



392 MAIN STREET | HACKENSACK, NJ 07601

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 392 Main Street, Hackensack, NJ 07601 (the "Property") a freestanding ±12,002 SF office/retail building on .28 acres located in downtown Hackensack. Currently configured as headquarter office space and a retail credit union branch, the flexible building was recently renovated.

Located between Passaic and Ward Streets, the Property is in the heart of Hackensack's downtown redevelopment zone with ±1,000 new apartment units within two blocks of the Property. The Property is also easily accessed by NJ Transit rail service at Anderson Street station (less than 10 minute walk) and NJ Transit bus service is available at the corner of Ward Street.

The Property has a modern build out with main level featuring private offices with glass curtain walls, high ceilings, bullpen area, cafe/break room, second floor has a private office and several workstations and there is a full lower level with separate access from Ward Street. The lower level is built out as office space, file storage and large open space for gathering.

The Property has ±20 stripped parking spaces onsite and is a short walk from City Lot "E" on the corner of Ward and State Streets.

CALL FOR PRICE. AVAILABLE IMMEDIATELY.

PROPERTY SUMMARY

Address	392 Main Street
Municipality	Hackensack
County	Bergen
Block / Lot	402 / 19.01 & 18.01
Building Size (SF)	±12,002
Lot Size	±12,165 SF / 0.279 Acres
Tax Class	15F (Exempt Non-Profit)
Zoning	B-2; Downtown Rehabilitation Area
Opportunity Zone	Yes
Flood Zone	No
Parking Spaces	±20 (on site)

Jonathan M. Kristofich | Vice President
201 488 5800 x103 | jkristofich@naihanson.com

Ayush Patel | Associate
201 488 5800 x127 | apatel@naihanson.com

Michael A. Hanson | Associate
201 488 5800 x125 | mhanson@naihanson.com

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

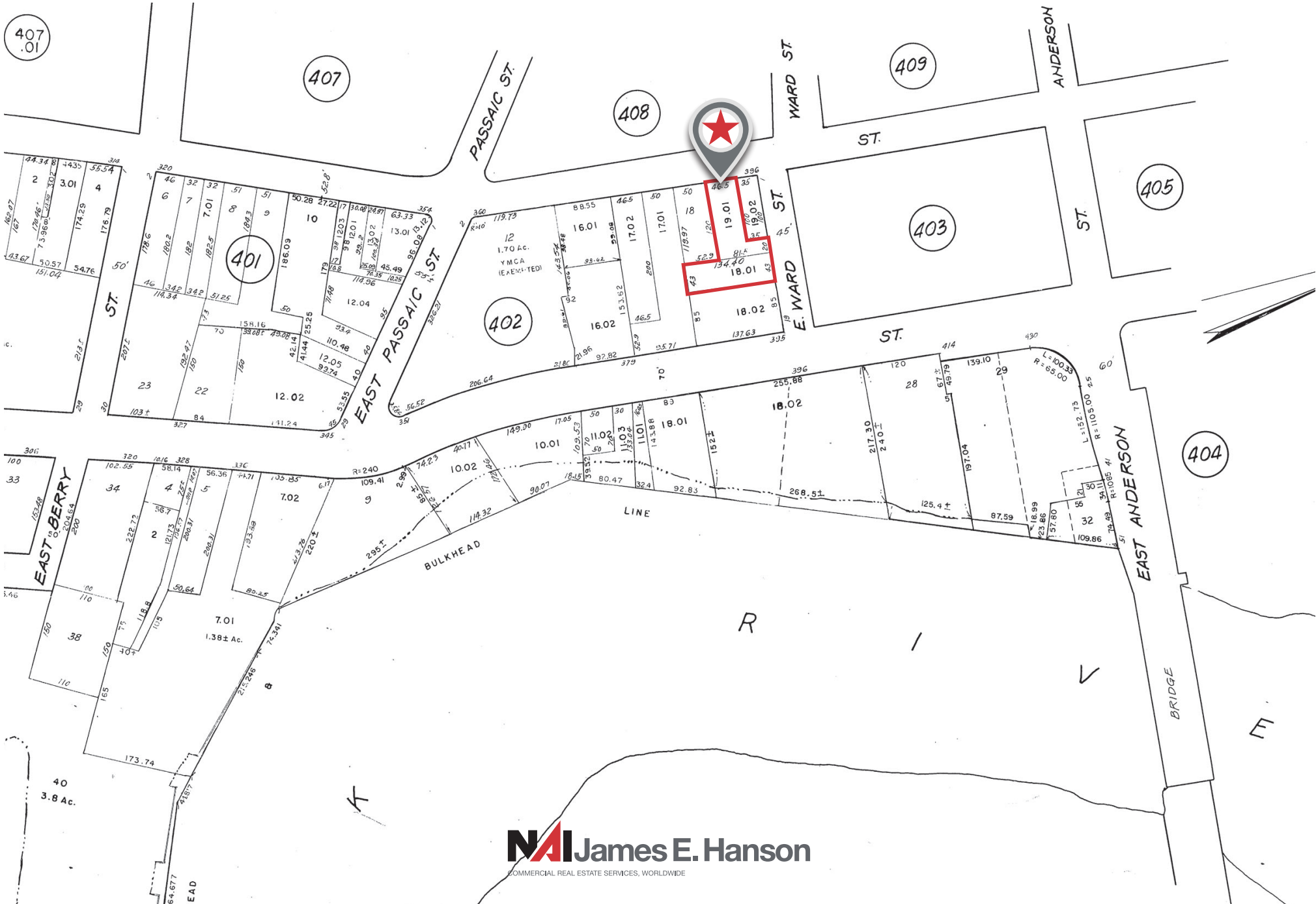
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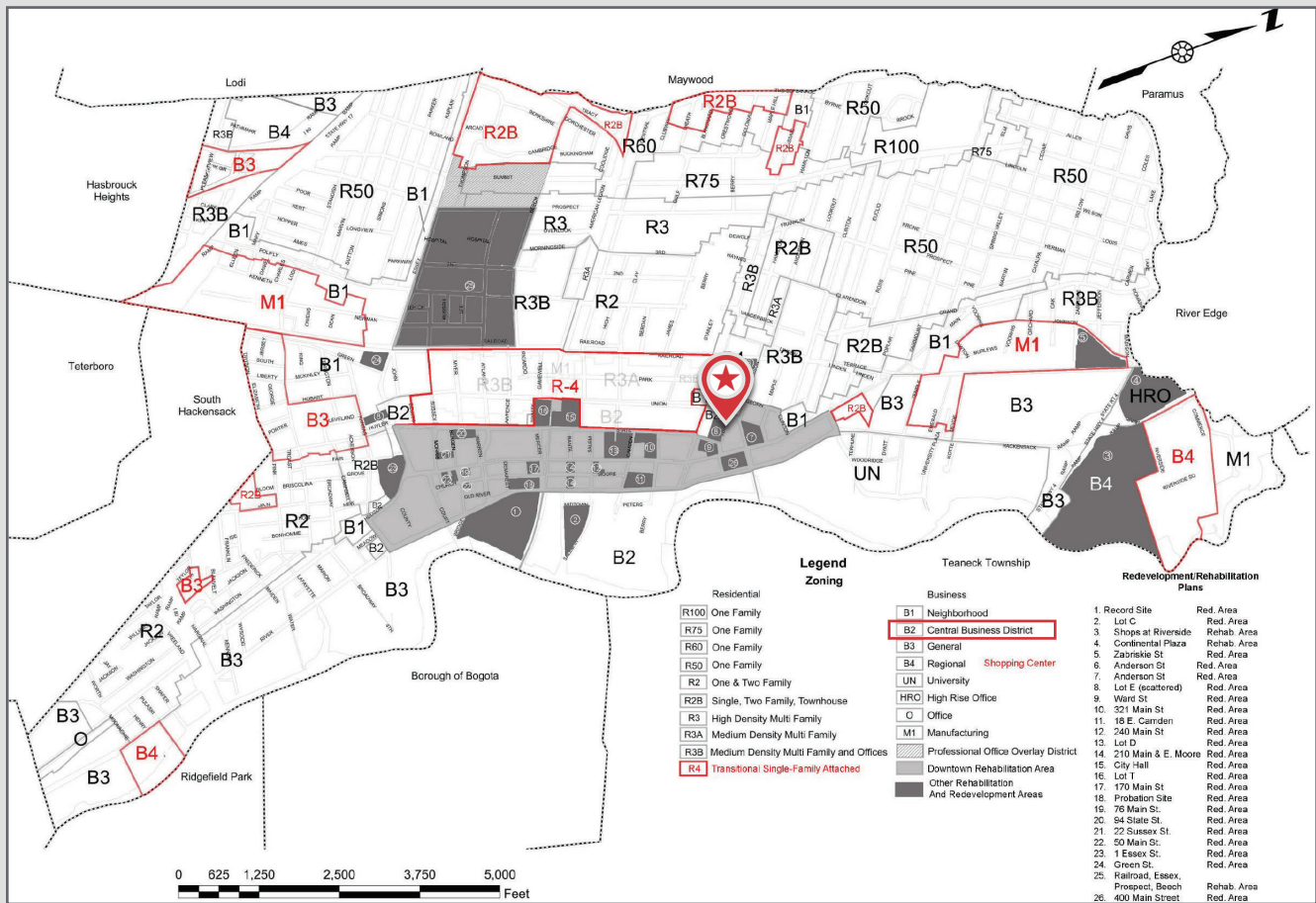
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PROPERTY
PHOTOS









B-2 Zoning Permitted Uses

- **Residential Uses:** Multifamily dwellings
- **Nonresidential Uses:** Professional, medical, and business offices
- **Consumer Services and Lodging:** Bank or trust company or savings and loan institutions, except drive-in facilities; Beauty services; Personal service establishments; Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise
- **Education:** Business or vocational schools
- **Entertainment, Recreation, and Assembly:** Art gallery; Theaters, concert halls, auditoriums
- **Food and Drink:** Eating and drinking establishments, excluding drive-through
- **Healthcare and Social Services:** Assisted living
- **Retail/Consumer Sales:** Neighborhood retail; General retail
- **Public/Quasi-Public/Charitable:** County, state and federal government buildings; County-, state- and federal-owned park and recreation; Utilities; Municipal buildings; Municipal open space

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)

[CLICK HERE FOR THE DOWNTOWN REDEVELOPMENT PLAN](#)