



## 407 STATE STREET | HACKENSACK NJ 07601

### EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present on an exclusive basis for sale, 407 State Street, Hackensack, NJ 07601 (the "Property") a 3-story ±4,748 SF office building plus partially finished basement. The building was recently renovated and is in exceptional condition and will be delivered vacant at closing.

The Property features onsite parking, multiple conference rooms, executive offices, general office space, a well appointed kitchenette and an executive full-bathroom complete with a shower.

Strategically located in downtown Hackensack, the Property is close to major highways and thousands of brand new luxury apartments and the Anderson Street NJ Transit station. There are also multiple bus routes that travel along State Street. The building is ideal for investors or occupiers alike. Inquire for details and to arrange a private showing.

**ASKING \$1,200,000 (\$251 PSF)**

### PROPERTY SUMMARY

Address	407 State Street
Municipality	Hackensack
County	Bergen
Block/Lots	18 / 414
Tax Class	4A (Commercial)
Lot Size (SF)	7,670
Building Size (SF)	±4,748
Parking Spaces	16
Zoning	B-2
Qualified Opportunity Zone	Yes
Real Estate Taxes	\$36,361.18

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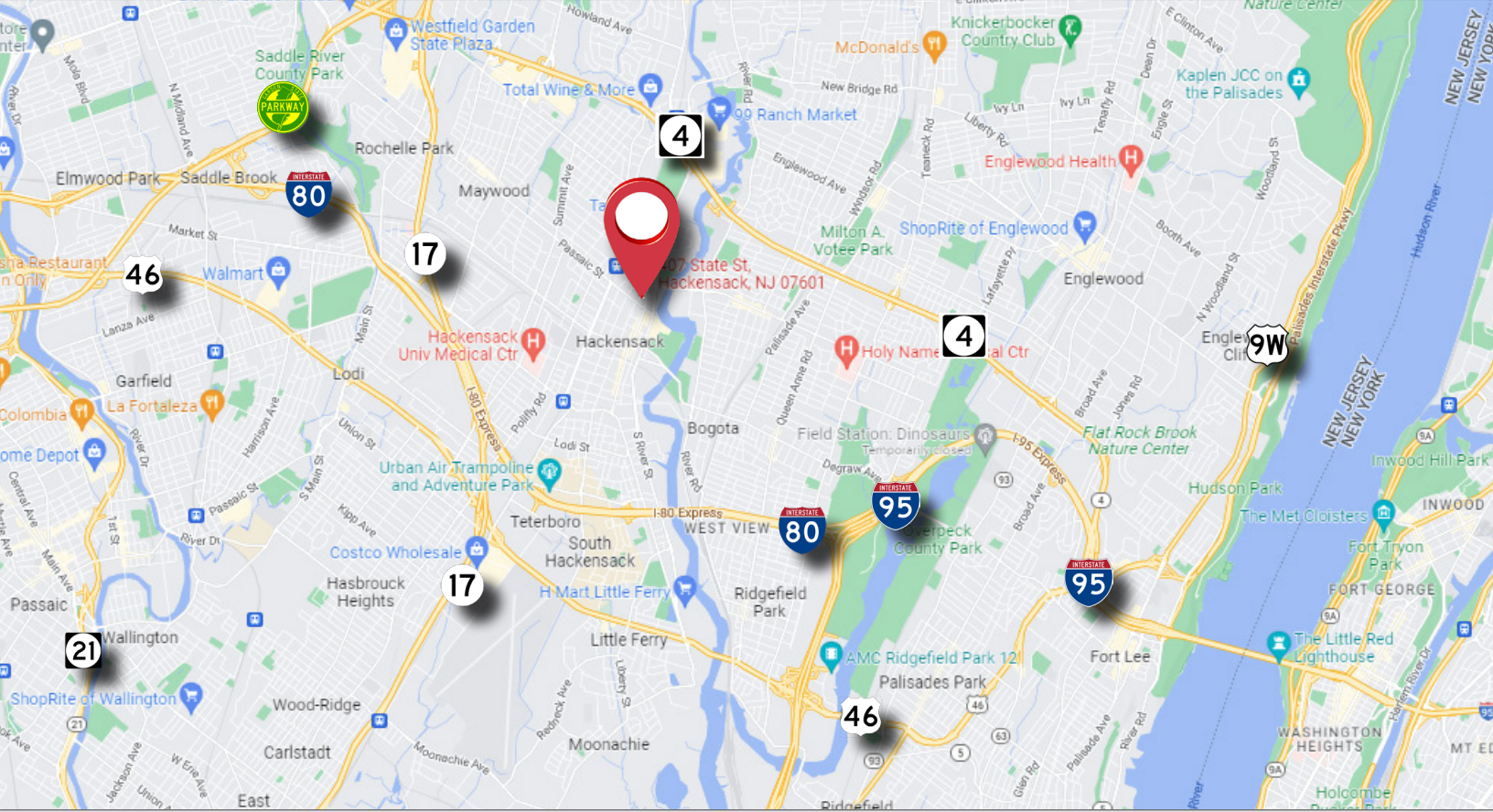
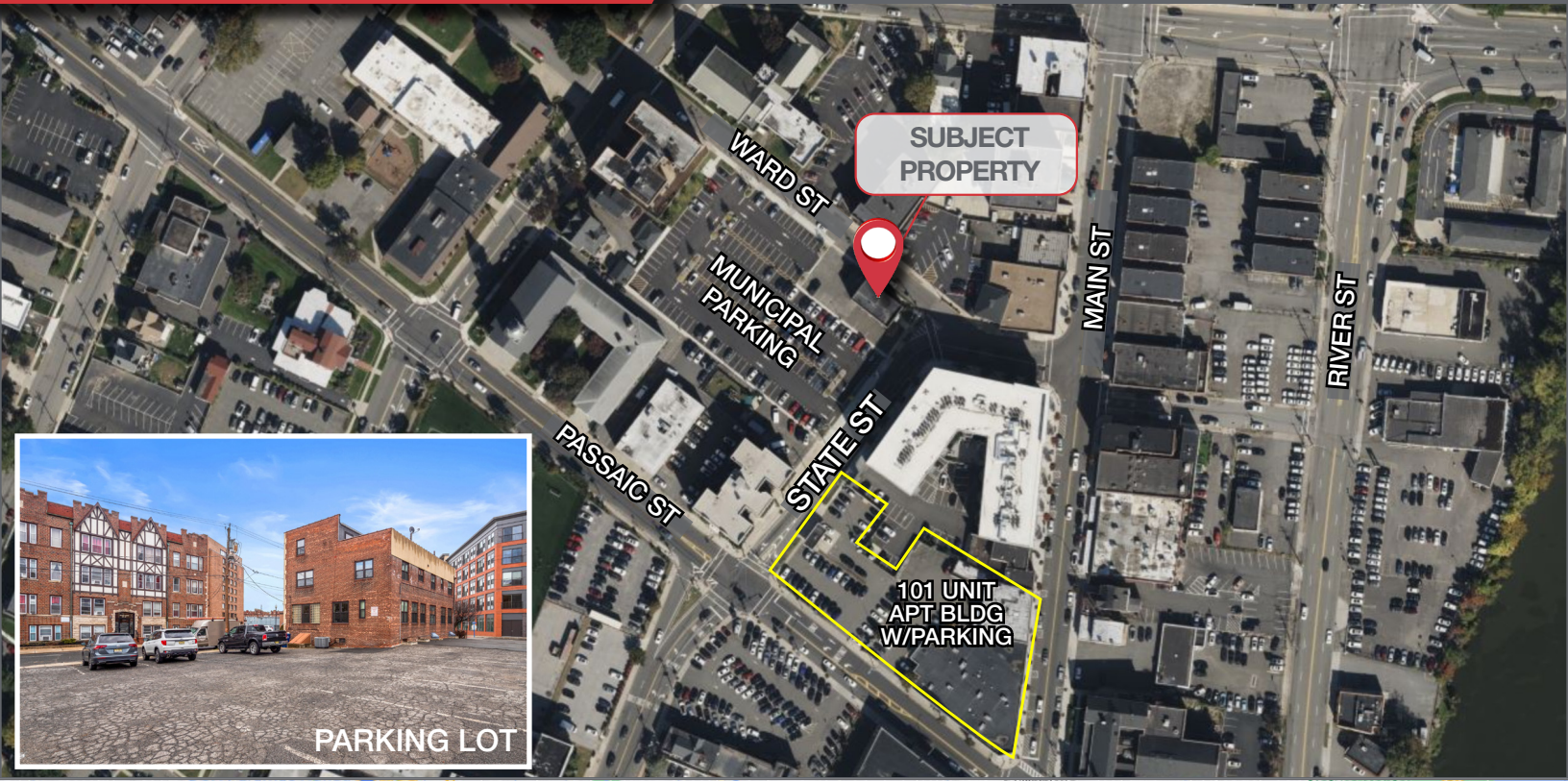
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#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services  
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# 407 State Street Hackensack, NJ

AERIAL VIEW  
& HIGHWAY MAP



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