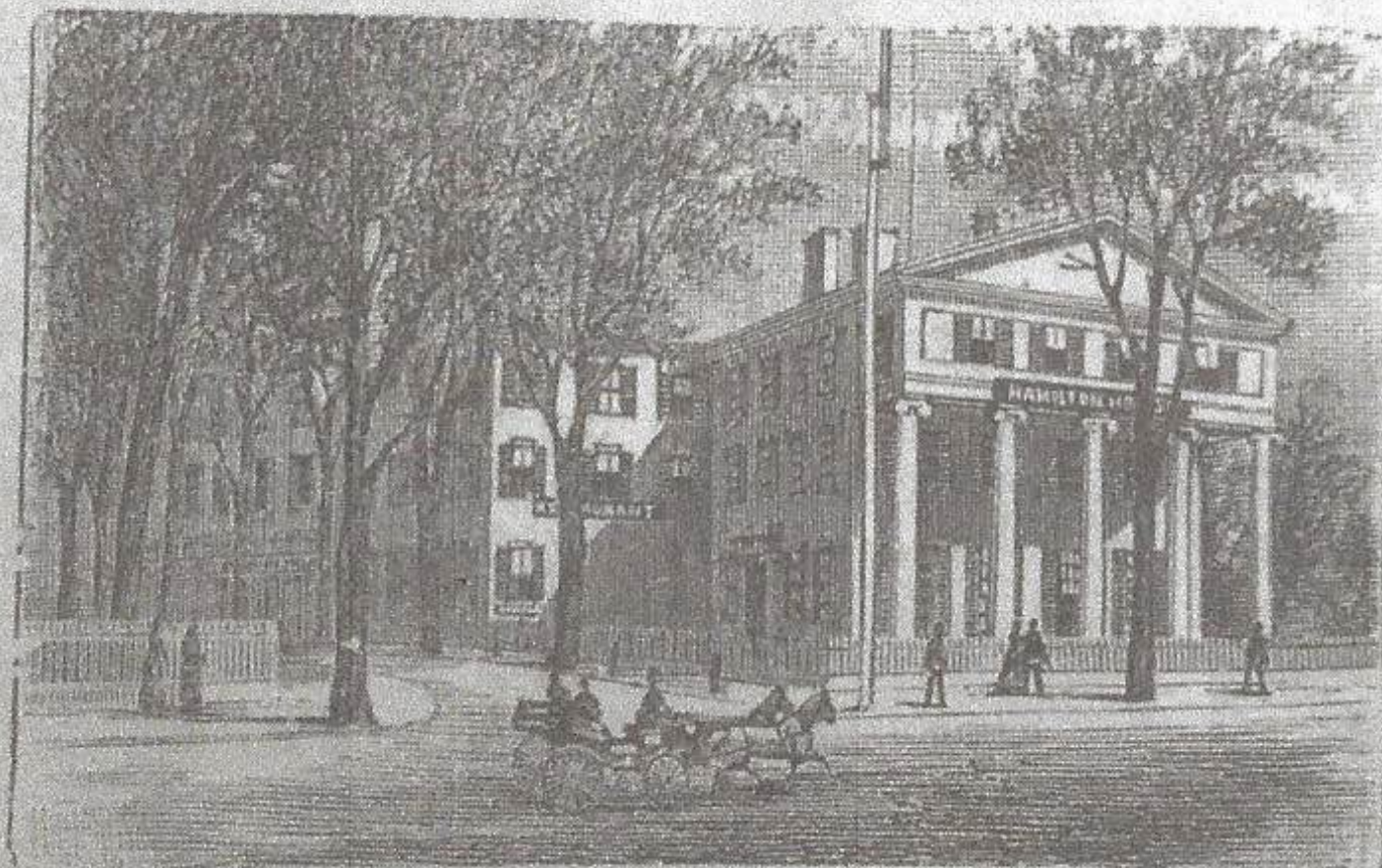


111 Washington Street

Paterson, New Jersey





HAMILTON HOUSE.

Formerly the Colt Mansion, — Site of the new City Hall.

REFERENCE





History

A Forgotten Heirloom

111 WASHINGTON STREET is a forgotten heirloom of the City of Paterson, which remained abandoned and boarded up for over 38 years. The history and architectural significance is a staple for the city and the general public. The building is adjacent to structures designed by prominent architect Fred Wesley Wentworth and close to the current City Hall designed by world-renowned architect Carrere and Hastings.

Peter Colt, a co-founder of the city of Paterson and a contemporary of Alexander Hamilton who helped build one of the wealthiest industrial cities of America, resided at 111 Washington Street. In 1869, the City of Paterson purchased his home to build the first City Hall and Police Station for the bustling industrial city of Paterson.

The great fire of February 9th, 1902 devastated 111 Washington Street and shortly after a new Police Station would be erected in the same location. The new building was designed by William T. Fanning and was built of limestone giving it a sense of permanence. The Beaux-Art style building served as the Paterson Police Headquarters until February 8th, 1980 when another fire devastated the interiors displacing the police force once again. The Police force abandoned this location and built a new headquarters a few blocks away.



111 Washington Street

A New Standard in Grade A Office
Space in Downtown Paterson

111 WASHINGTON STREET is located in the historic district of Paterson, New Jersey. 111 Washington Street is the premier address for an office building in downtown Paterson. This location is conveniently located close to NJ Transit, numerous parking garages and adjacent to county and city court houses.

111 Washington is a boutique grade “A” office building that blends the elements of pre-war architecture with state-of-the-art design for today’s distinguished tenant.

The historically significant facade will be meticulously restored. Visitors will enter through a formal lobby with custom paneling, marble floors and a wrought iron railing that adorns the main staircase.

All office suites will be state of the art and built to suit to the highest standards for our tenants. Each floor plate is versatile and flexible to create bespoke office spaces for our tenants. Office suites can range from a single individual private office to a single tenant occupying the entire building of 25,000 square feet.

The building will also feature a courtyard with plantings and an additional entrance to the building. Tenants and visitors can take a break and relax in this landscaped courtyard.

- AMENITIES INCLUDE:**
- High speed Internet
 - Custom entry doors to each suite
 - Security cameras throughout
 - Elevator
 - Sprinkler and fire alarm system
 - Individual HVAC controls
 - Common area marble bathrooms
 - Intercoms in each space
 - Courtyard
 - Bicycle storage
 - Document storage

Entry Lobby view



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Drawing is representational and actual conditions may vary.
Floor areas are approximate.

Courtyard view



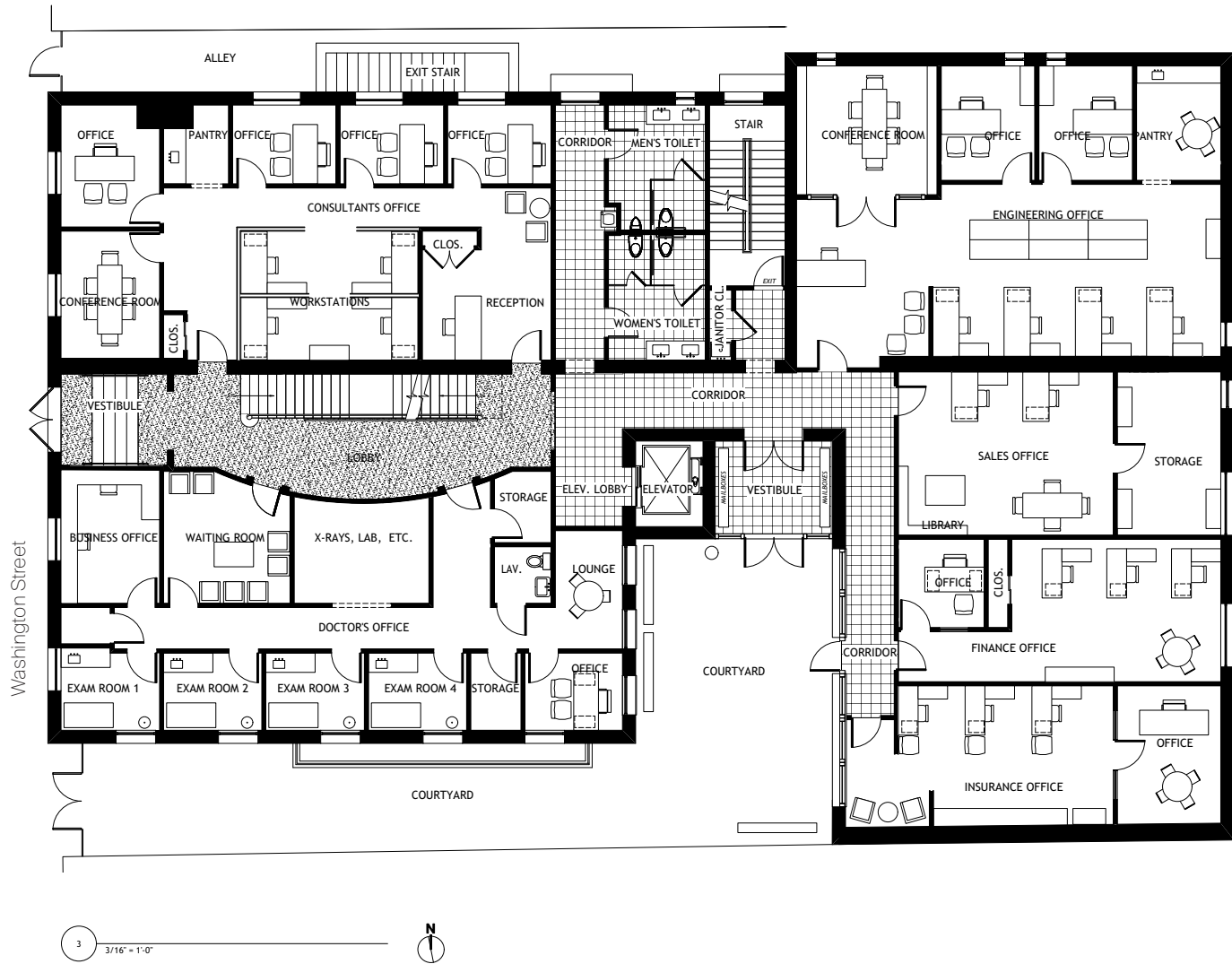
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Proposed Layouts

Proposed layout

1

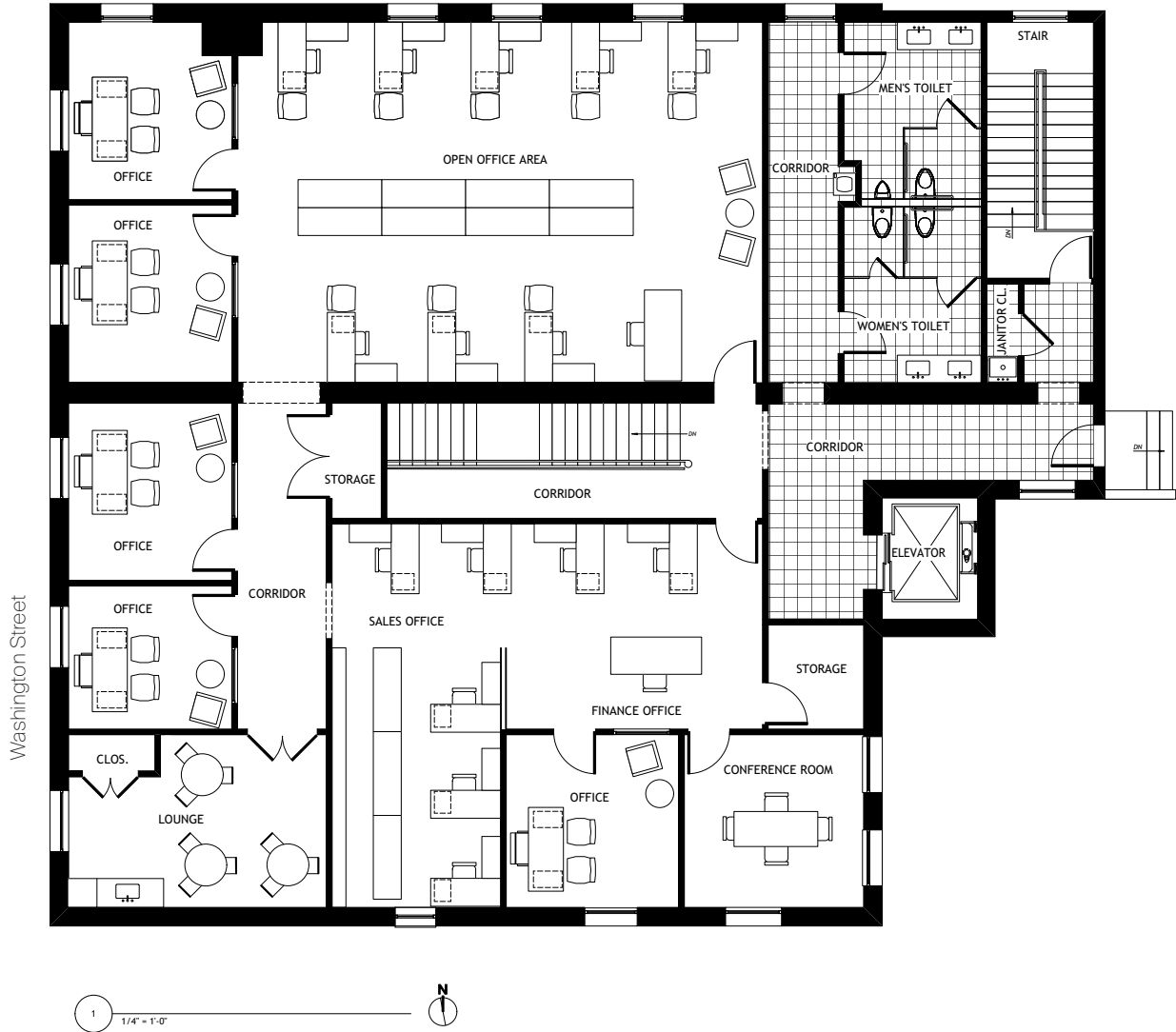
First Floor Plan
Marketing Proposal



Proposed layout

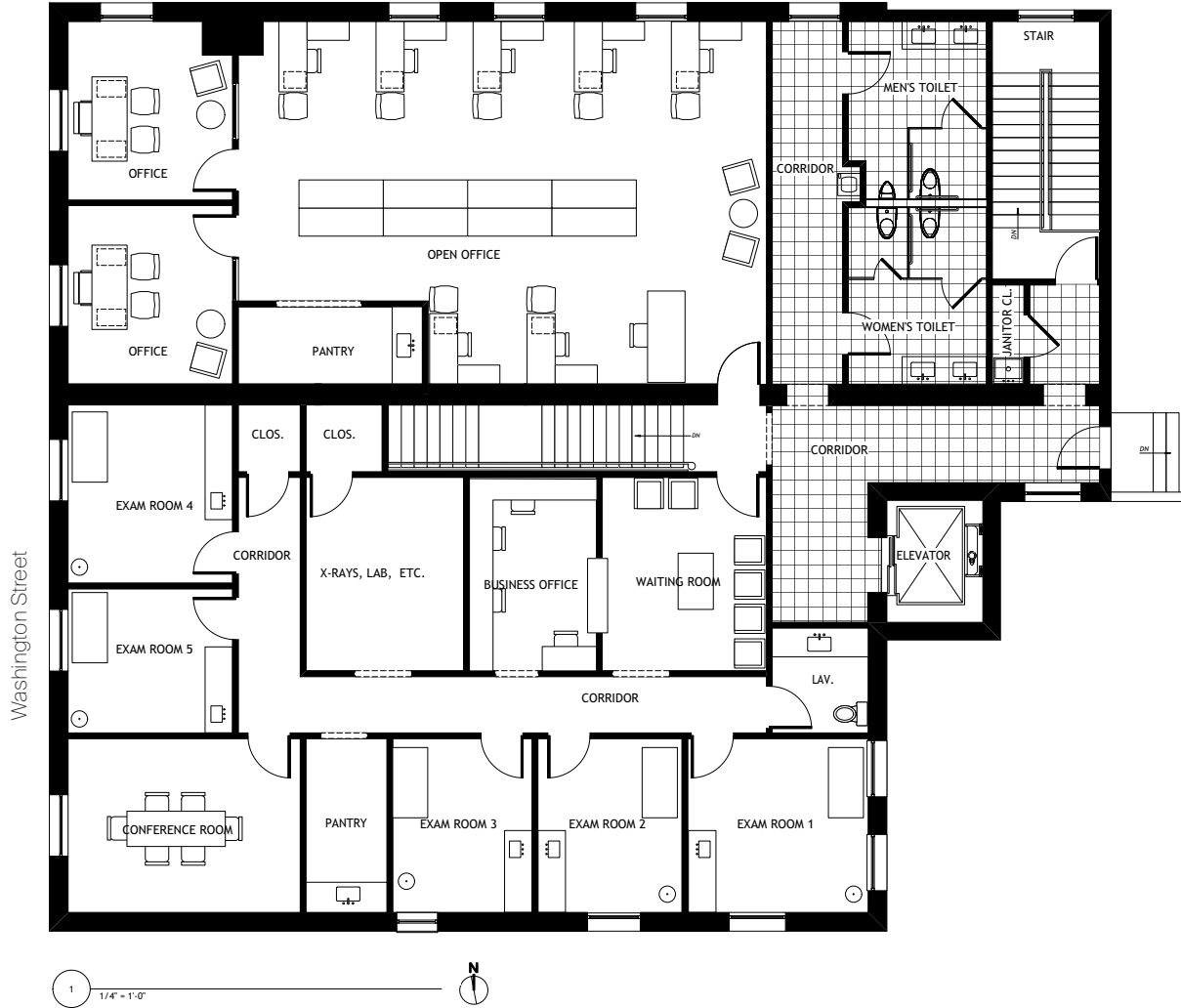
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Marketing Plan
Professional Office



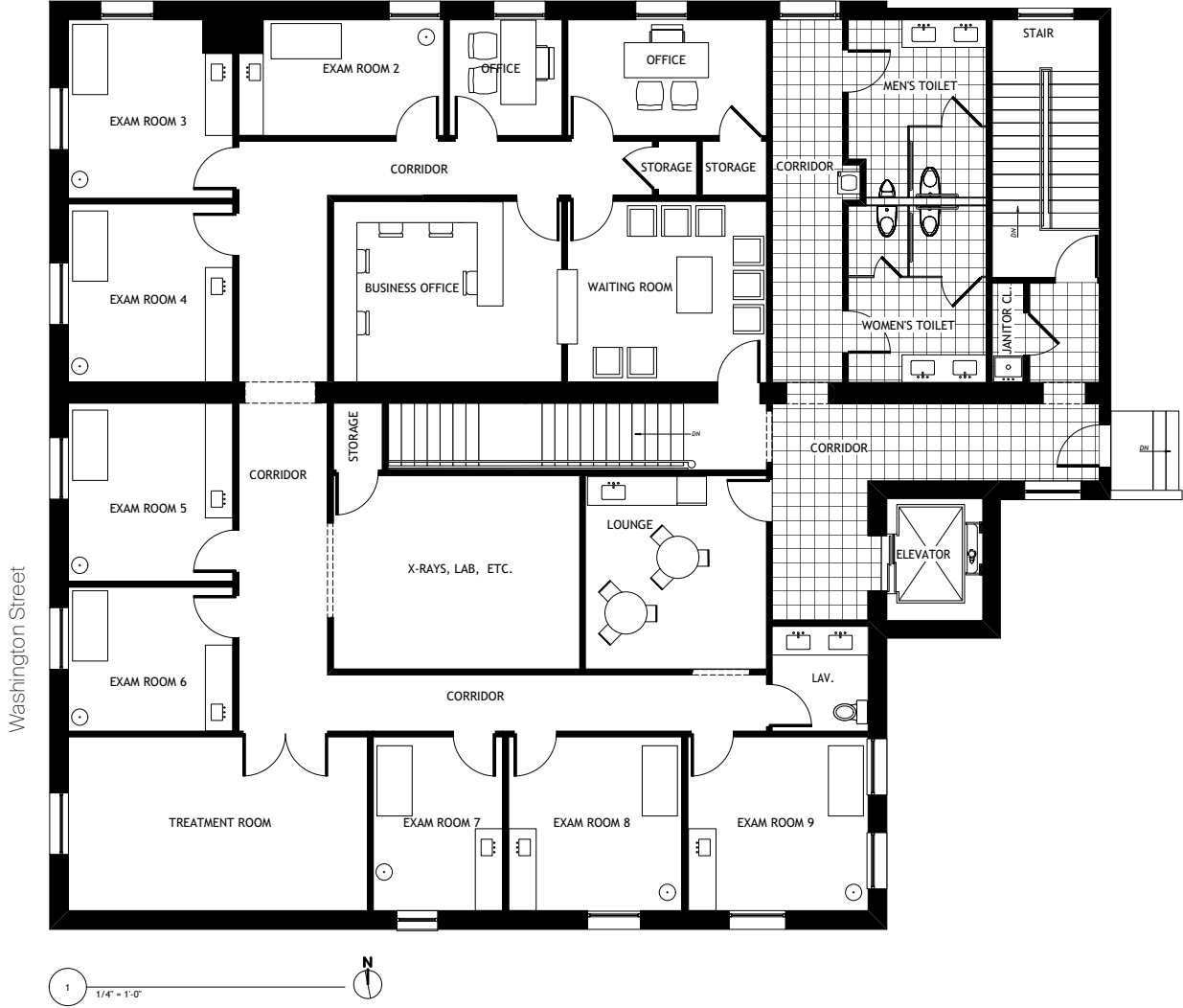
Proposed layout
3

Marketing Plan
2 Unit Professional Office



Proposed layout
4

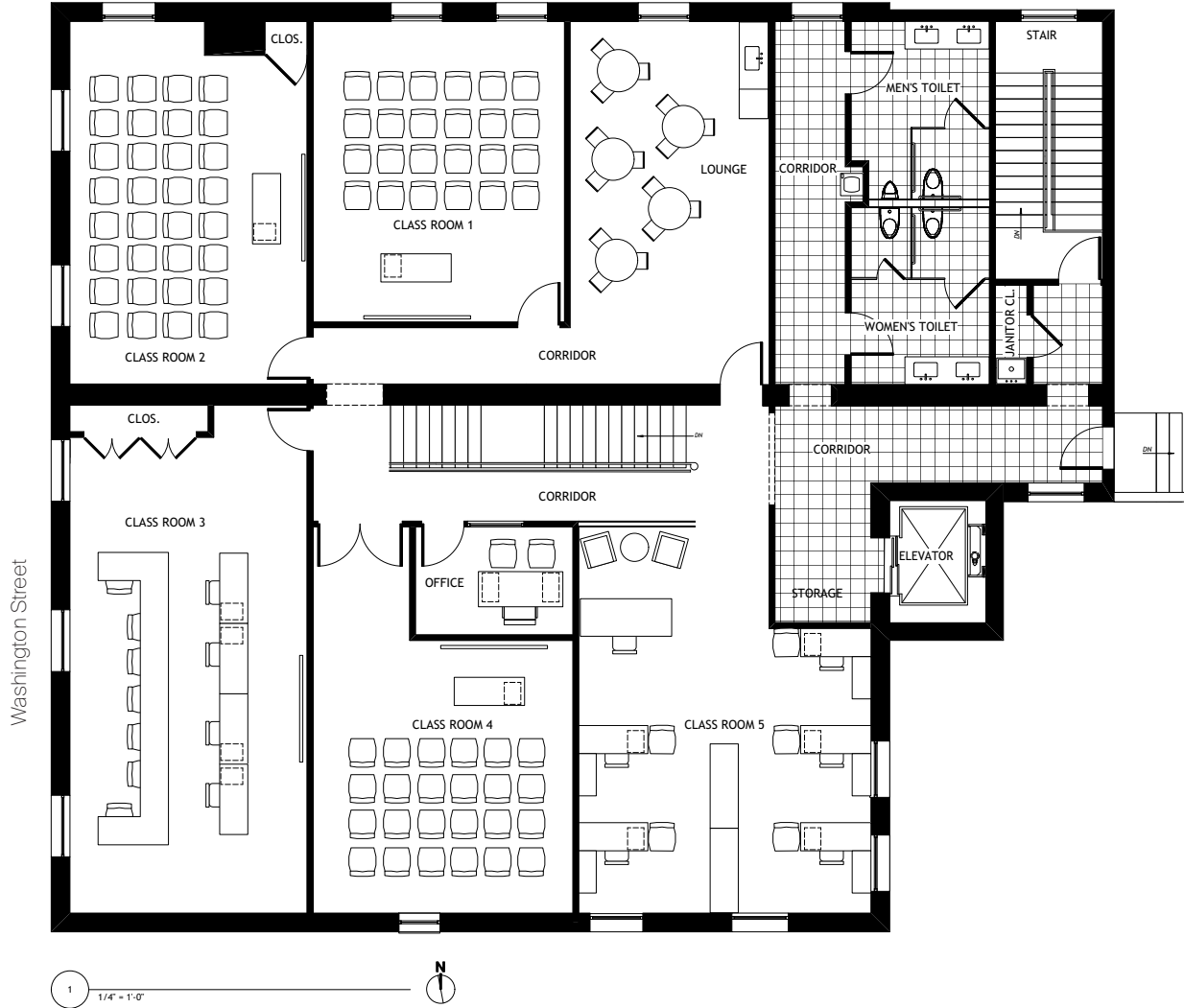
Marketing Plan
Medical Office



Proposed layout

5

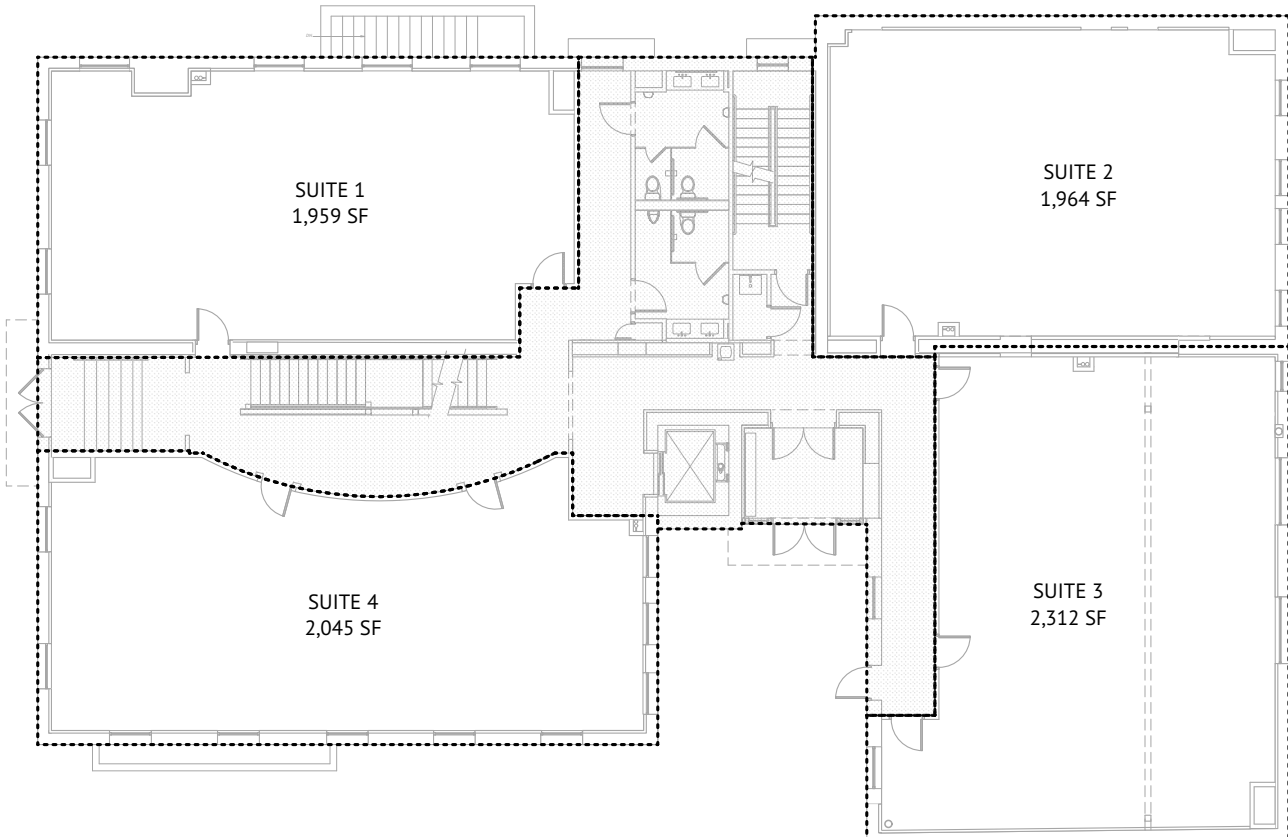
Marketing Plan
University Classrooms



Floor plan

1

First Floor
All Suites

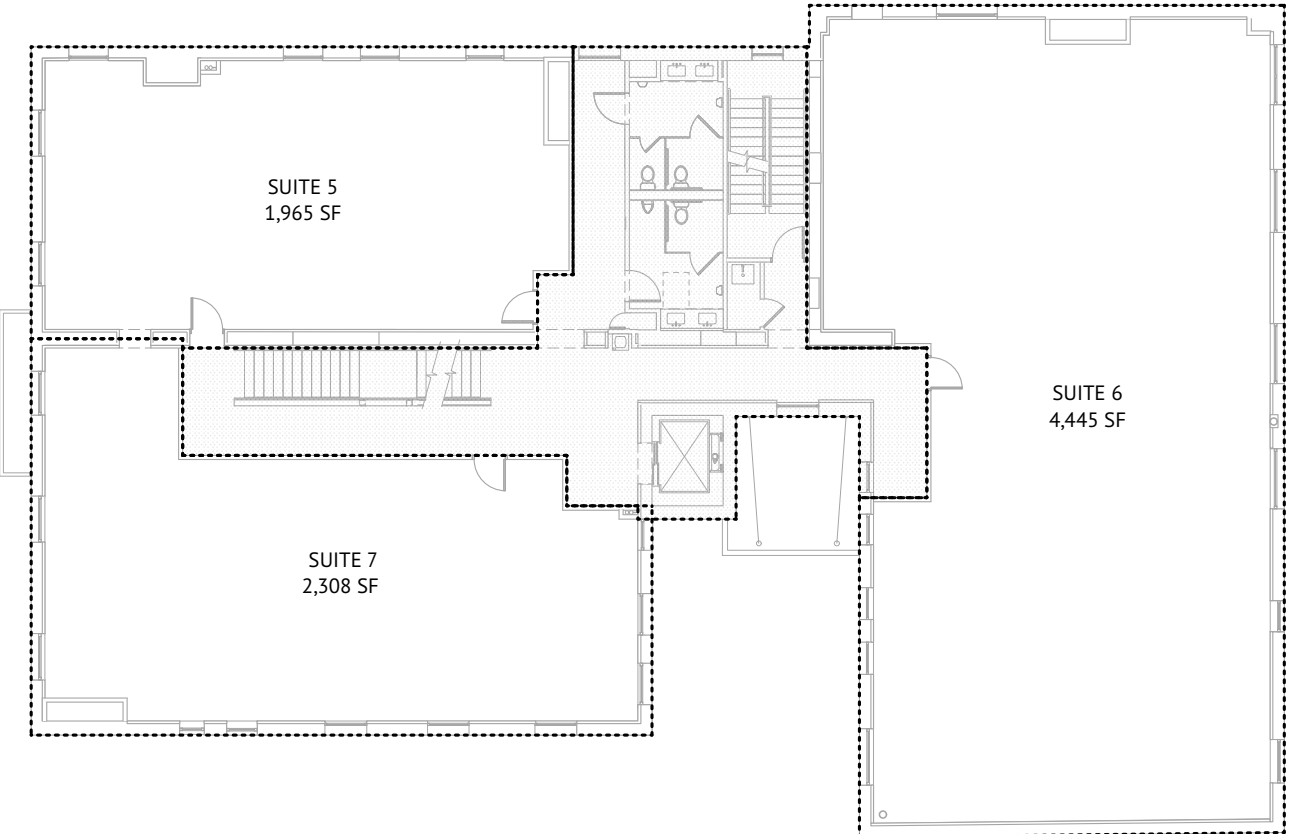


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Floor areas are approximate.

Floor plan

2

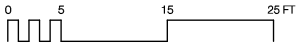
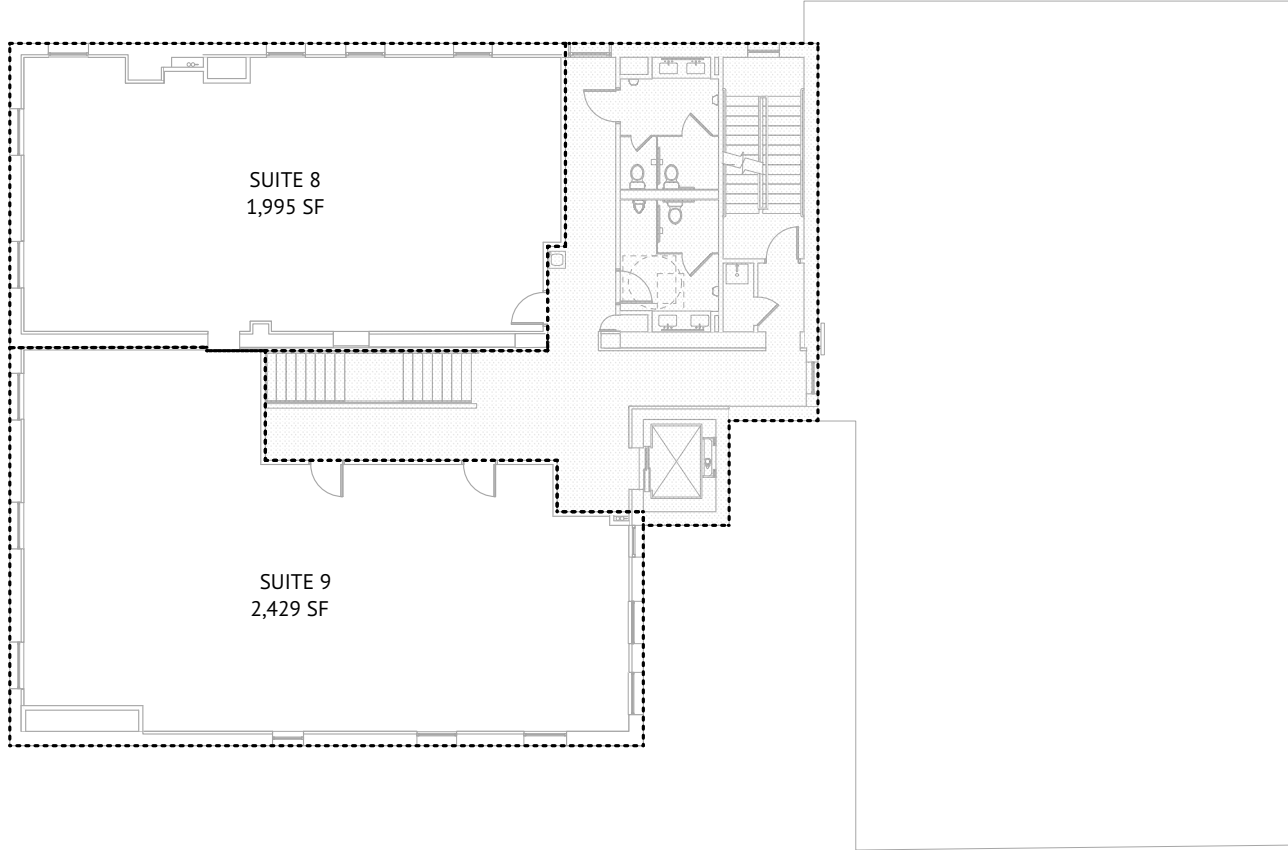
Second Floor
All Suites



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Floor plan
3

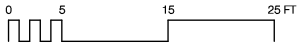
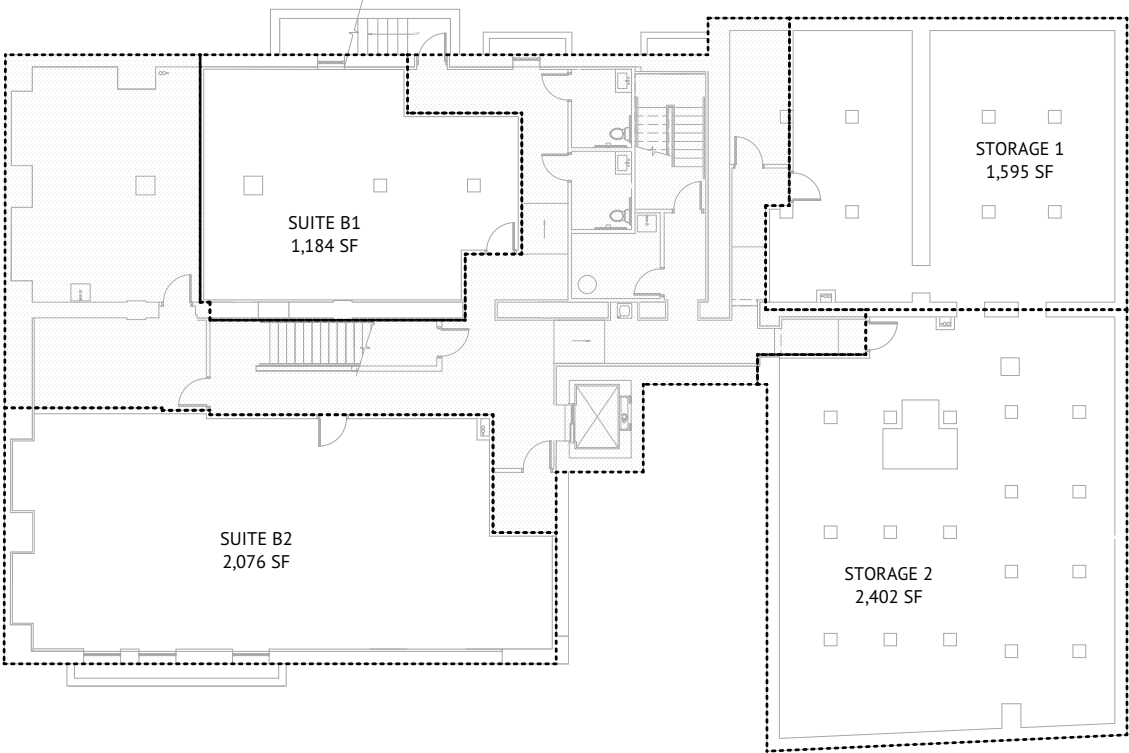
Third Floor
All Suites



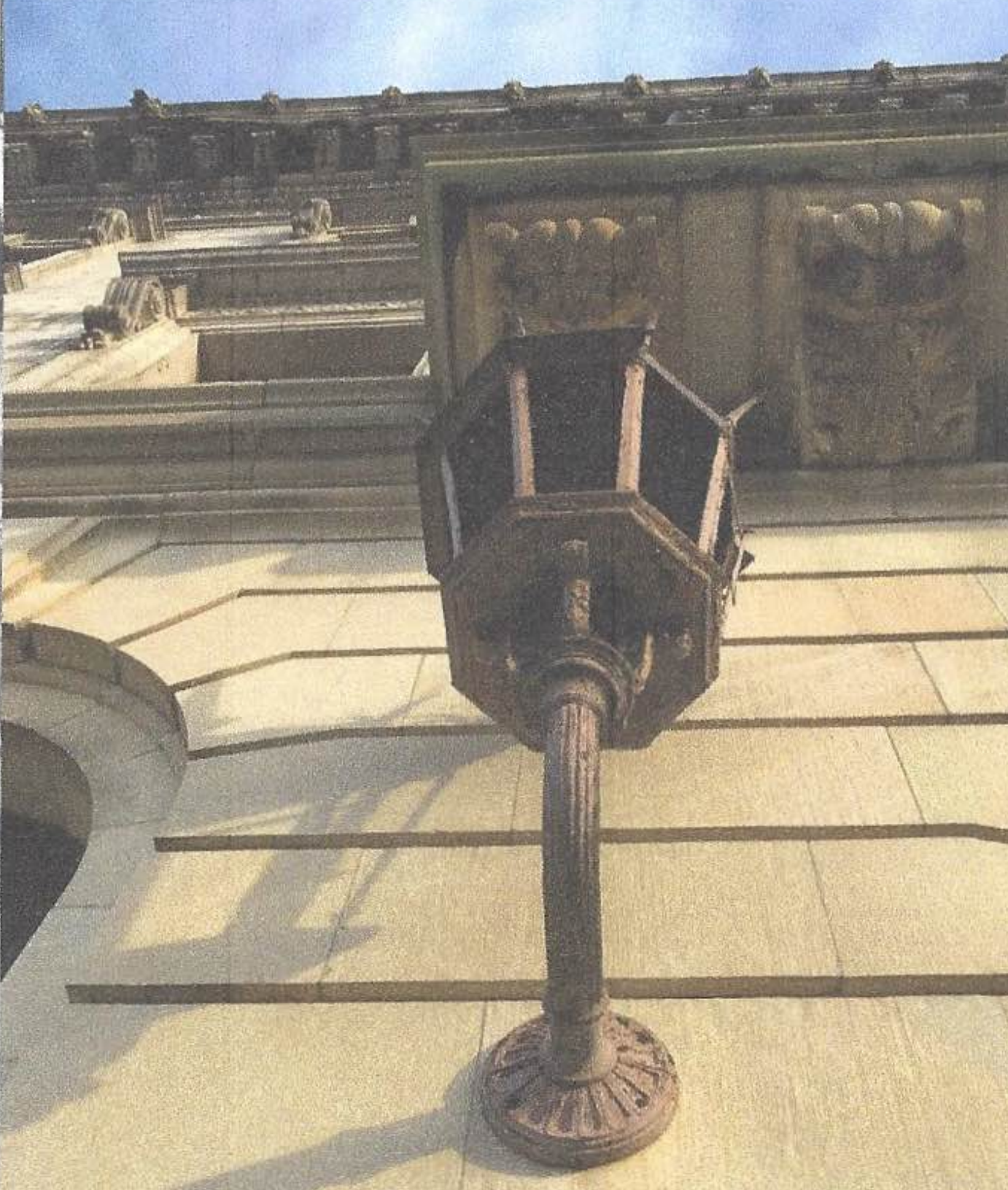
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Floor plan
4

Basement Floor
All Suites



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Floor areas are approximate.





DROST PROPERTIES

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