



Property Overview:

KRH Realty is proud to introduce **Enburg Development Group's** newest project, **The Sapphire**; a "Landmark Development" on Main Street in Hackensack, NJ. The Sapphire will offer a premier downtown living experience that seamlessly blends luxury, convenience, and community. When completed, the mixed-use property will include 28 studios, 62 one-bedrooms and 10 two-bedrooms units with upscale amenities. In addition to the residential component, The Sapphire will also feature 6,688 sqft of main street level retail, 10,778 sqft of office space and a 10,553 sqft rooftop restaurant.

This will be Enburg's second large project in Hackensack, following the November 2021 opening of the adjacent Brick of Hackensack; a 378-unit mixed-use building. Groundbreaking for the Sapphire is estimated to commence September/October 2025, with a completion scheduled for summer 2027.

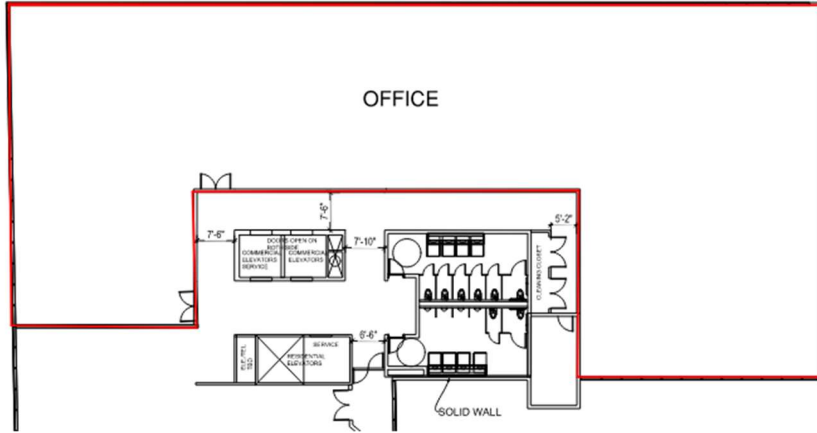
Main Street Hackensack has undergone a renaissance over the past 10 years, with over 20 development projects comprising thousands of new residents for the city. The Sapphire site is located across from the Hackensack NJ Transit Bus Terminal, offering convenient access to NYC and the surrounding areas.

Property Features:

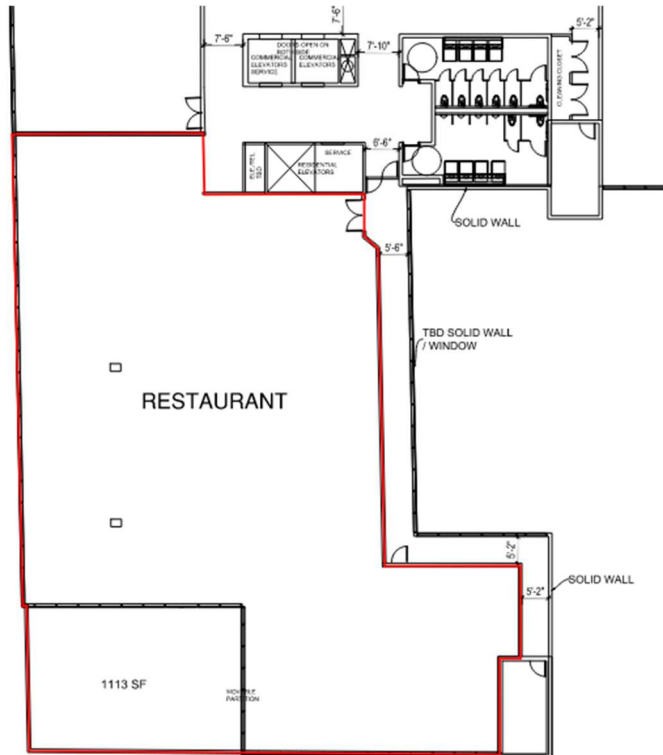
- **Residential**
 - Studio: 28 units, One-Bed: 62 units, Two-Bed: 10 units.
- **Office**
 - Commercial Lobby with independent entrance and elevators.
 - Class A building, Concrete and Steel.
 - 10,778 rentable sqft, Divisible.
 - Parking deck access.
- **Rooftop Restaurant**
 - Commercial Lobby with independent entrance and elevators.
 - Class A building, Concrete and Steel.
 - 10,553 rentable sqft.
 - Parking deck access.

- **Main Street Level Retail Space**
 - Class A building, Concrete and Steel.
 - 6,688 rentable sqft, Divisible.

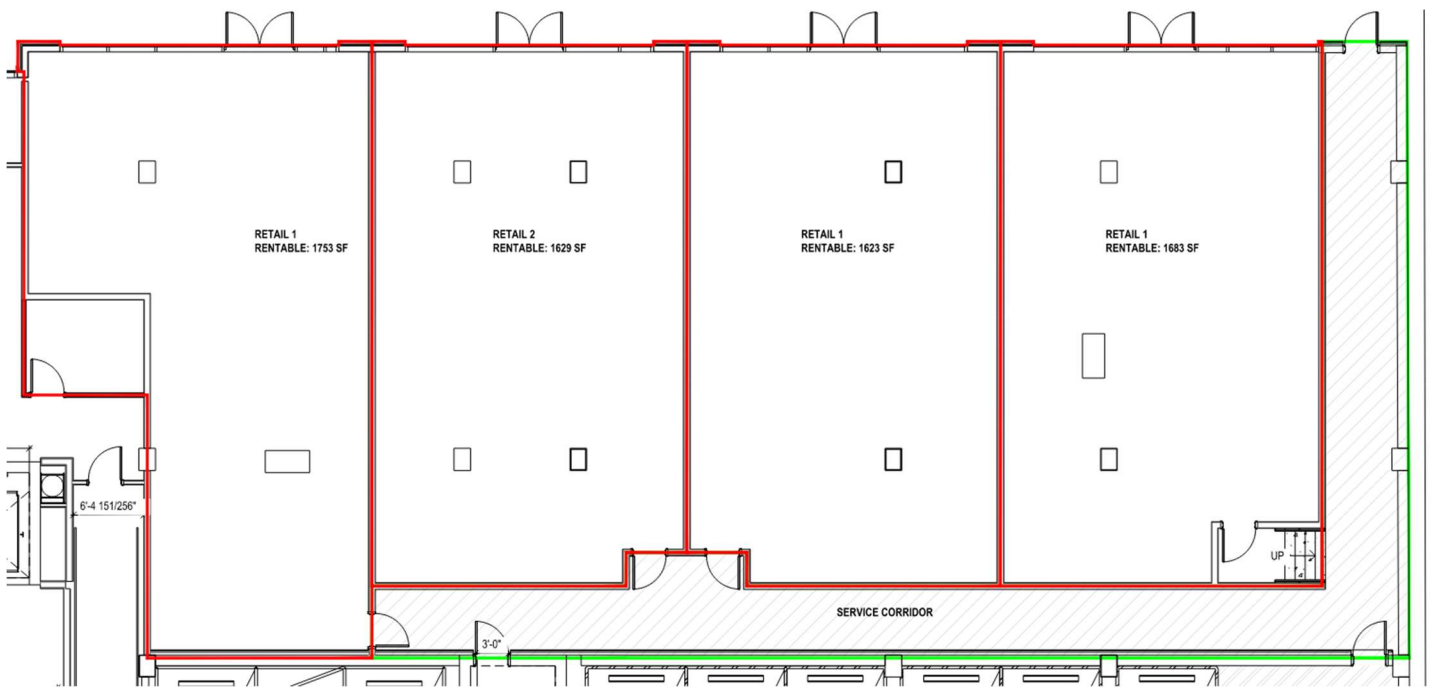
Office Floor Plan:



Rooftop Restaurant Floor Plan:



Main Street Level Retail Floor Plan:



Property Highlight:

- Across the street from the NJ Transit Bus Terminal.
- Bergen County and NJ Transit are transforming the existing Bus station into a Bus Depot.
<https://jerseydigs.com/hackensack-bus-terminal>
- Premier downtown living experience on Main Street, with shopping, dining and entertainment all within walking distance.
- Hackensack University Medical Center, the largest hospital system in NJ with over 8,000 employees, is within 5 mins drive of The Sapphire.
- Bergen County Administration building and the Courthouse are within 10 mins walking distance of The Sapphire; over 3,000 employees.
- Fairleigh Dickinson University is within 5 min drive of The Sapphire; over 11,000 students.
- The Brick and The Sapphire properties combined will have 578 apartments with 95% occupancy.
- Less than 2 miles from Teterboro Airport.

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