

BERGEN COUNTY'S PREMIER OFFICE PARK

CONTINENTAL PLAZA, HACKENSACK, NJ



CONTINENTAL
PLAZA

FLEXIBILITY + CHOICE

Multiple Size Options
Available for Lease



CLASS A OFFICE SPACE WITH TOP-OF-THE-LINE AMENITIES
EXCELLENT LOCATION WITH NYC SKYLINE VIEWS



CONTINENTAL
PLAZA

401

411

433

CONTINENTAL PLAZA is a premier office park that offers its tenants a unique experience through brand new building amenities which includes **first-class fitness center, conference center with individual breakout rooms, tenant lounge, and full-service café operated by Clemente Bakery.** Strategically situated at the interchange of Hackensack Avenue and Route 4 with exceptional access to Manhattan as well as an abundance of nearby retail and lifestyle centers.

\$16.1M RECENT MAJOR CAPITAL IMPROVEMENTS



Exterior



HVAC



Security



Lighting



Common areas
& Amenities



Tenant
Improvements

ANCHOR TENANTS

Regus

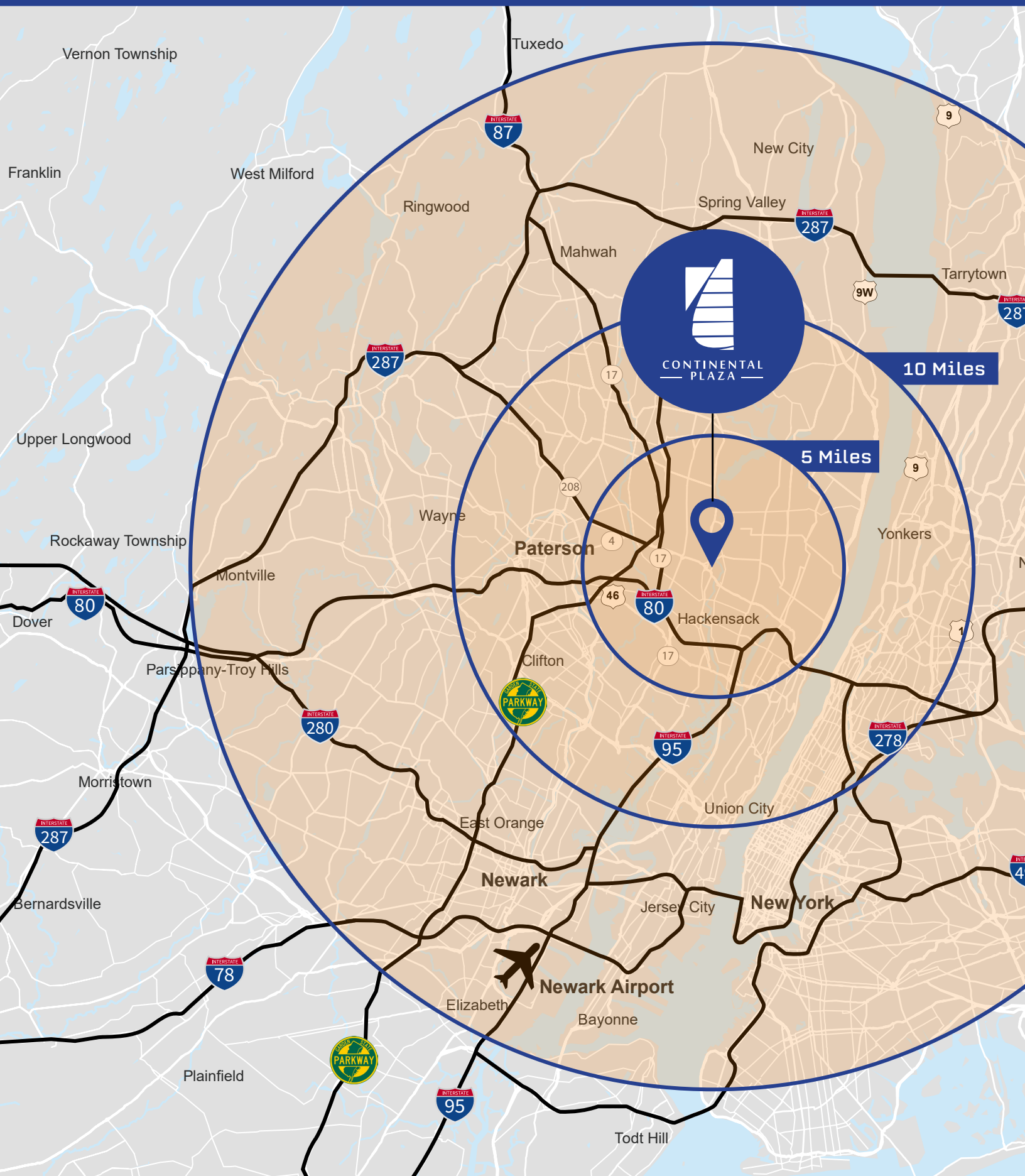
Upfield™

NOVELPAY

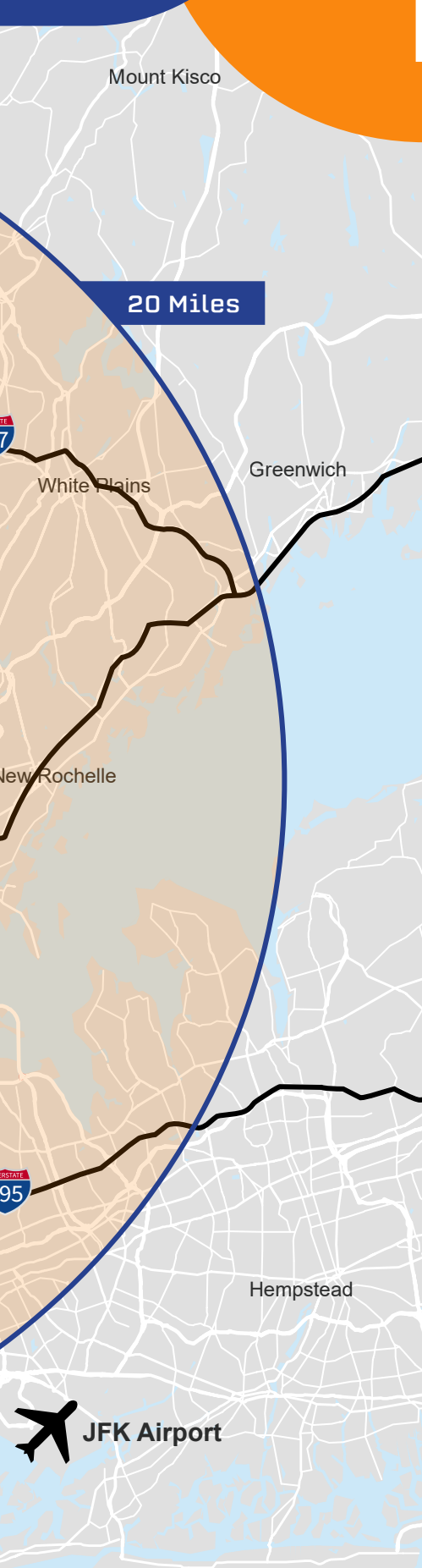
STIFEL
NICOLAUS

usbank

REGIONAL MAP & ACCESS



INCOME/DEMOGRAPHICS/ POPULATION INFORMATION



5 MILES

Total Population	498,251
Median Age	42
Bachelor's Degree Holders	106,516
Median Household Income	\$101,733

10 MILES

Total Population	3,683,656
Median Age	38
Bachelor's Degree Holders	590,148
Median Household Income	\$66,346

20 MILES

Total Population	11,764,976
Median Age	38
Bachelor's Degree Holders	2,137,028
Median Household Income	\$77,346

VIBRANT LOCAL NEIGHBORHOOD



NEARBY FOOD & DRINK

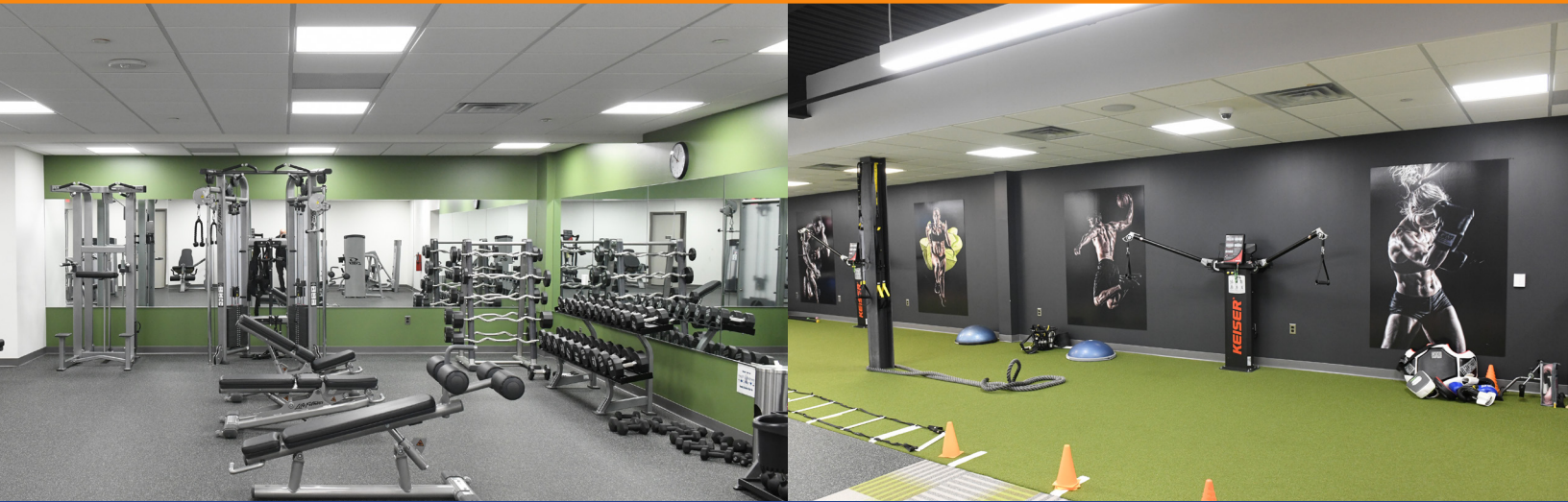


1. Hot Fish
2. Paris Baguette
3. Thai Palace by DAO
4. Applebee's
5. Green Papaya
6. McDonald's
7. The Habit Burger Grill
8. Maggiano's Little Italy
9. The Cheesecake Factory
10. Chick-Fil-A
11. Coach House Diner
12. KINYOBI
13. Lenora's Bar & Grill
14. Hong Kong Chinese Restaurant
15. Alementary Brewing Co
16. Pizza Knight
17. Viva Margarita
18. Hackensack Brewing
19. Lido Restaurant
20. Fairmount Eats
21. B&W Bakery
22. Boston Market
23. Cranberry Junction Homemade Ice Cream
24. Taco Bell
25. Brooklyn's Brick Oven Pizzeria



40 minutes South to Hoboken

TOP-OF-THE-LINE PLAZA AMENITIES



NEW CAFE OPERATOR!

CLEMENTE BAKERY

With its main brick-and-mortar location in South Hackensack, NJ, Clemente Bakery is a family founded spot known for exceptional baked goods and classic Italian-American fare, loved by locals and travelers alike.

At Continental Plaza, Clemente offers sandwiches, wraps, salads, baked goods, and more!





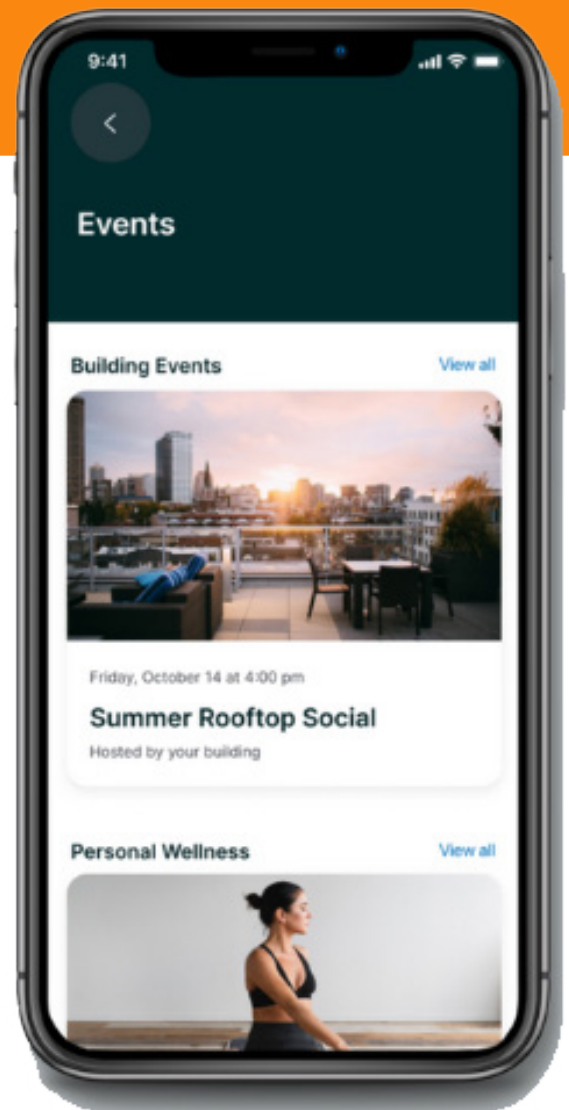
EXCLUSIVE TENANT APP

POWERED BY *host*

HOST BY CBRE

We consolidate the value offered in Continental Plaza into a single, customer facing app. Making amenities & services easier to discover, access and manage.

- Food & Beverage
- News & Events
- Meeting Room Bookings
- Concierge Services
- Service Requests
- Health & Wellness
- Digital Screens & Displays
- Lockers/Dressing Rooms
- Building/Tenancy Documents
- Access & Visitor Management





10

9

8

7

6

5

4

3

2

1

PRESTIGIOUS COLLECTION OF CLASS A OFFICE SPACE

± 137,149 RSF
AVAILABLE



ENVISION YOUR FIRM AT CONTINENTA

401

HACKENSACK

BUILDING HIGHLIGHTS

- Total SF: **167,537 SF**
 - Stories: **10**
 - Built/Reno: **1970/2017**
 - Max Contiguous: **9,365 RSF**
-

411

HACKENSACK

BUILDING HIGHLIGHTS

- Total SF: **188,533 SF**
 - Stories: **10**
 - Built/Reno: **1973/2017**
 - Max Contiguous: **5,749 SF**
-

433

HACKENSACK

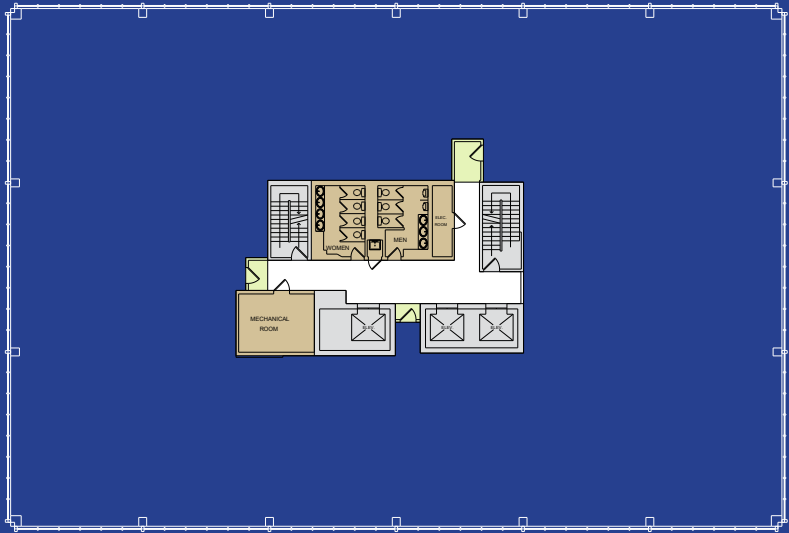
BUILDING HIGHLIGHTS

- Total SF: **291,877 SF**
- Stories: **12**
- Built/Reno: **1975/2017**
- Max Contiguous: **22,458 RSF**

L PLAZA

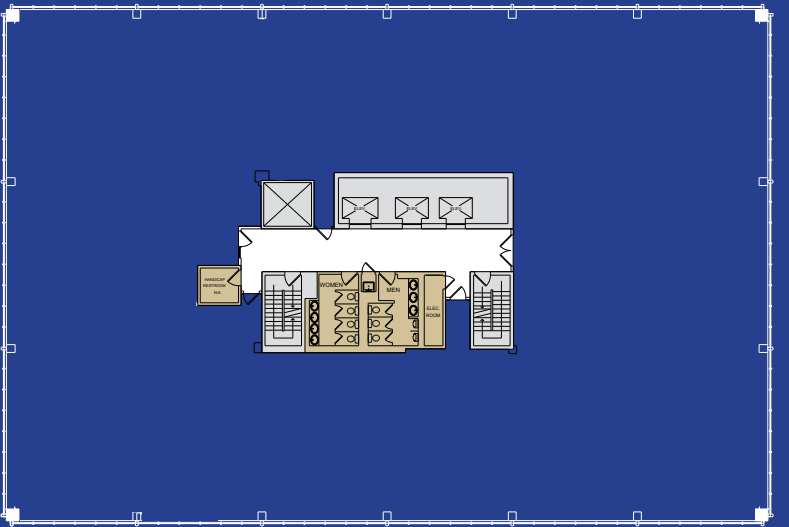
TYPICAL FLOOR PLAN

16,406 RSF



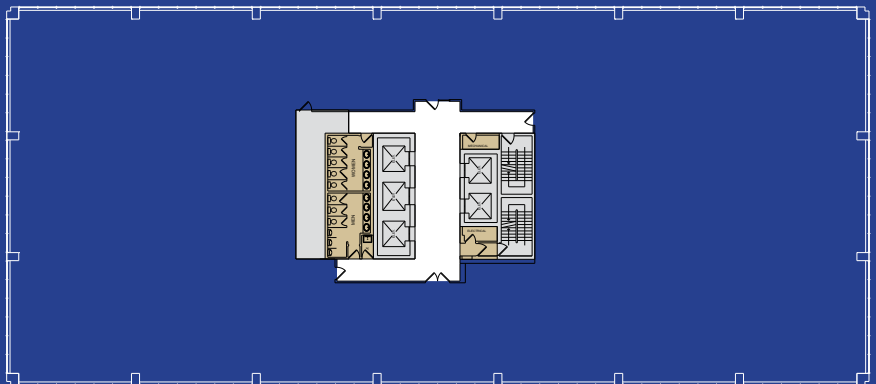
TYPICAL FLOOR PLAN

16,406 RSF



TYPICAL FLOOR PLAN

22,458 RSF



SITE PLAN

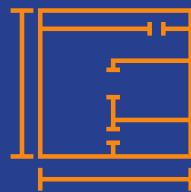


PROPERTY SITE PLAN

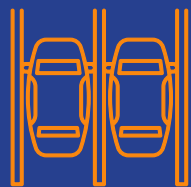
LEGEND

401 HACKENSACK	± 167,537 SF
411 HACKENSACK	± 188,533 SF
433 HACKENSACK	± 291,877 SF

± 647,947 SF **TOTAL
SF**



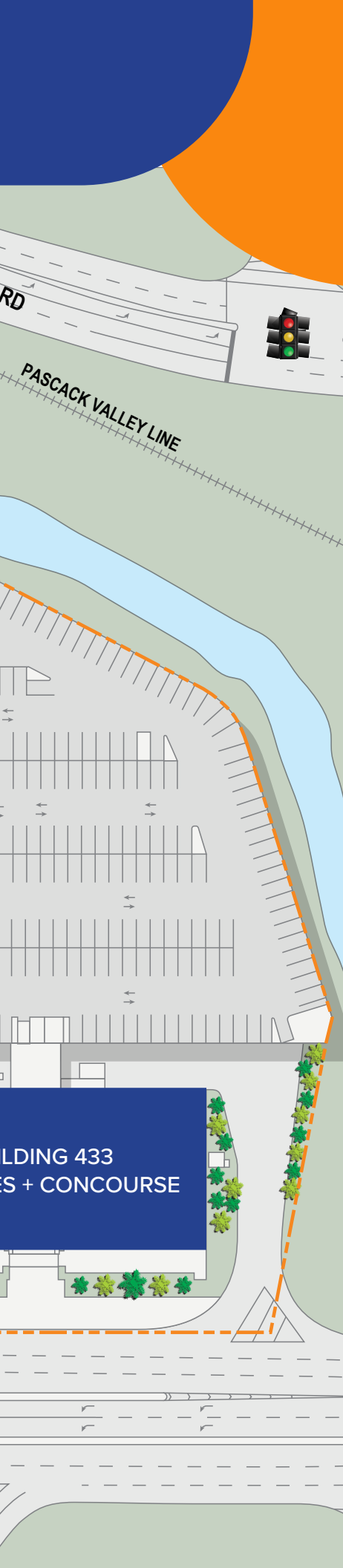
SITE PLAN
± 11.86 ACRES



PARKING
2,215 SPACES

Land Lease

Property Boundary





CONTINENTAL
— PLAZA —

FOR MORE INFORMATION CONTACT:

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