

Bergen County
Justice Center

Hackensack
Bus Terminal

Hackensack University
Medical Center

25 East
Salem Street
Hackensack, NJ

FOR SALE

25 E. Salem Hackensack, NJ

81,000 SF office asset in rapidly evolving urban environment offering premier regional connectivity and flexible redevelopment opportunities

Joseph Garibaldi
Vice Chair
+1 201 618 5677
joseph.garibaldi@colliers.com

Thomas Walsh
Vice Chair
+1 201 988 0964
thomas.walsh@colliers.com

Nick Vanderslice
Associate Vice President
+1 973 570 4617
nick.vanderslice@colliers.com

Katelyn Borovsky
Transaction Coordinator
+1 908 295 7964
katelyn.borovsky@colliers.com

Liam Garland
Junior Financial Analyst
+1 973 299 4812
liam.garland@colliers.com

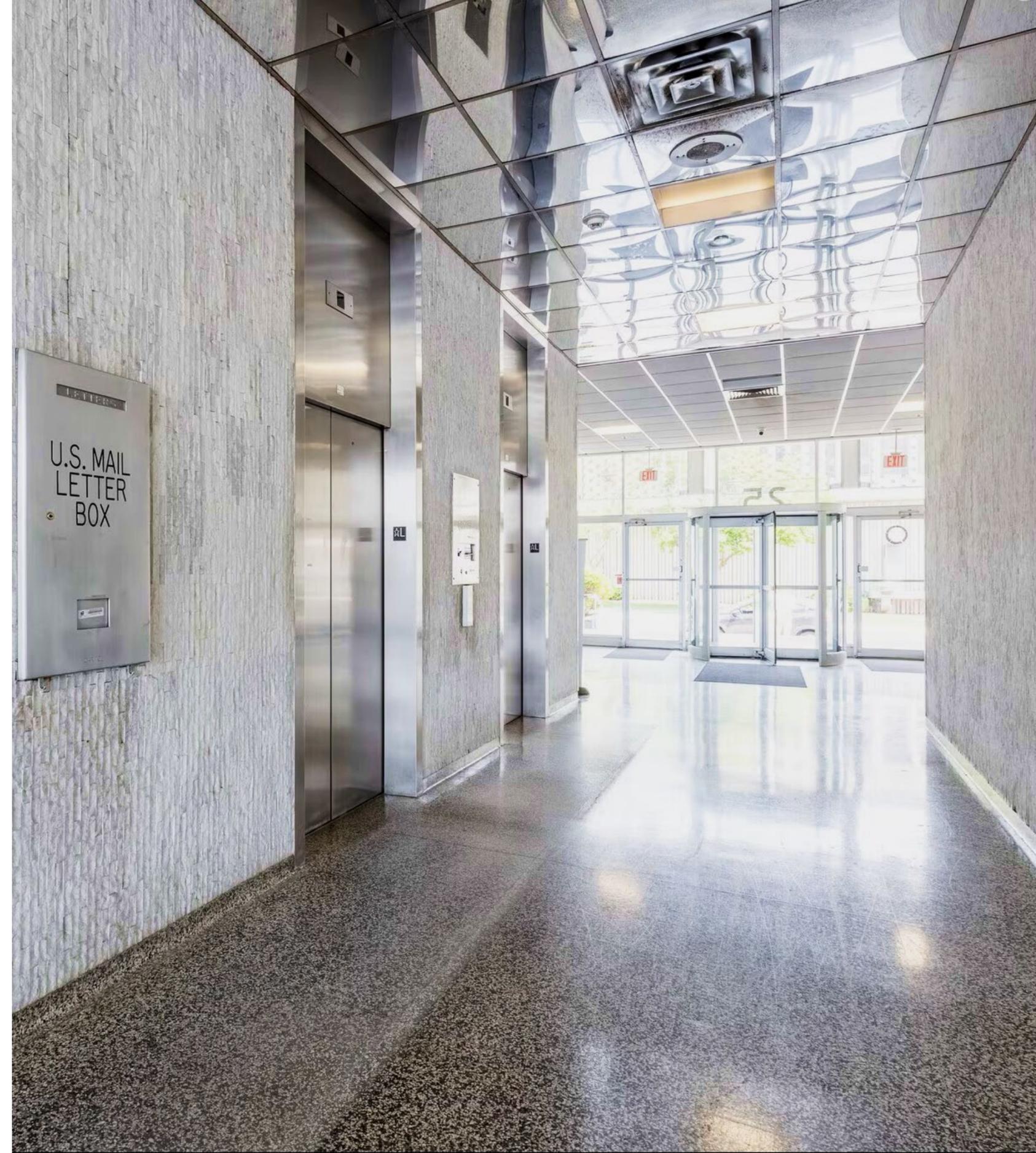


Executive Summary

25 East Salem is a well-maintained office building that offers efficient, flexible workspace for a range of professional uses. **The Property** benefits from excellent regional connectivity, with close access to major highways, public transit, and a wide range of nearby amenities. Adaptable floor plates, solid construction, on-site parking, and strong regional accessibility make it a practical choice for a variety of tenants.

The Property also has potential for redevelopment. It sits within a rapidly evolving part of Hackensack where demand for residential, mixed-use, and medical continues to grow. Its lot size, zoning flexibility, and proximity to major transportation corridors make it attractive for higher-density alternative uses. As the surrounding area continues to revitalize, the Property's location will become even more valuable for developers seeking a well-positioned infill opportunity.

Address	25 East Salem St
Location	Hackensack, NJ 07601
Rentable Square Footage	80,688 RSF
Occupancy	65.4%
Site Area	0.94 Acres
Parking	55 Surface Spaces
Block/Lot	309 / 01
Zoning	B-2 Business District, Downtown Rehabilitation Zone
# of Tenants	6
WALT	4.0 Years



Strategically Located

The property sits within Hackensack's revitalized core, offering immediate access to Main Street's expanding retail and dining corridor, new multifamily developments attracting young professionals, Bergen County's government and judicial center, and Hackensack University medical Center.

Mall Proximity

Located less than 3 miles from the property is the Westfield Garden State Plaza. As one of the largest shopping malls in the United States, the Garden State Plaza has over 300 stores and offers a diverse shopping experience featuring luxury retailers, sports & fitness stores, tech shops, and much more.

Situated even closer is the Shops at Riverside. Roughly 1.5 miles to the north, the Shops at Riverside offer a myriad of premium shopping and dining experiences.

Main Street

As one of Hackensack's most important arteries, Main Street has seen a recent influx of investment and redevelopment as businesses and developers alike look to gain a foothold in a premier and increasingly attractive corridor of Hackensack.

Main Street
Casual Habana Cafe
Playa Bowls
Pho Saigon
Domino's Pizza
Subway
Birkenmeier Sport Shop
Chase Bank
Blaze on Fire Restaurant & Grill
Live Mediterranean Cuisine
Hey Yogurt Hackensack
PNC Bank
Peniel Pharmacy
Main Street Barbor Shop
Charm Beauty Salon
Mama Fina's
Family Dollar
B&W Bakery

Transit Proximity

-  - 0.65 miles (Anderson St)
-  - 0.7 miles (Essex St)
-  - 1.25 miles
-  - 1.5 miles



The Shops at Riverside

bloomingdales LIFETIME®
 BARNES&NOBLE SEPHORA
 华馆 The Cheesecake Factory
 P.F. CHANG'S TIFFANY & CO.
 ANTHROPOLOGIE

25 E. Salem
Hackensack, NJ

Strong Development Potential

The Property is situated within the Downtown Redevelopment Zone, an area where zoning regulations promote increased density and diverse land uses. The cash flow generated by the existing office tenants will subsidize carry costs while a new development strategy is considered.

Since 2016, 3,795 multifamily units have been built in Hackensack with a further 155 units under construction. Hackensack is expected to continue revitalizing with 440 proposed units in the pipeline.

Existing

Property Name	Units
1 Reveal Hackensack	226
2 The Jefferson	377
3 The Atrium @ Anderson Station	63
4 The Forte	222
5 The Walcott Hackensack	235
6 Crossroads 389	82
7 Ora	270
8 300 State	60
9 The Current on River	254
10 Meridia on Main	106
11 210-214 Main	126
12 Ivy & Green	389
13 Woolworth Residences	72
14 The Brick of Hackensack	379
15 Print House	696
16 The Marquee	40
17 Meridia Metro	222
18 22 Sussex	88
19 50 Main	36
20 The Essex	40
21 The Vue at Hackensack	78
Total	4,061

Under Construction

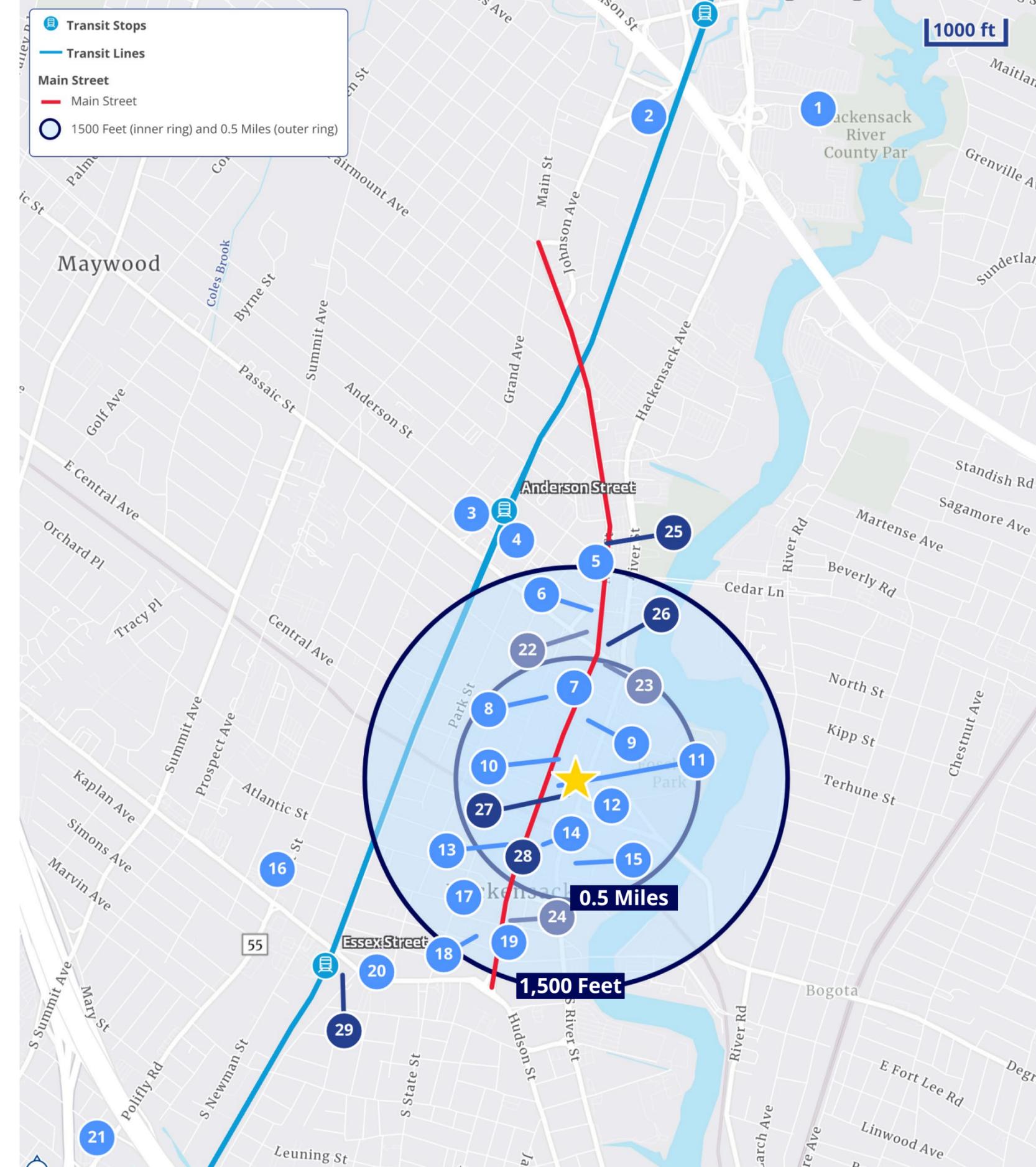
Property Name	Units
22 359 Main	110
23 The Riya	21
24 The Phoenix	24
Total	155

Proposed

Property Name	Units
25 467 Main	130
26 360 Main Street	254
27 210 Moore Street	192
28 The Sapphire	100
29 Meridia at the Station	210
Total	886

Existing units within 1500 Feet (Inner Circle) 2,373

Existing units within 0.5 Miles (Outer Circle) 2,801



HACKENSACK OFFICE

Compelling Office Fundamentals

The Central Bergen office market has an availability rate of just 14.6%, the second-lowest of any office market in Northern New Jersey. This tight availability combined with reduced inventory from redevelopments positions the property for strong performance as an office asset.

The competitive set below totals approximately 700,000 SF. With a vacancy rate of 14.5% and asking rents of \$31.00 PSF+, the Downtown Hackensack market continues to perform exceptionally well.

- Medical Office
- Traditional Office

8) Prospect Plaza

Built: 1983
RBA: 61,905 SF
Class: B
Type: Medical



4) Sanzari Medical Arts

Built: 2002
RBA: 85,000 SF
Class: B
Type: Regular



3) Elevenart Building

Built: 1920
RBA: 54,352 SF
Class: C
Type: Regular



9) 200 Atlantic Street

Built: 2024
RBA: 51,750 SF
Class: A
Type: Medical



6) 60 State Street

Built: 1988
RBA: 58,512 SF
Class: B
Type: Regular



1) 1 University Plaza

Built: 1974
RBA: 132,120 SF
Class: B
Type: Regular



7) 2 University Plaza

Built: 1986
RBA: 147,336 SF
Class: B
Type: Medical



2) Corporate 505

Built: 1987
RBA: 55,000 SF
Class: A
Type: Regular



5) David Brearly Bldg

Built: 1967
RBA: 48,000 SF
Class: B
Type: Regular



CENTRAL BERGEN OFFICE MARKET

8,789,703 SF Inventory

14.6% Availability Rate

\$27.21 FSG Avg. Asking Rent

Hackensack, New Jersey

Over the last 15 years, Hackensack has transformed into a dynamic urban destination blending thriving businesses, vibrant retail, and unbeatable connectivity in the heart of Bergen County.



STRATEGIC LOCATION & TRANSIT ACCESS

Hackensack is situated within Bergen County and is part of the New York City metropolitan area, approximately **20–30 miles from Manhattan** – a major draw for commuters.

The city offers **multiple transit options** —

- Immediate access to Routes 4 (4 miles), 17 (3 miles), and I-80 (3 miles)
- Convenient connections to the Garden State Parkway and NJ Turnpike
- NJ Transit rail and bus service to Midtown Manhattan
- Proximity to major airports including Newark Liberty International Airport



THRIVING DOWNTOWN & REDEVELOPMENT

Downtown Hackensack has been recognized for its **vibrant, walkable mixed-use atmosphere**, combining retail, dining, cultural venues, and public events.

The Main Street Business Alliance and city initiatives support ongoing **revitalization**, making it attractive for new residents, businesses, and investors. Over the last decade, 3,795 multifamily units have been built in Hackensack with an additional 155 units under construction.



AFFLUENT & DENSE DEMOGRAPHICS

Bergen County consistently ranks among New Jersey's **most affluent counties**, with Hackensack being its key economic center. Hackensack boasts:

- Strong household incomes
- Dense surrounding residential communities
- Highly educated workforce
- Established professional population

46,000
Population

\$108,000
Avg. Household Income

42%
Bachelor's Degree



MEDICAL & PROFESSIONAL HUB

Hackensack is home to **Hackensack University Medical Center**, one of the region's leading healthcare institutions and a major economic driver.

- **1 Hospital in New Jersey** and in the **New York–New Jersey metro area** in the latest *U.S. News & World Report* rankings.
- **Top 20 Hospital Nationally** according to *U.S. News & World Report*.
- Largest employer in Bergen County with approximately 9,000 employees
- Over the past **several years**, Hackensack University Medical Center has undertaken **one of the largest healthcare construction projects in New Jersey history** — a comprehensive modernization of its campus to elevate clinical care, patient experience, and future readiness.



Joseph Garibaldi

Vice Chair
+1 201 618 5677
joseph.garibaldi@colliers.com

Thomas Walsh

Vice Chair
+1 201 988 0964
thomas.walsh@colliers.com

Nick Vanderslice

Associate Vice President
+1 973 570 4617
nick.vanderslice@colliers.com

Katelyn Borovsky

Transaction Coordinator
+1 908 295 7964
katelyn.borovsky@colliers.com

Liam Garland

Junior Financial Analyst
+1 973 299 4812
Liam.garland@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[Colliers.com](https://www.colliers.com)