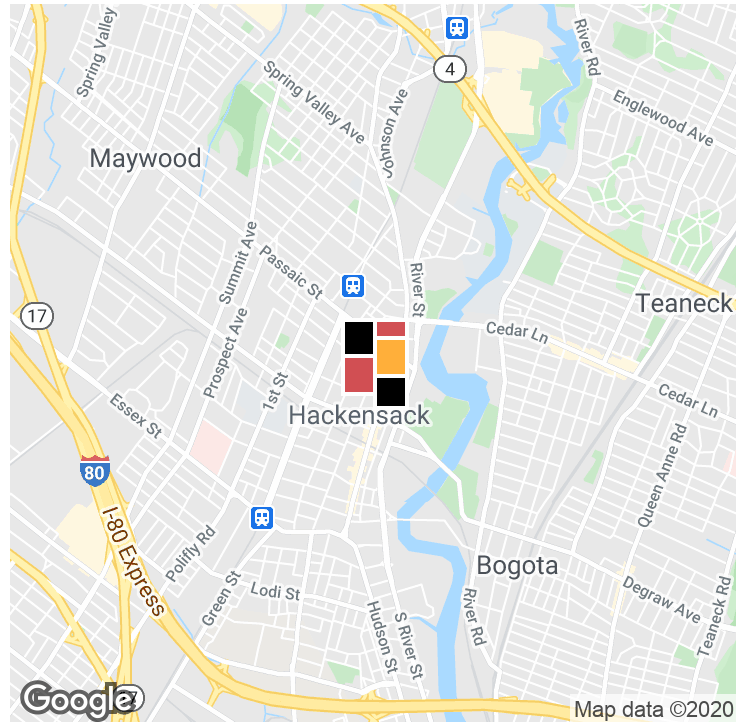


# MODERN INDUSTRIAL OFFICE SUITES!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



## OFFERING SUMMARY

Available Suites From: 100 - 10,000 SF

Lease Price Options: \$495.00 - 9,052.08 per month (MG)

Full Floors Available: 2

Building Size: 32,473 SF

## PROPERTY OVERVIEW

Beautifully renovated, industrial style office space. Perfectly suited for start-up companies, e-commerce, law firm, plus many other's. Many unique style suites available. Stunning corner offices with NYC views and main street views.

## PROPERTY HIGHLIGHTS

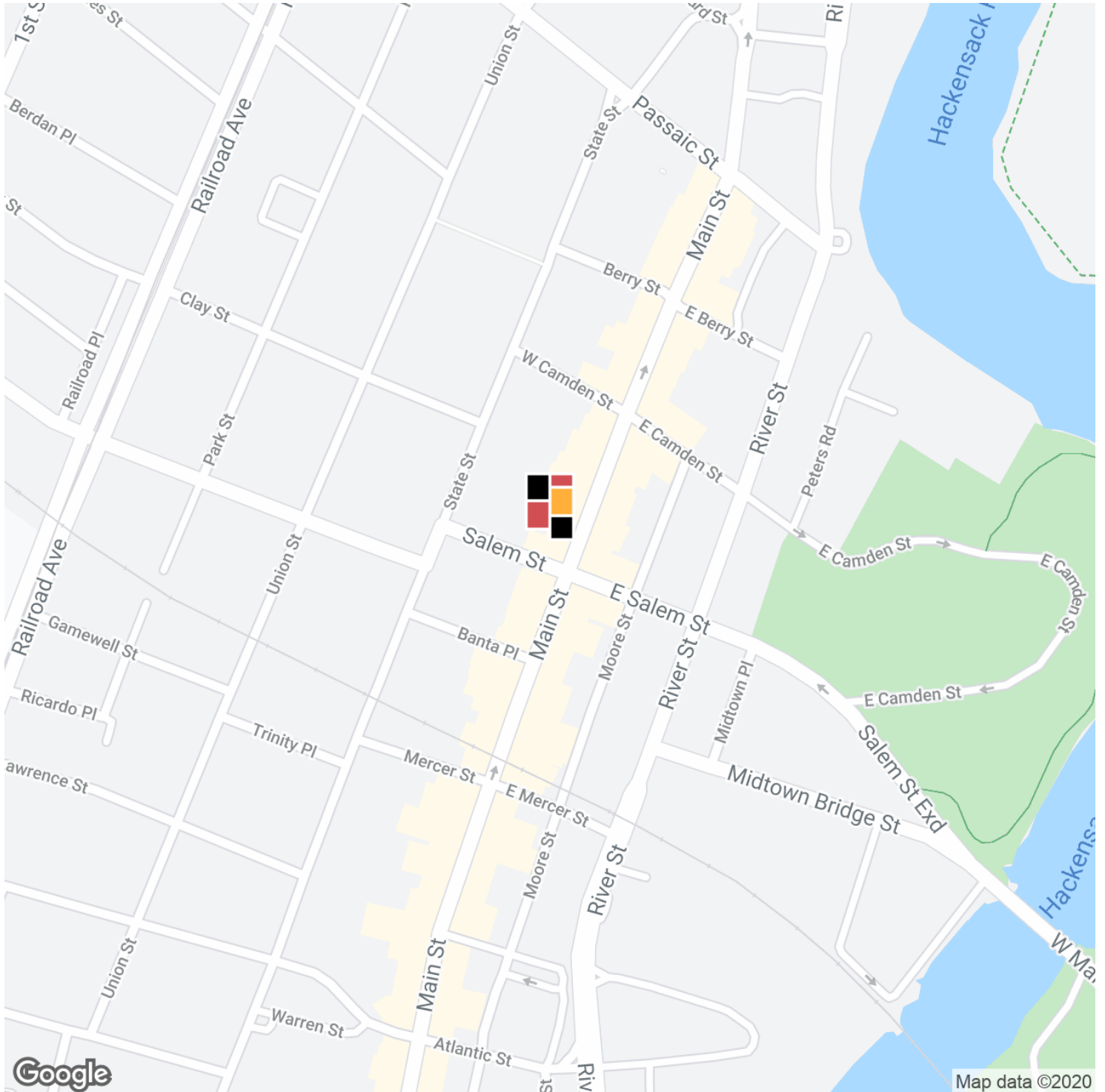
- Skyview Lounge with NYC views - Open Air Viewing deck
- 6th Floor Conference Room with Refreshment Area
- All Windows open for individual Fresh Air ventilation!
- Smart Video Intercom Access System
- Near Bergen County Courthouse
- Close proximity to HUMC
- On site parking with additional municipal parking lot
- Close to eateries, banks and shops
- Blocks away from public transportation
- Near major highways

## ERIC ANDERSON

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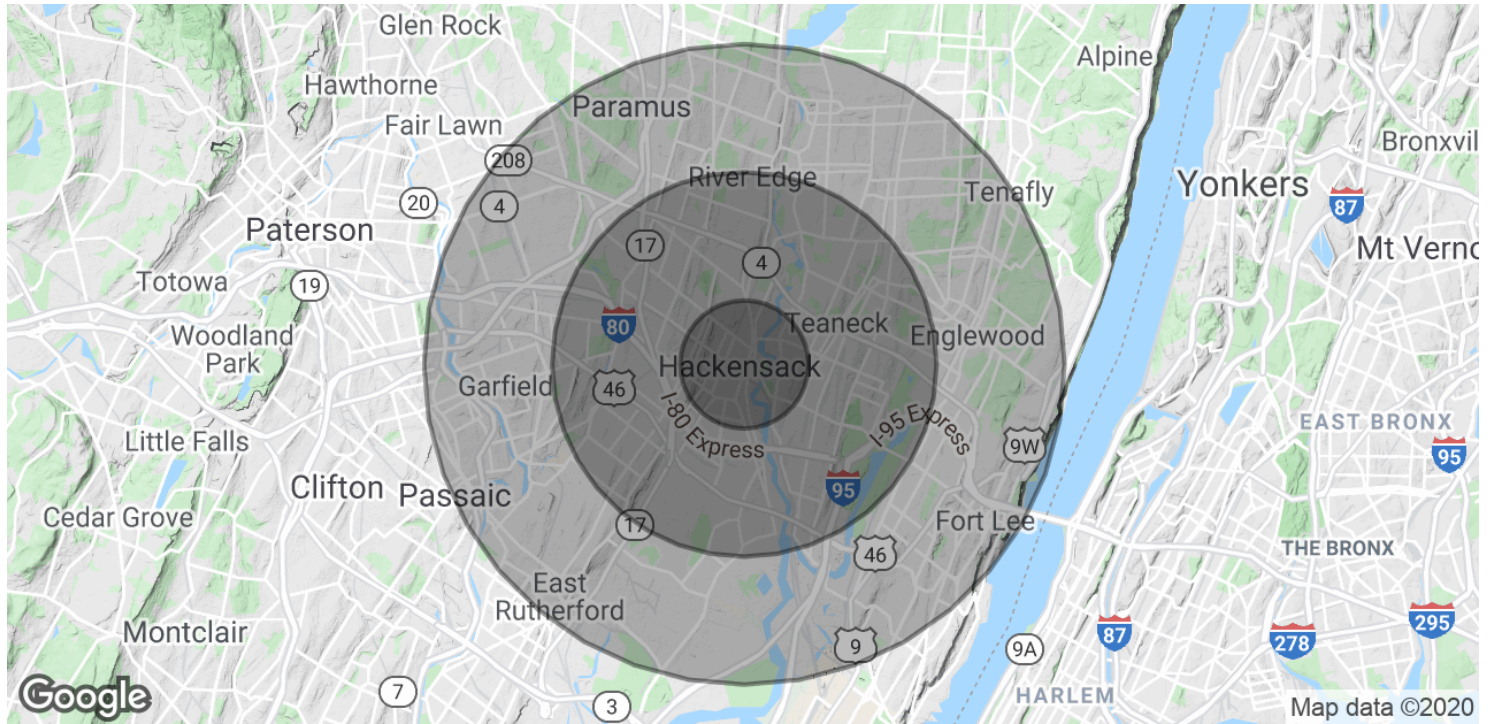


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# MODERN INDUSTRIAL OFFICE SUITES!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,575	194,915	495,230
Average age	36.8	38.8	39.3
Average age (Male)	35.0	37.1	37.7
Average age (Female)	38.7	40.5	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,549	75,514	187,114
# of persons per HH	2.4	2.6	2.6
Average HH income	\$69,607	\$88,825	\$87,548
Average house value	\$353,947	\$439,834	\$454,259

\* Demographic data derived from 2010 US Census

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# RENOVATED OFFICE SPACE AVAILABLE! MUST SEE!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



1 EXISTING CONDITIONS 2ND. FLOOR  
SCALE: 3/8" = 1'-0"

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	77 - 5,500 SF	Lease Rate:	\$495.00 - \$9,052.08 per month

## AVAILABLE SPACES

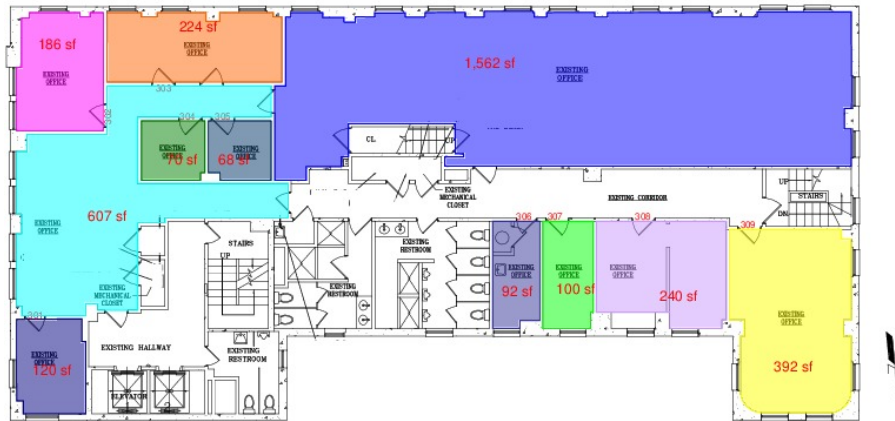
SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 201	Available	427 SF	\$1,495 per month
Suites 202 & 203	Available	667 SF	\$1,995 per month
Suite 204	Available	225 SF	\$995 per month
Suite 205	Available	279 SF	\$1,295 per month
Suite 206	Available	542 SF	\$1,595 per month
Suite 207	Available	286 SF	\$1,495 per month
Suite 208	Available	324 SF	\$1,395 per month
Suite 209	Available	215 SF	\$995 per month

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# RENOVATED OFFICE SPACE AVAILABLE! MUST SEE!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



③ **THIRD FLOOR PLAN**  
Scale 1/8"=1'-0"

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	77 - 5,500 SF	Lease Rate:	\$495.00 - \$9,052.08 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3rd Floor Office Space	Available	5,500 SF	Modified Gross	\$19.75 SF/yr

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# RENOVATED OFFICE SPACE AVAILABLE! MUST SEE!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



④ FOURTH FLOOR PLAN  
Scale 1/8"=1'-0"

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	77 - 5,500 SF	Lease Rate:	\$495.00 - \$9,052.08 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor Office Space	Available	5,500 SF	Modified Gross	\$19.75 SF/yr

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# RENOVATED OFFICE SPACE AVAILABLE! MUST SEE!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	77 - 5,500 SF	Lease Rate:	\$495.00 - \$9,052.08 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 601	Available	116 SF	Modified Gross	\$685 per month
Suite 602	Available	85 SF	Modified Gross	\$495 per month
Suite 603	Available	92 SF	Modified Gross	\$495 per month
Suite 604	Available	77 SF	Modified Gross	\$495 per month
Suite 605	Available	117 SF	Modified Gross	\$655 per month
Suite 606	Available	87 SF	Modified Gross	\$495 per month
Suite 607	Available	240 SF	Modified Gross	\$895 per month
Suite 608	Available	225 SF	Modified Gross	\$1,095 per month
Suite 609	Available	172 SF	Modified Gross	\$1,295 per month

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# RENOVATED OFFICE SPACE AVAILABLE! MUST SEE!

EMPIRE WEST - 241 MAIN STREET, HACKENSACK, NJ 07601



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 610	Available	191 SF	Modified Gross	\$895 per month

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