

# 201 WEST PASSAIC STREET

## ROCHELLE PARK, NJ

---

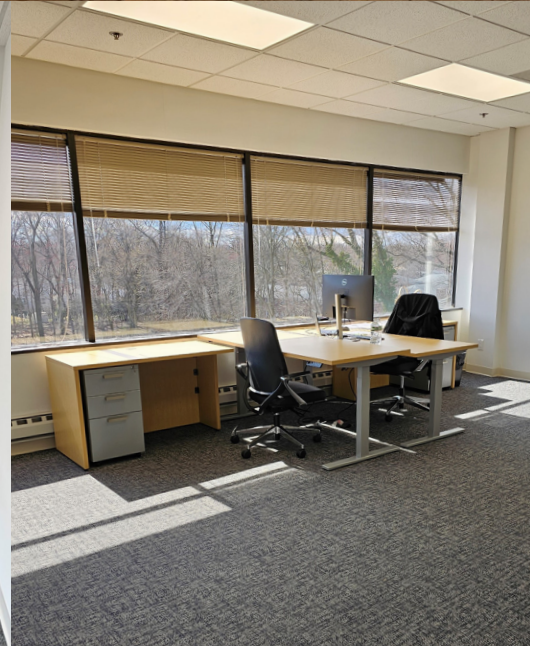


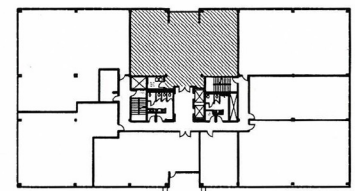
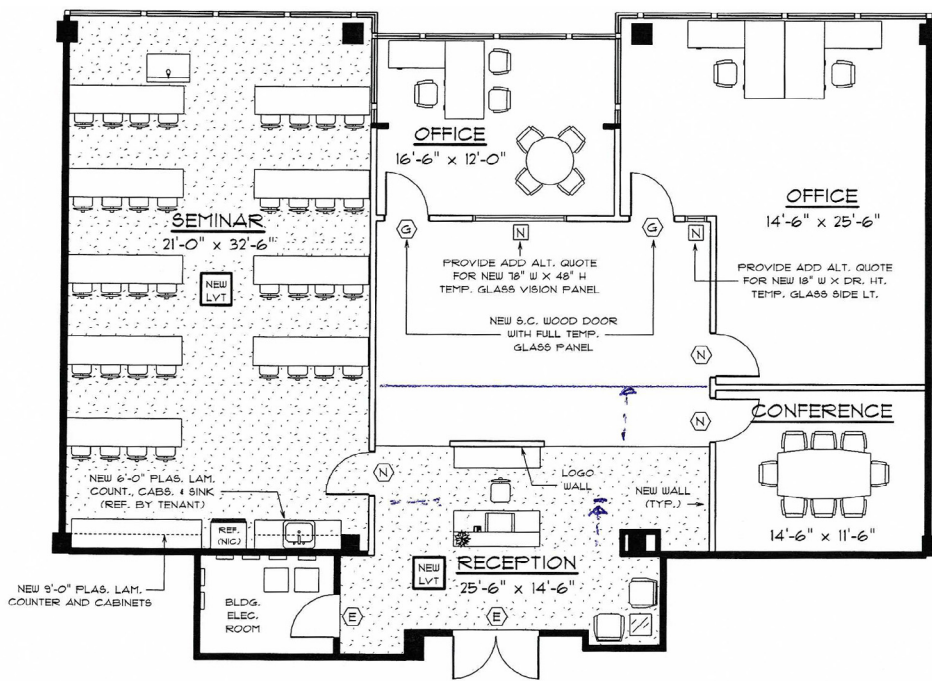
### PROPERTY/SPACE OVERVIEW

---

*Premises* 2,882 RSF  
*Lease Expiration* May 31, 2028  
*Availability* Immediate  
*Asking Rent* Negotiable

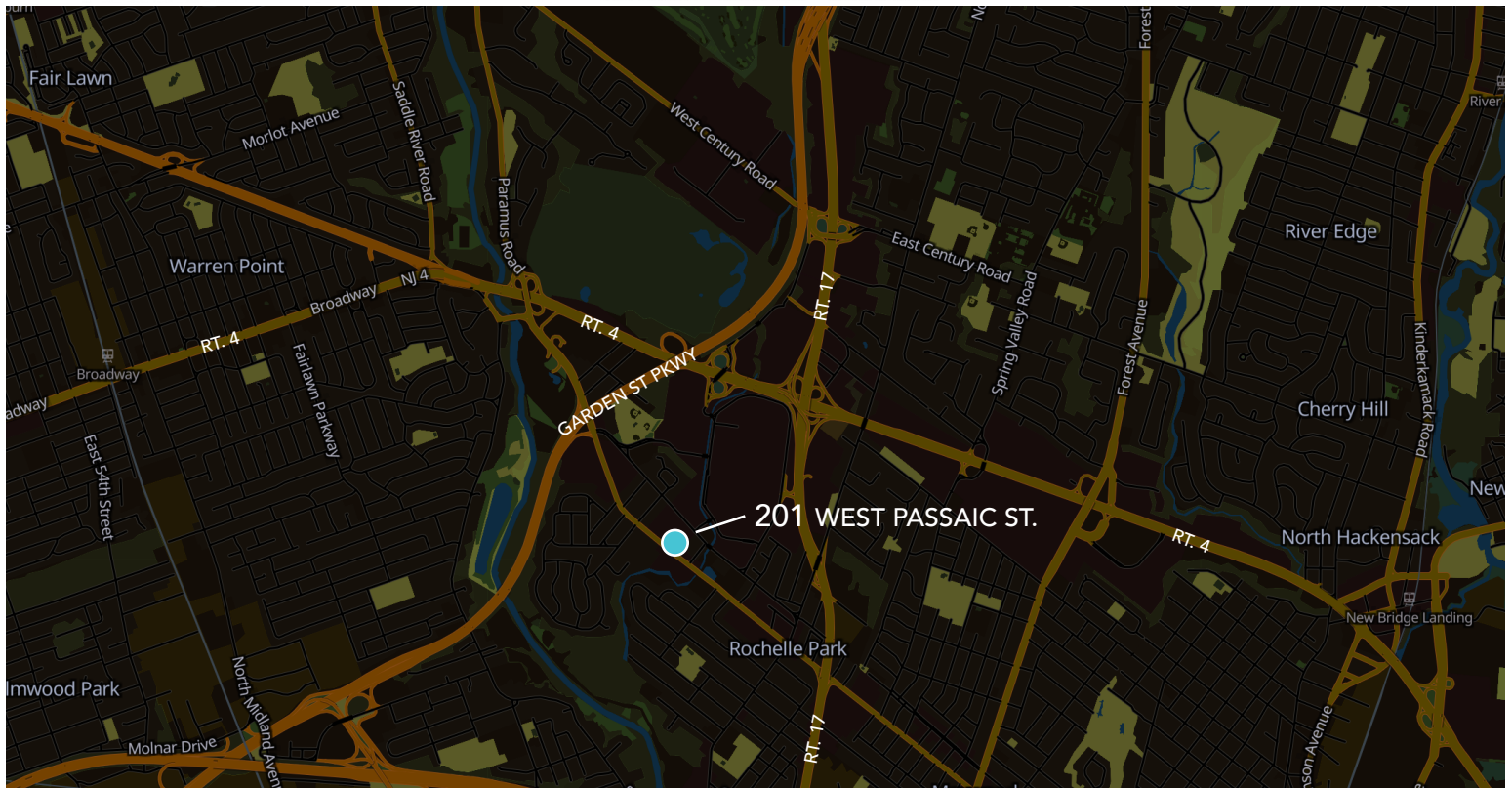
- Plug and play opportunity!
- Fully furnished!
- Great visibility directly off of elevator on 4th floor (Suite 400)
- Excellent access to Garden State Parkway, I-80 Rt. 17, and Rt. 4
- Close proximity to major retailers including fine dining, eateries, and shops (Nanni Ristorante, Woodstone Pizza Bar & Grill, and more)
- Directly across from ShopRite of Rochelle Park





KEY PLAN

4TH FLOOR - SUITE 400 - 2,882 SQ. FT.



Lee Barnes CCIM | (908) 334-0083 | lbarnes@woodmangrouprealty.com

<https://www.woodmangrouprealty.com/>

629 Central Avenue, 2nd Floor, New Providence, NJ 07974