

145

MAIN AVENUE PASSAIC, NEW JERSEY

Between Howard Avenue & Bond Street

MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE

APPROXIMATE SIZE

First Floor: 5,000 SF (retail)
Second Floor: 4,806 SF (office)
Third Floor: 4,490 SF (office)
Fourth Floor: 3,000 SF (office)
Fourth Floor Terrace: 2,856 SF

ASKING RENT

\$22 PSF

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Floors can be leased separately or all together
- High residential area
- Parking lot in the rear of building

NEIGHBORS

Medrite • Dunkin' • Sunflower Organic Cleaners
• Main Ingredient • Sophia's Deli & Groceries
• North Fork Bank • Pink Orchid • USPS

TRANSPORTATION



JAMES FAMULARO
President

NATHANIEL ABITBOL
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All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE



INTERIOR | FIRST FLOOR



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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE

INTERIOR | SECOND & THIRD FLOOR



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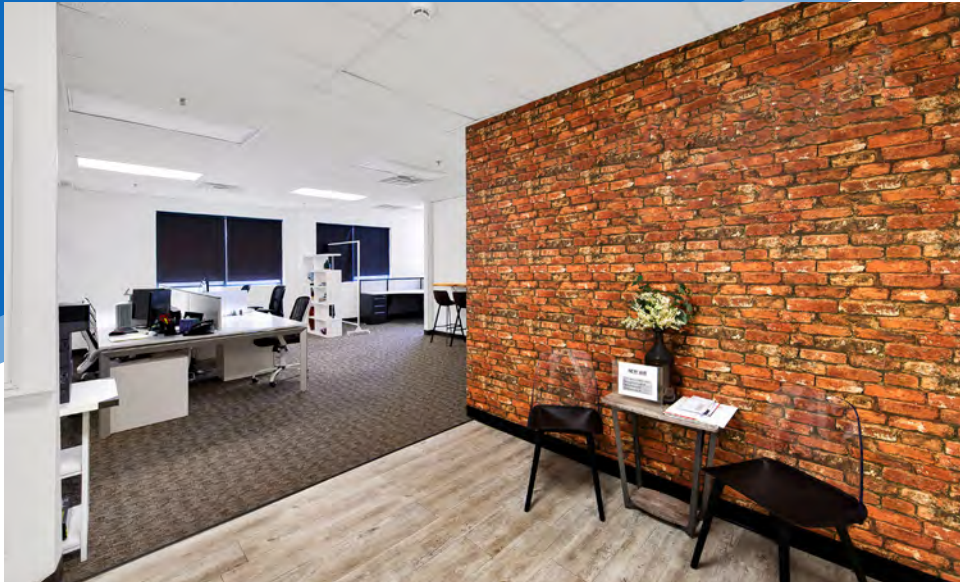


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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE



INTERIOR | FOURTH FLOOR

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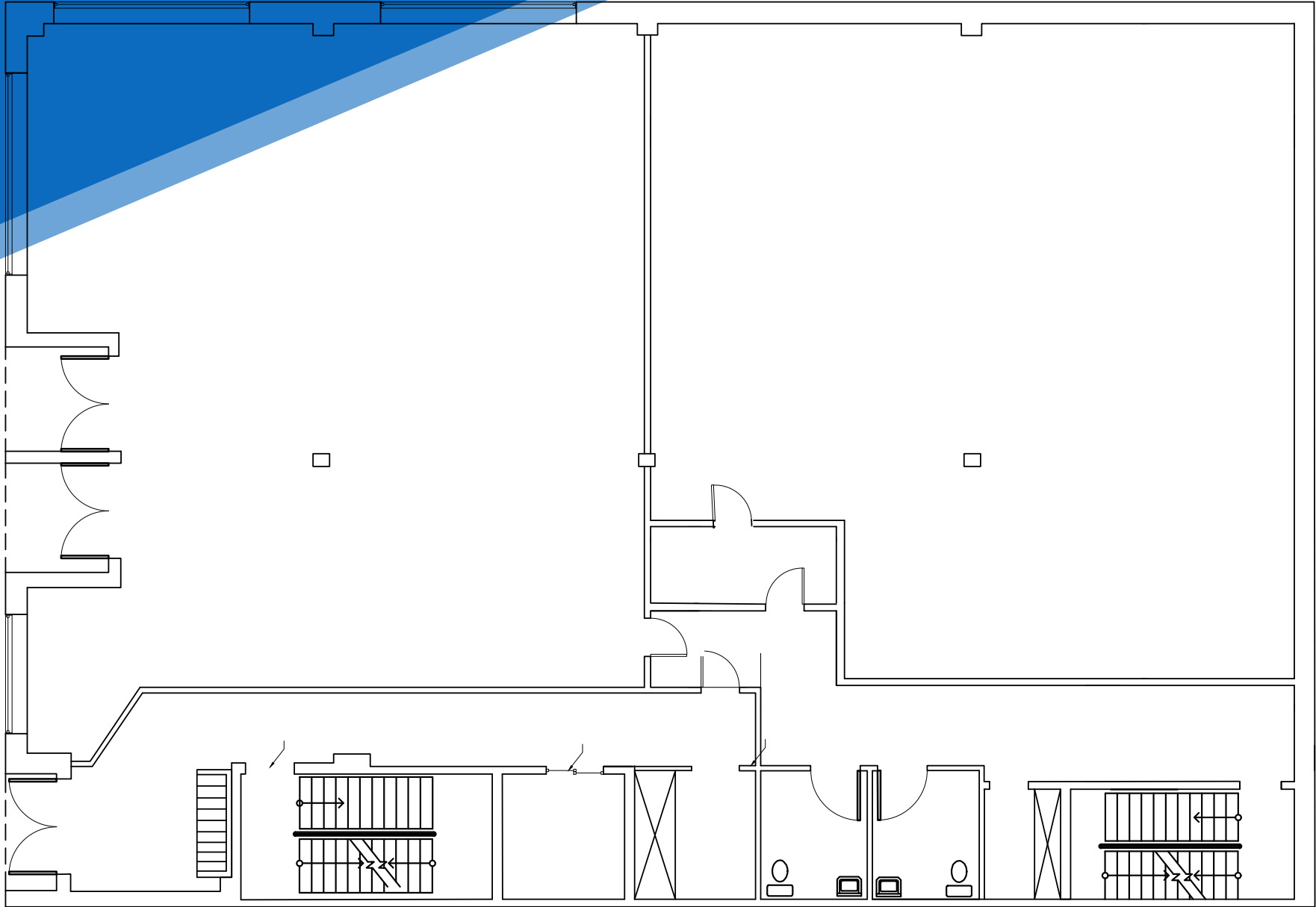
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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE

FLOOR PLAN | FIRST FLOOR



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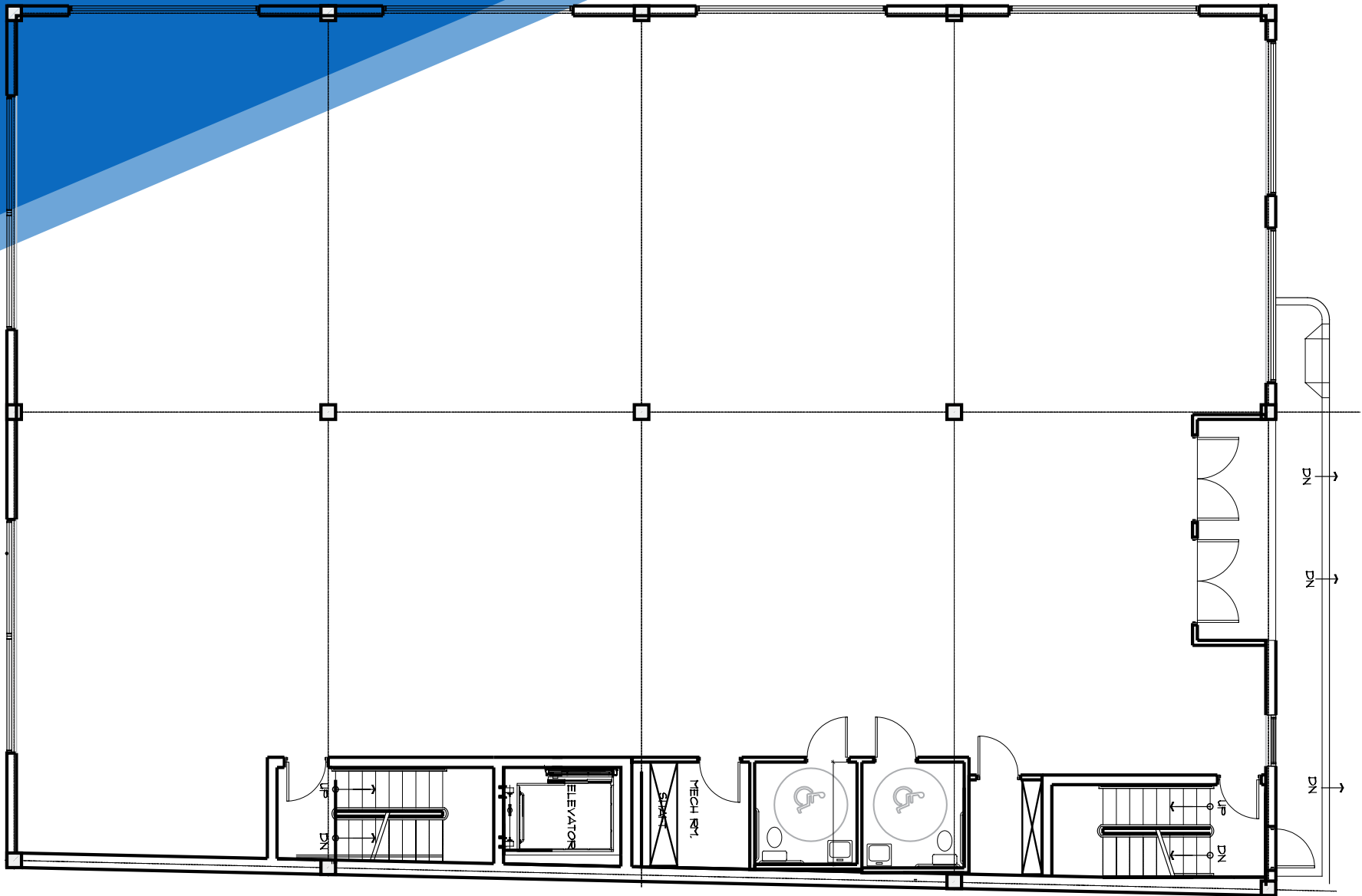
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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE

FLOOR PLAN | SECOND FLOOR



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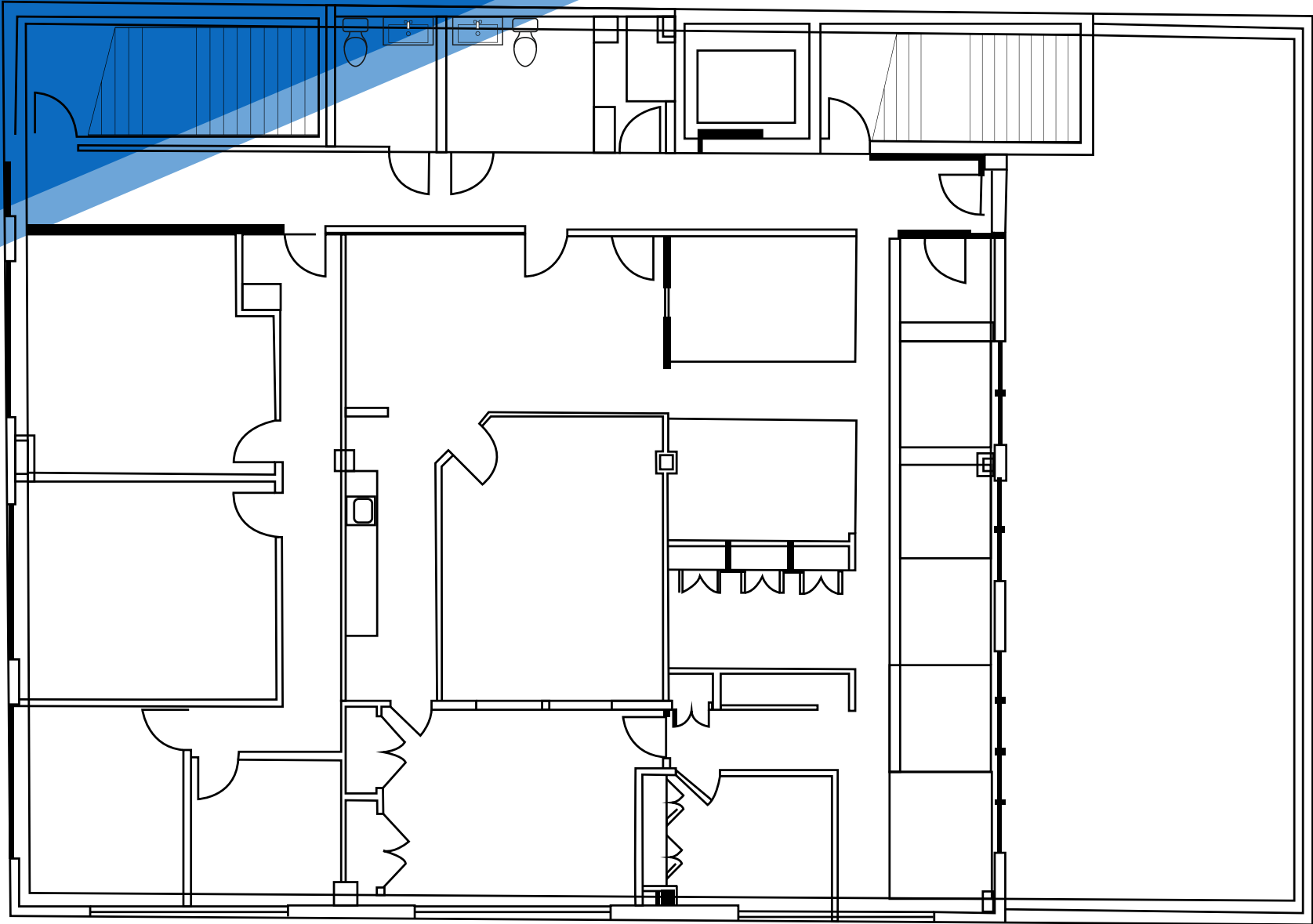
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FLOOR PLAN | FOURTH FLOOR



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