

145

MAIN AVENUE PASSAIC, NEW JERSEY

Corner of Howard & Main Avenues

MEDICAL/OFFICE FOR LEASE

APPROXIMATE SIZE

First Floor: 5,000 SF (retail)
Third Floor: 4,490 SF (office)

ASKING RENT

\$22 PSF

POSSESSION

Immediate

TERM

Negotiable

COMMENTS

- Floors can be leased separately or together
- High ceilings and newly renovated
- 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

 NJ TRANSIT



JAMES FAMULARO

President

NATHANIEL ABITBOL

Associate

212.468.5949

nabitbol@meridiancapital.com



 **MERIDIAN**
RETAIL LEASING

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.

145 MAIN AVENUE

PASSAIC, NEW JERSEY | Corner of Howard and Main Avenues

MEDICAL/OFFICE FOR LEASE



INTERIOR | FIRST FLOOR



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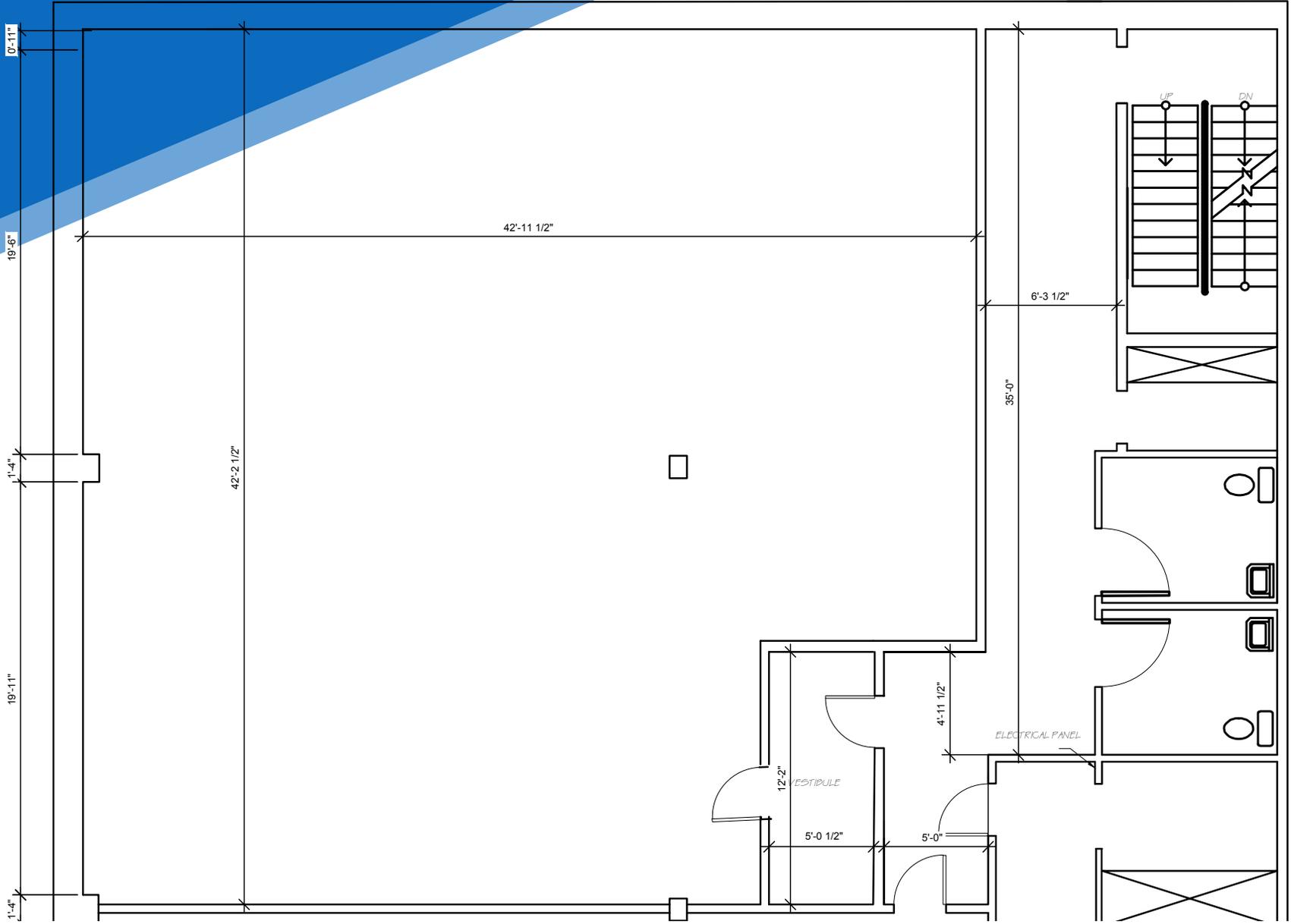
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PASSAIC, NEW JERSEY | Corner of Howard and Main Avenues

MEDICAL/OFFICE FOR LEASE

FLOOR PLAN | FIRST FLOOR



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