

**152-156**  
**MARKET STREET**  
**PATERSON, NJ 07505**

**70,000 SF**  
**OFFICE FOR LEASE**



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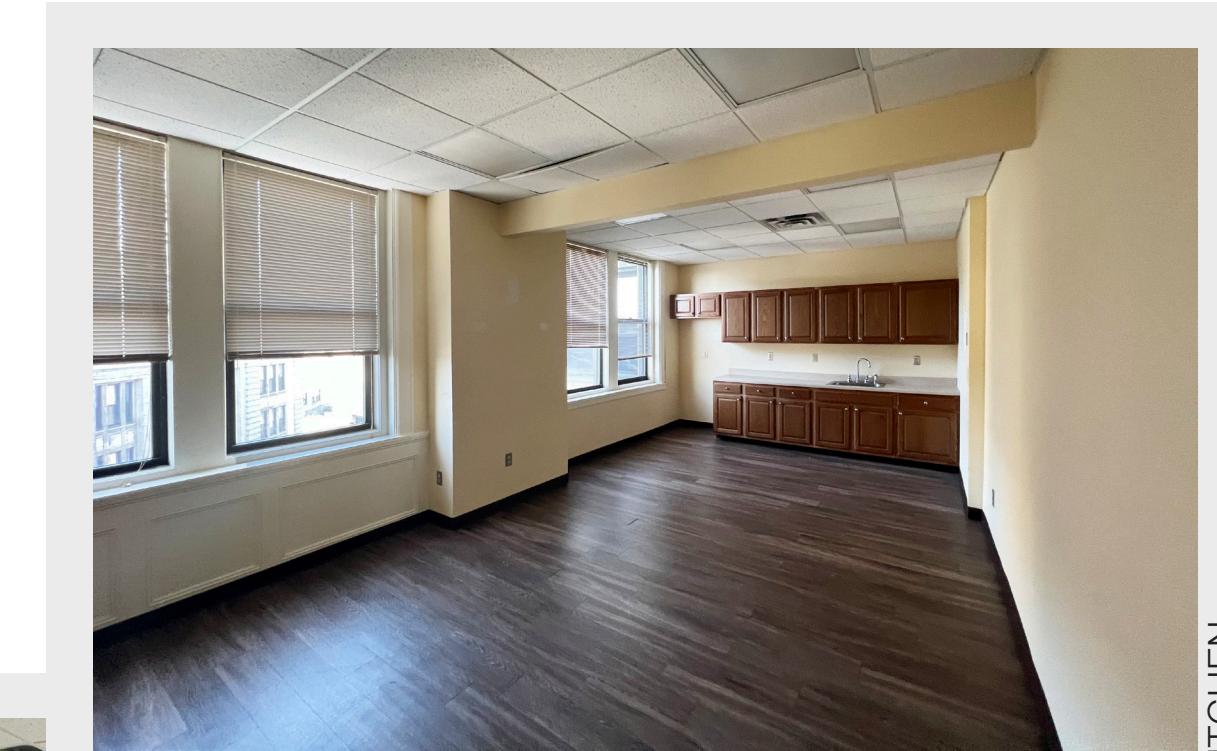
# Divisible Spaces

## PROPERTY DETAILS

- 100,000 SF office building
- 70,000 SF available for lease
- Elevator building - 2 elevators
- Spaces divisible to 3,000 SF
- On-Site property management
- \$22.00 PSF + Tenant Electric
- Paid parking available within walking distance



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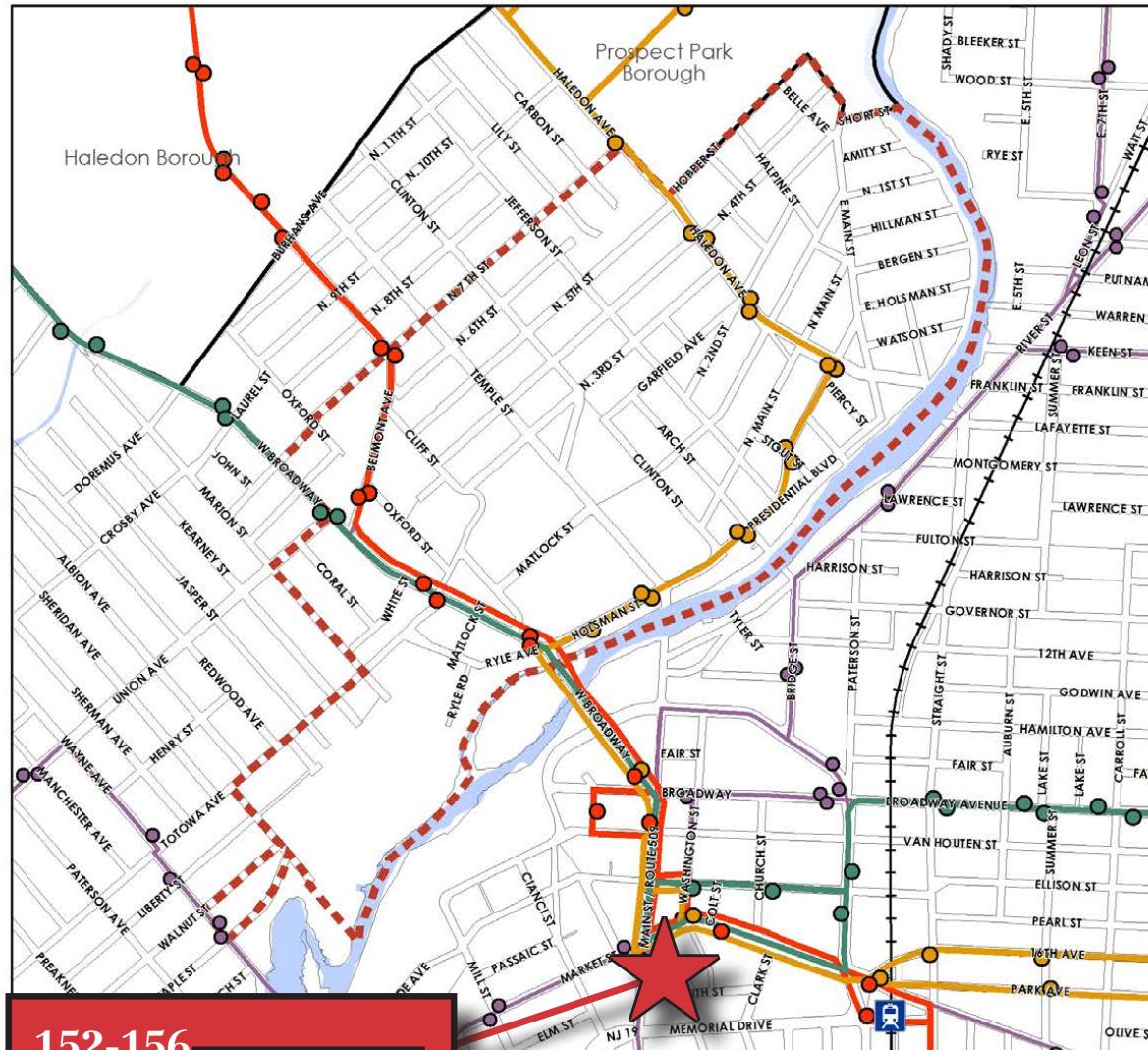
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# Location Information

- In the heart of downtown Paterson directly across from City Hall.
- Convenient access to major highways, public transportation and NYC:  
NYC: 15.5 miles to Lincoln Tunnel  
I-80: Less than 1 mile  
NJ Transit - Paterson Train Station: 0.2 miles (5 min walk)  
NJ Transit Bus: Walking distance to multiple bus routes serving this location



## PUBLIC TRANSPORTATION INFORMATION



**Route 703:** This route runs between Haledon and East Rutherford, making stops in Carlstadt, Moonachie, Passaic City, and Paterson. This route runs regularly throughout the week approximately every 30 minutes, and on weekends, making several stops along Belmont Avenue and West Broadway in between Haledon and the Meadowlands Sports Complex, which is its terminal destination. This route also connects to Downtown Paterson, making stops at the Broadway Bus Terminal, and other points.



**Route 744:** This route runs between Wayne and Passaic City, making stops in Haledon, Prospect Park, Paterson, and Clifton. The route runs from the Preakness Shopping Center in Wayne, to the Main Avenue Terminal in Passaic. This route makes stops within the First Ward Redevelopment Area along Haledon Avenue and Presidential Boulevard. This route runs approximately every 30 minutes on weekdays and Saturdays from 6:00 am until 9:00 pm, and connects with Downtown Paterson and multiple points of interest in Wayne and Clifton as well.



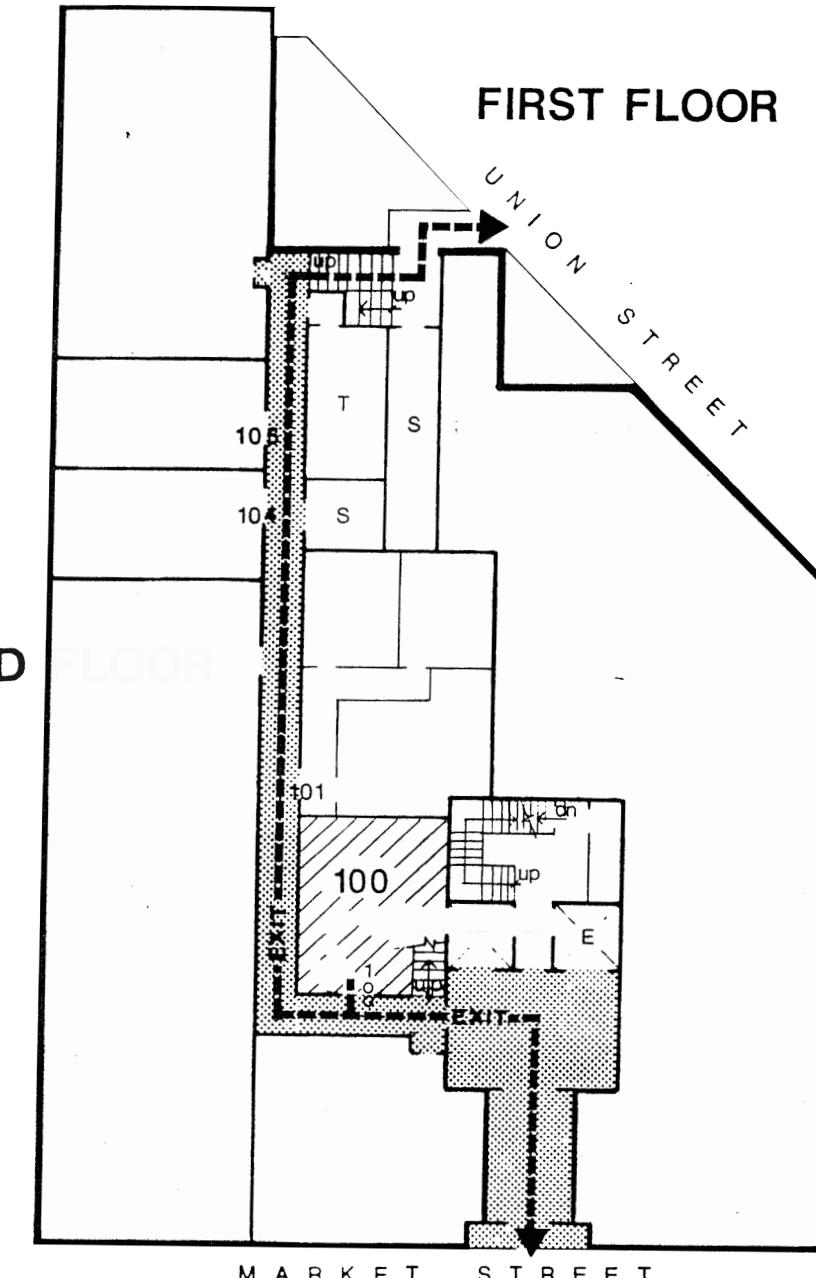
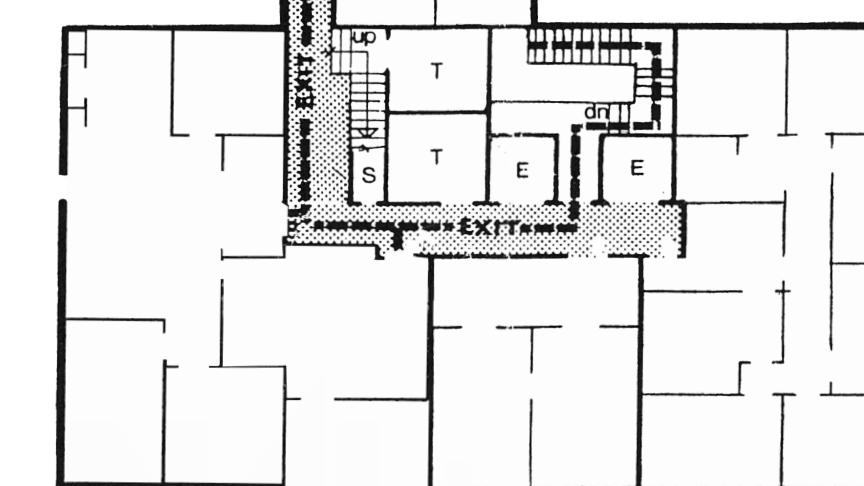
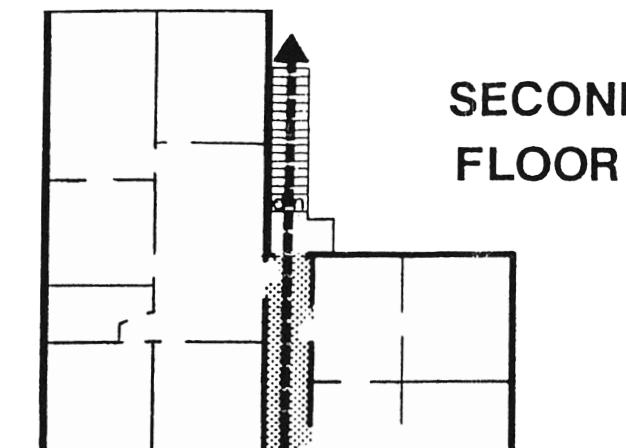
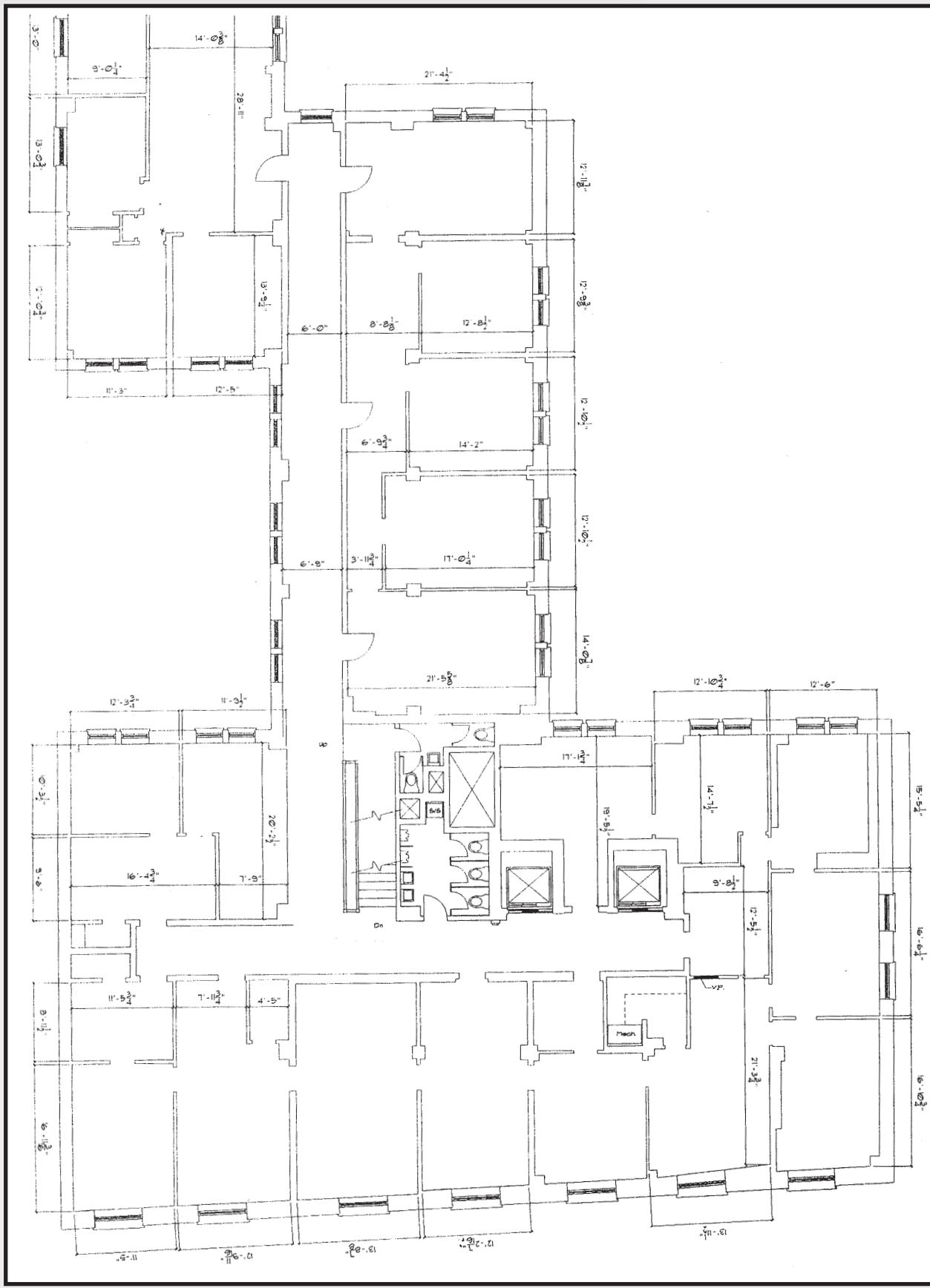
**Route 748:** This route runs between Wayne and Paterson, making stops in Paterson, Wayne, and Pompton Lakes. Local service in the First Ward Redevelopment Area is provided along West Broadway. This route runs regularly once an hour on weekdays and Saturdays only.

From Downtown Paterson, either at the Broadway Bus Terminal or at the Ward Street Train Station, there are many other connections throughout the region that can be accessed. NJ Transit Paterson Ward Street train station is approximately three quarters ( $\frac{3}{4}$ ) of a mile from the First Ward Redevelopment Area, and the Broadway Bus Terminal is just south of the Area.

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# Floor Plan

NOT TO SCALE



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# Floor Plan

