to Teterboro Airport
20 miles to Newark Airport

Proximity to HUMC

.5 mile walking distance to
Hackensack University Medical
Center

Suburban Office

Excellent alternative to New
York City

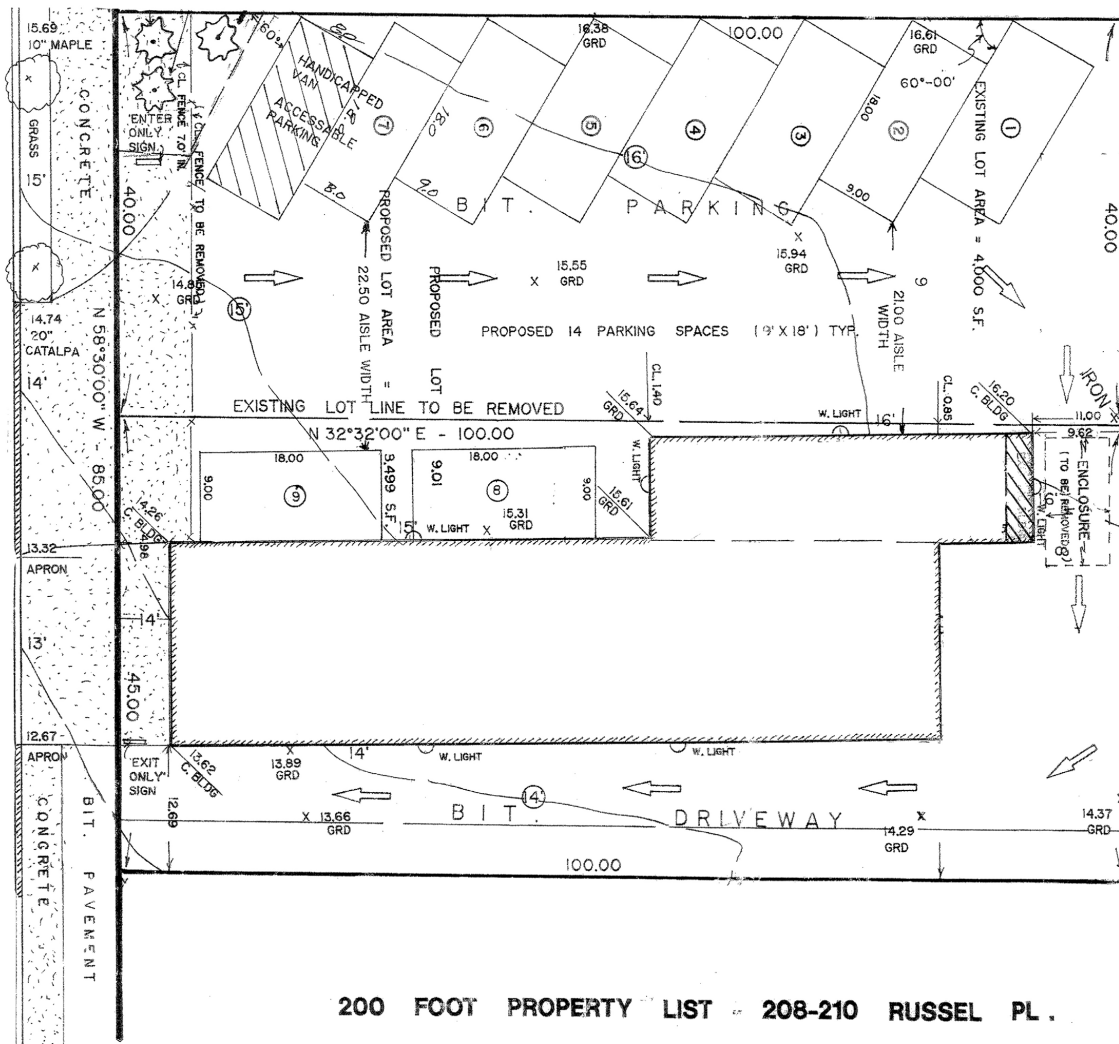
208 Russell Place — Location Story

208 Russell Place is an excellent alternative to NYC and is conveniently located within walking distance of downtown Hackensack, Hackensack University Medical Center (HUMC) and nearby restaurants and retailers. Surrounded by redevelopment projects with thousands of residential units soon to be delivered and new retail and entertainment experiences opening daily, Hackensack is primed for growth in the years to come.

Hackensack is NJ's 31st designated Transit Village. It is located approximately 12 miles northwest of Midtown Manhattan and about 7 miles from the George Washington Bridge. The New York City skyline can be seen from a number of locations.

The city is conveniently situated along Routes 4, 17 and I-80 and is also served by two NJ Transit train stations providing frequent service to NYC via Hoboken and Secaucus. The downtown bus transfer station provides access to virtually anywhere.

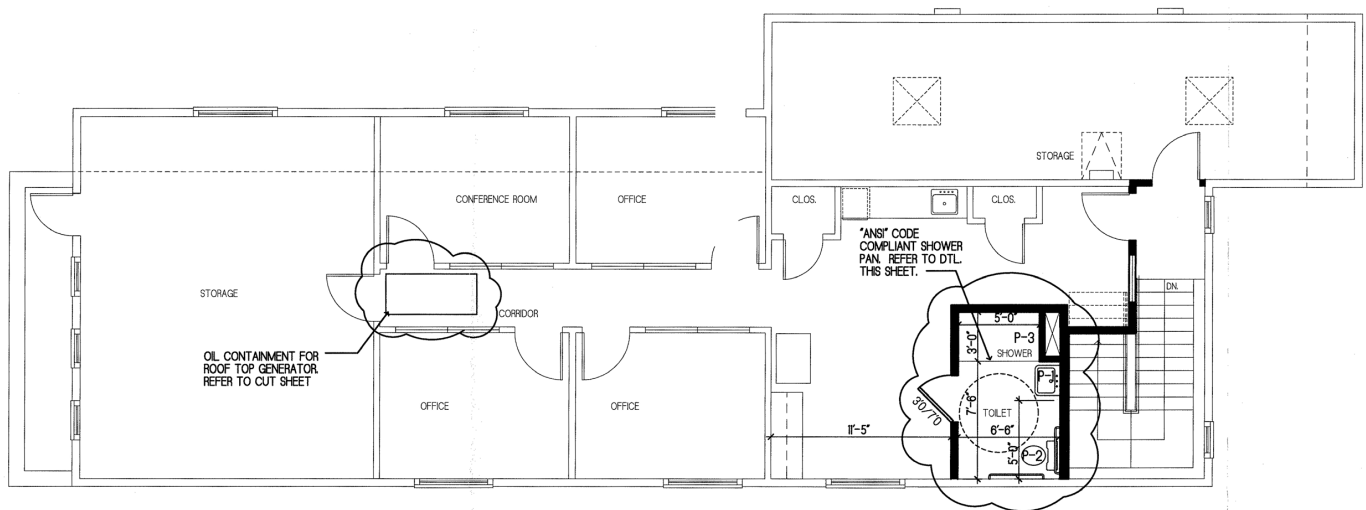
TAX BLOCK 228





NEWLY BUILT 3,800 SF BUILDING

- High-end features
- Two (2) kitchens
- Two (2) conference rooms
- Remote controlled blinds
- Gated parking lot
- Over-sized garage (12.0' ceiling)
- Storage area (10.5' ceiling)
- 22kW Generator
- Security system with interior & exterior security cameras
- Six (6) solid oak trimmed work stations

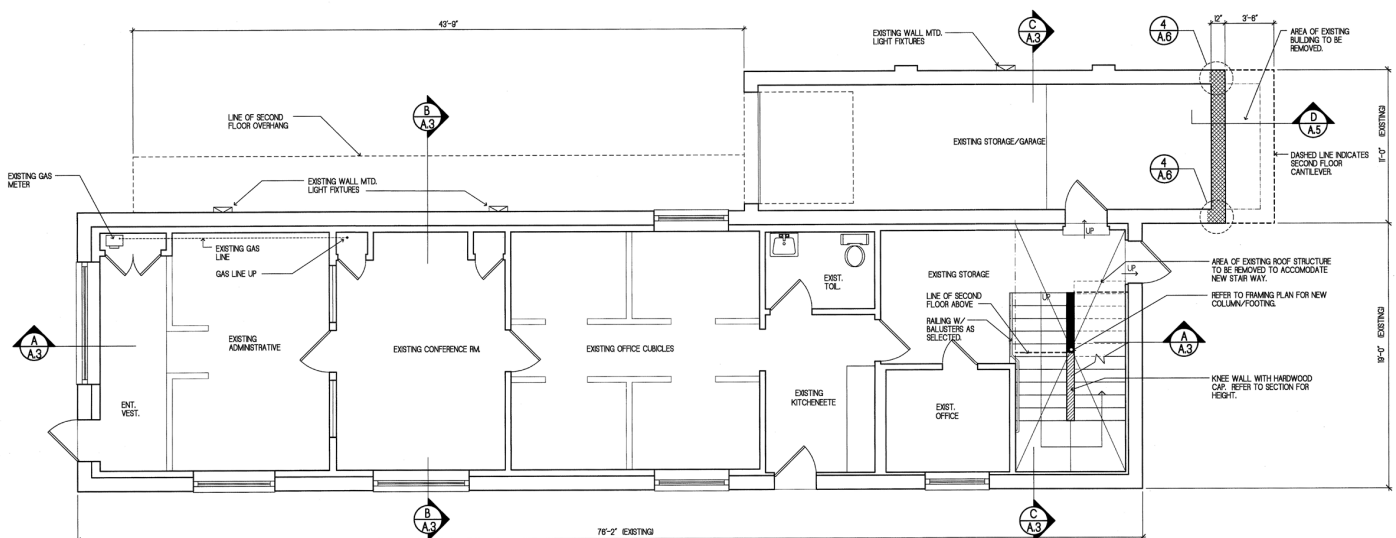


REVISED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

GROSS FLOOR AREA: 1874 SF

SCALE: 1/4" = 1'-0"





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Property Photos



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