

657 Main Avenue  
PASSAIC, NJ

For Lease  
10,000–70,000± SF

NJ  
ASPIRE  
INCENTIVES  
AVAILABLE



10,000 SF Floors Now Available

### Property Highlights

- 7-story Elevator Building with Direct Access to Parking Deck
- ±10,000 SF Floor Plates with Approximately 36 Classrooms
- Two (2) New Gas Boilers and Two (2) New Chillers
- Upgraded Electric and Plumbing
- 6-Story 500+ Car Parking Garage
- Located in Downtown Redevelopment Zone
- Main Ave Pedestrian Walkway Proposed
- Close Proximity to NJ-21 (Exit 11)
- Urban Enterprise Zone (UEZ)
- Adjacent 2-Story Mixed-Use Building has Additional Small Office Space Available for Lease

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**NAI James E. Hanson**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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#### SERVICES OFFERED

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

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

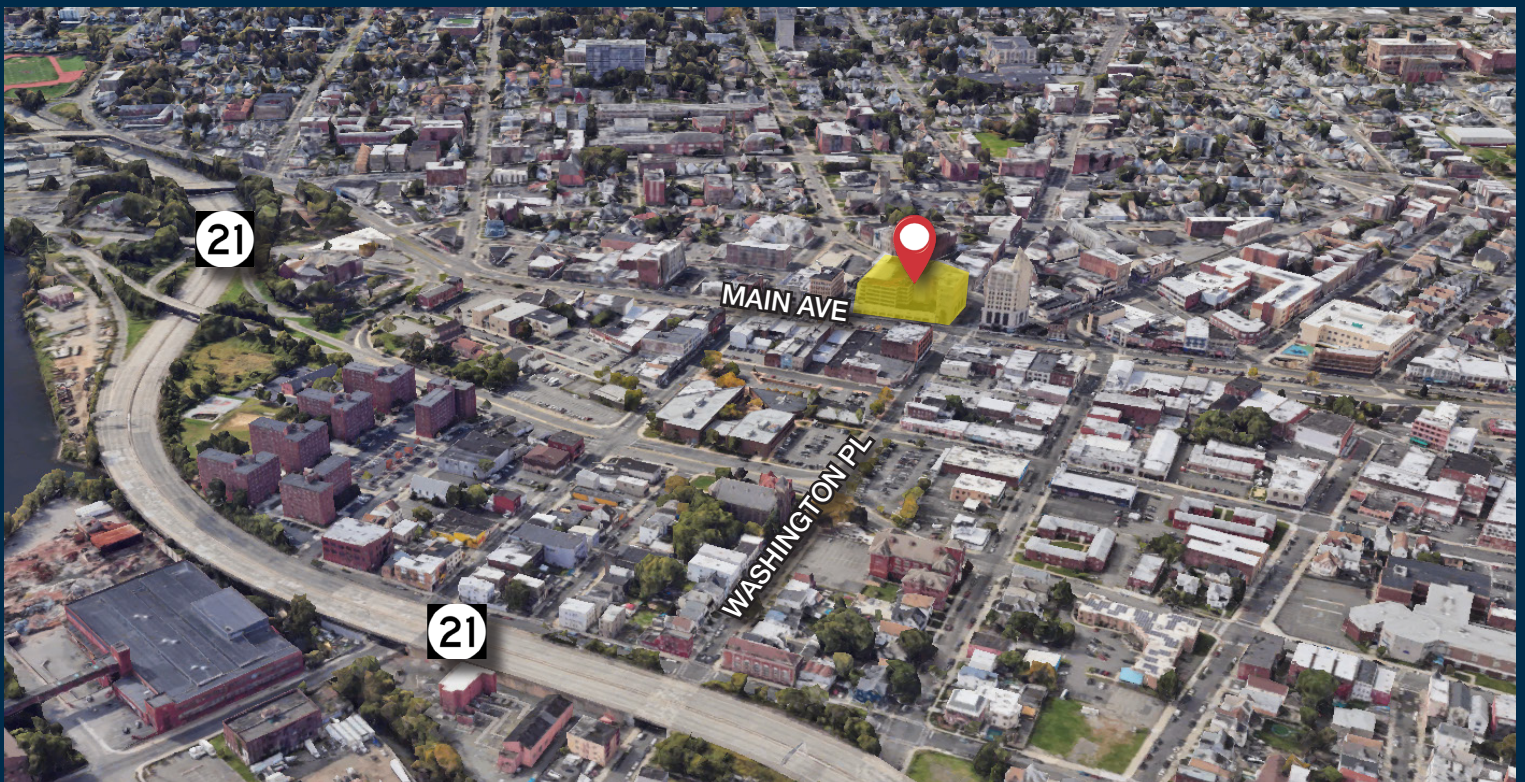
# 657 Main Avenue PASSAIC, NJ

# Executive Summary

NAI James E. Hanson is pleased to present on an exclusive basis for lease 657 Main Avenue, Passaic, NJ 07055 (the "Property") a ±70,000 SF office building with 500+ car parking garage in the Central Business District (CBD). The prominent Property was originally constructed in 1922 and is located on the signalized intersection of Broadway and Main Avenue. The parking garage was constructed when the Property was leased to the Passaic Board of Education, which has utilized the building as a public school for over 30 years. Passaic in conjunction with the NJSDA has constructed a new school in the city and will be vacating the Property on July 31, 2023.

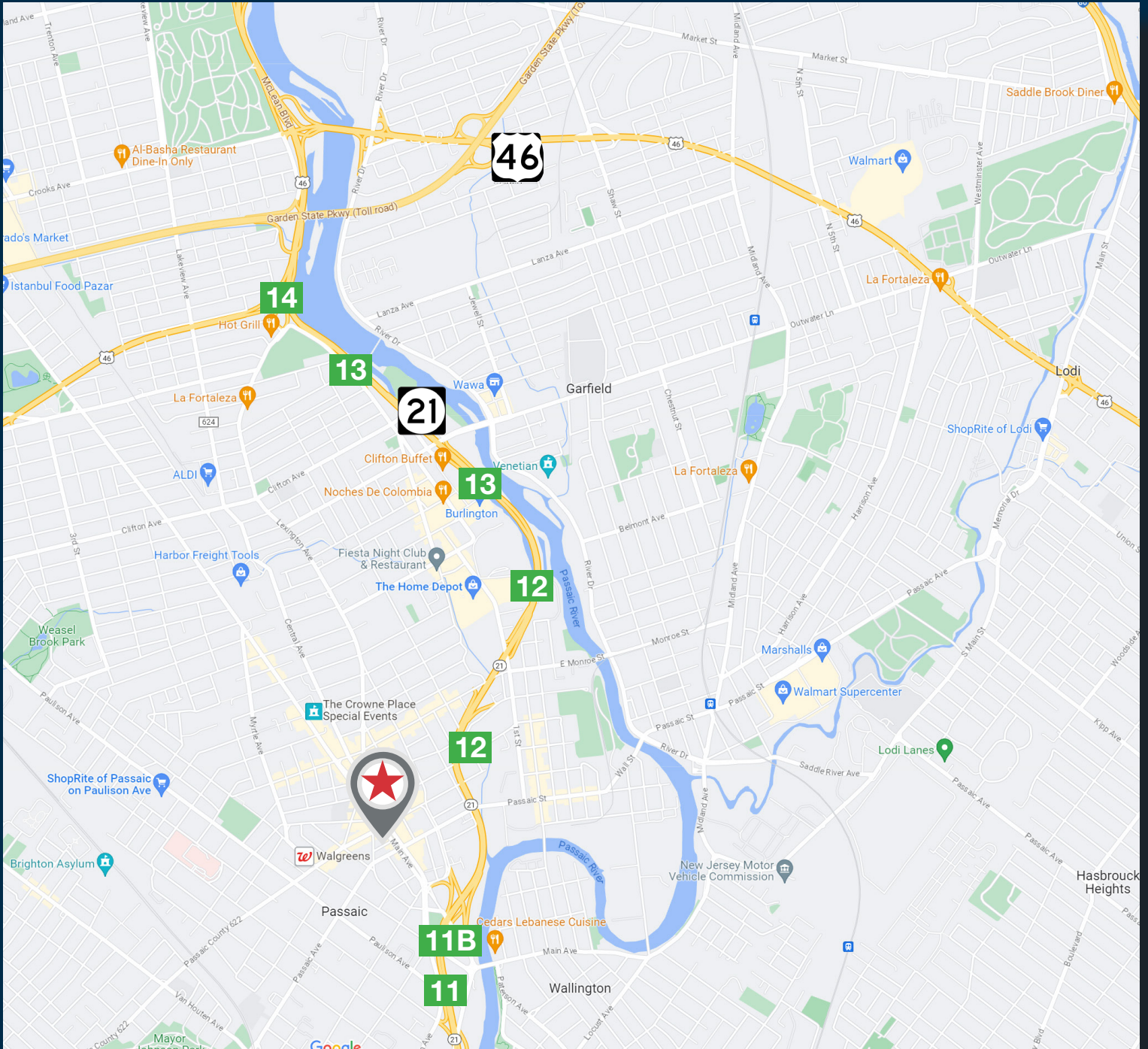
The Property presents a fantastic opportunity for a large occupier in the fields of outpatient medical care, medical laboratory, higher education, vocational schools, government sponsored entities (GSEs), etc. due to the ample parking provided onsite.

Ownership requests proposals. Contact leasing agents for pricing, lease details and to arrange a tour.



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# LOCATION MAP



# 657 Main Avenue PASSAIC, NJ

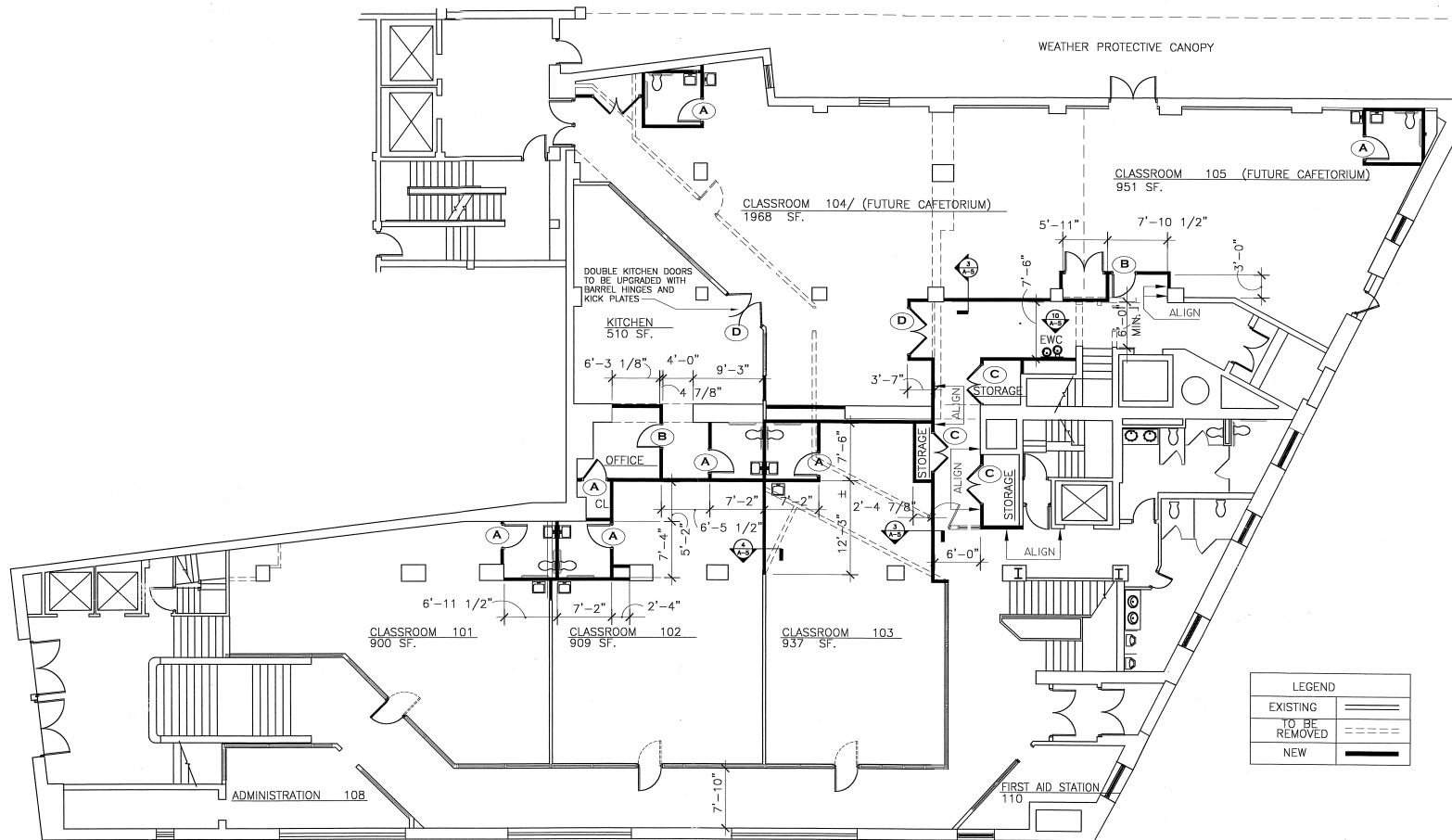
# TRANSIT AERIAL



**PARKING DECK ACCESS VIA PROSPECT ST**











657 Main Avenue  
PASSAIC, NJ

PROPERTY  
PHOTOS



[FOR MORE PHOTOS CLICK HERE](#)