RE/MAX SELECT | MORRIS AGENT TEAM — NO SLUMBERS, EVER!

FOR LEASE



DOWNTOWN BOONTON · MAIN STREET RETAIL

611 MAIN STREET

BOONTON, NEW JERSEY 07005

±3,200 SF

GROUND-FLOOR SHOWROOM / RETAIL

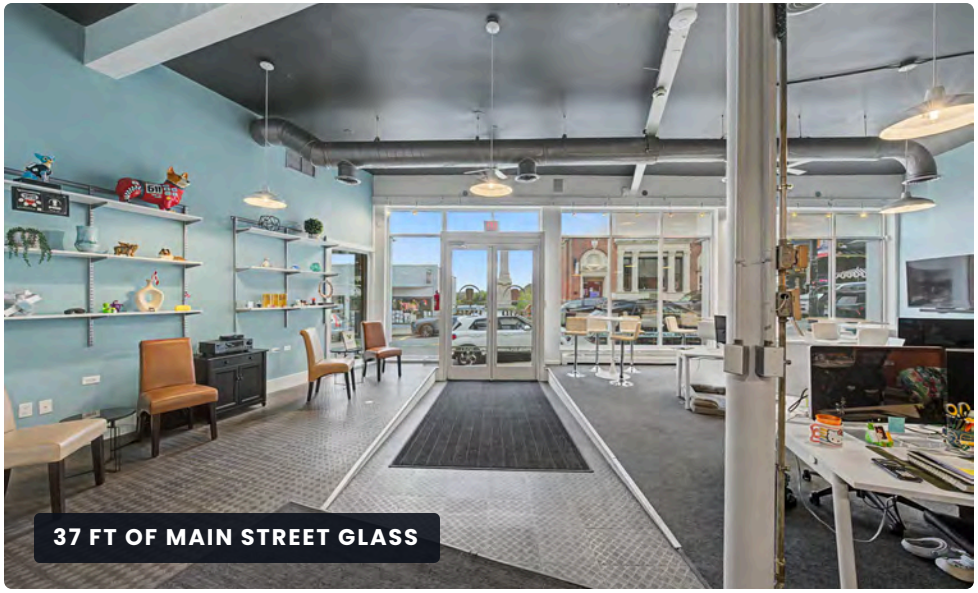
AVAILABLE MARCH 1, 2027

Property Highlights

A RARE OPEN MAIN STREET FLOOR PLATE

About 3,200 SF of ground-floor space behind 37 feet of storefront glass, with 12'6" ceilings, exposed steel and 400A 3-phase power. The space once held a woodworking shop behind a front showroom, and most interior walls are non-bearing, so it can open up clear front to back.

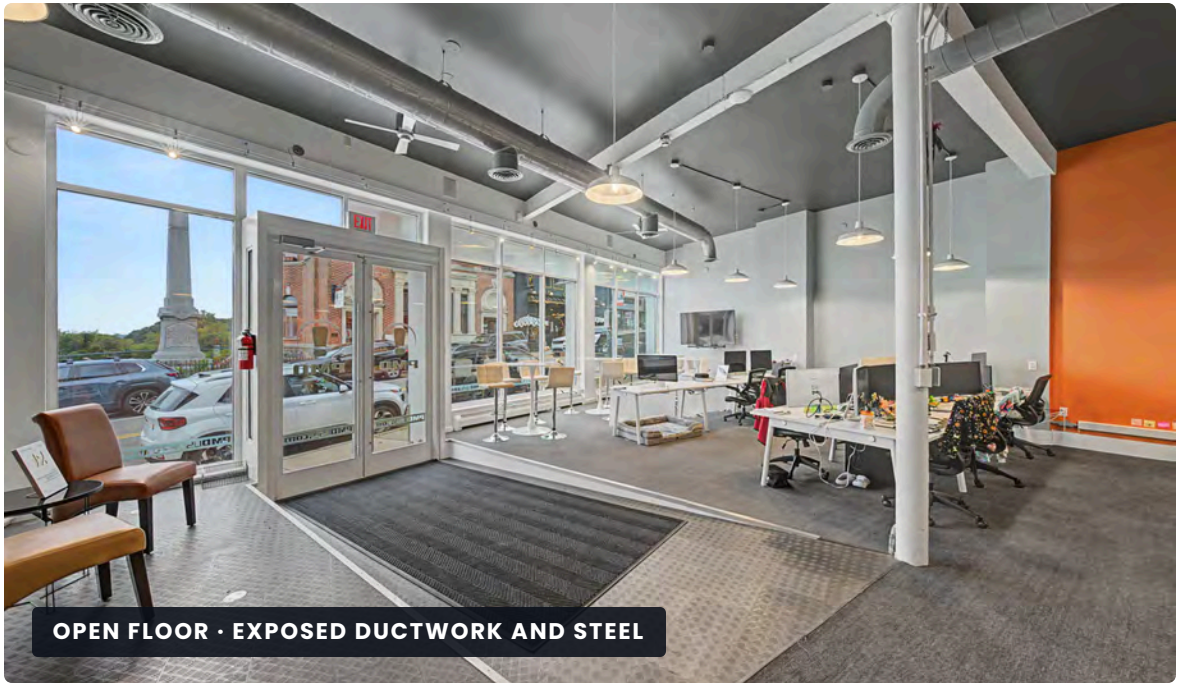
SIZE	±3,200 SF, ground floor
FRONTAGE	37 ft of glass on Main Street
ENTRY	9 ft entry doors
CEILINGS	12'6"
POWER	3-phase
STRUCTURE	Exposed steel; non-bearing interior walls
HVAC	Two ducted units (front replaced 2023)
EXTRAS	Storage mezzanine, rear exit
RECENT WORK	Water heater 2025 · roof 2017 / 2026
ZONING	B-1 Business District
AVAILABLE	March 1, 2027
ASKING	**$23.50 / SF** · about $75,200 / yr ($6,270 / mo)


37 FT OF MAIN STREET GLASS

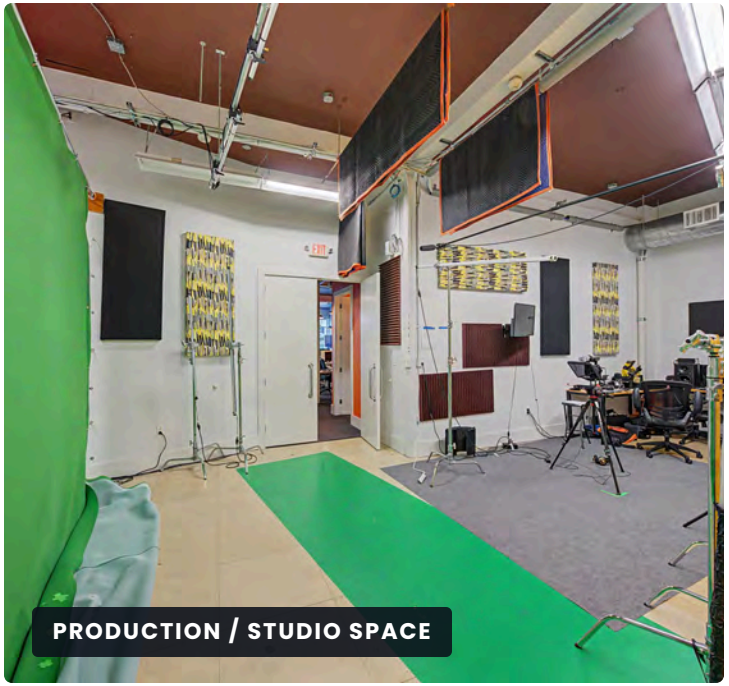



STORAGE MEZZANINE

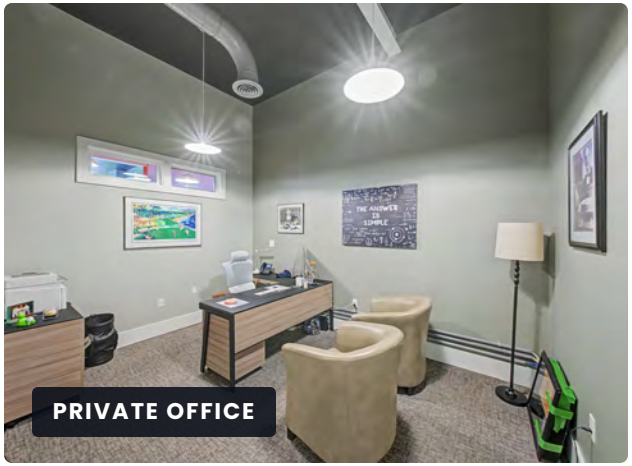
Inside the Space



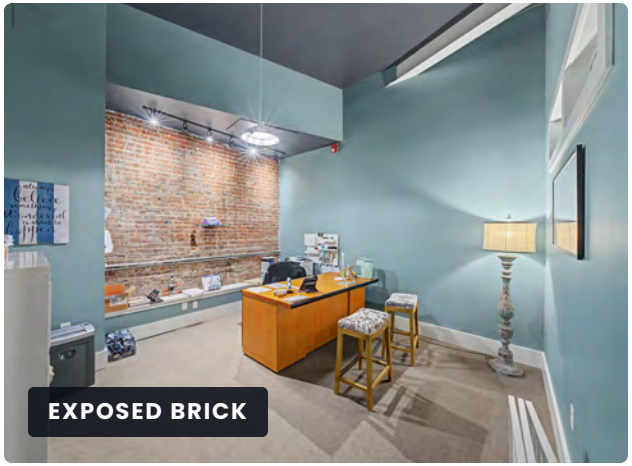
OPEN FLOOR · EXPOSED DUCTWORK AND STEEL



PRODUCTION / STUDIO SPACE



PRIVATE OFFICE



EXPOSED BRICK



WORKROOM / STORAGE

Zoning and Ideal Uses

PERMITTED IN THE B-1 DISTRICT

RETAIL SALES · RETAIL SERVICES · RESTAURANTS · BANKS · COMMERCIAL RECREATION · BREWERIES · CRAFT DISTILLERIES · INSTRUCTIONAL STUDIOS · PET GROOMING · NONPROFITS

No on-site parking required

MAIN STREET PARKING WAIVER

Main Street buildings that cover their whole lot are exempt from off-street parking requirements.

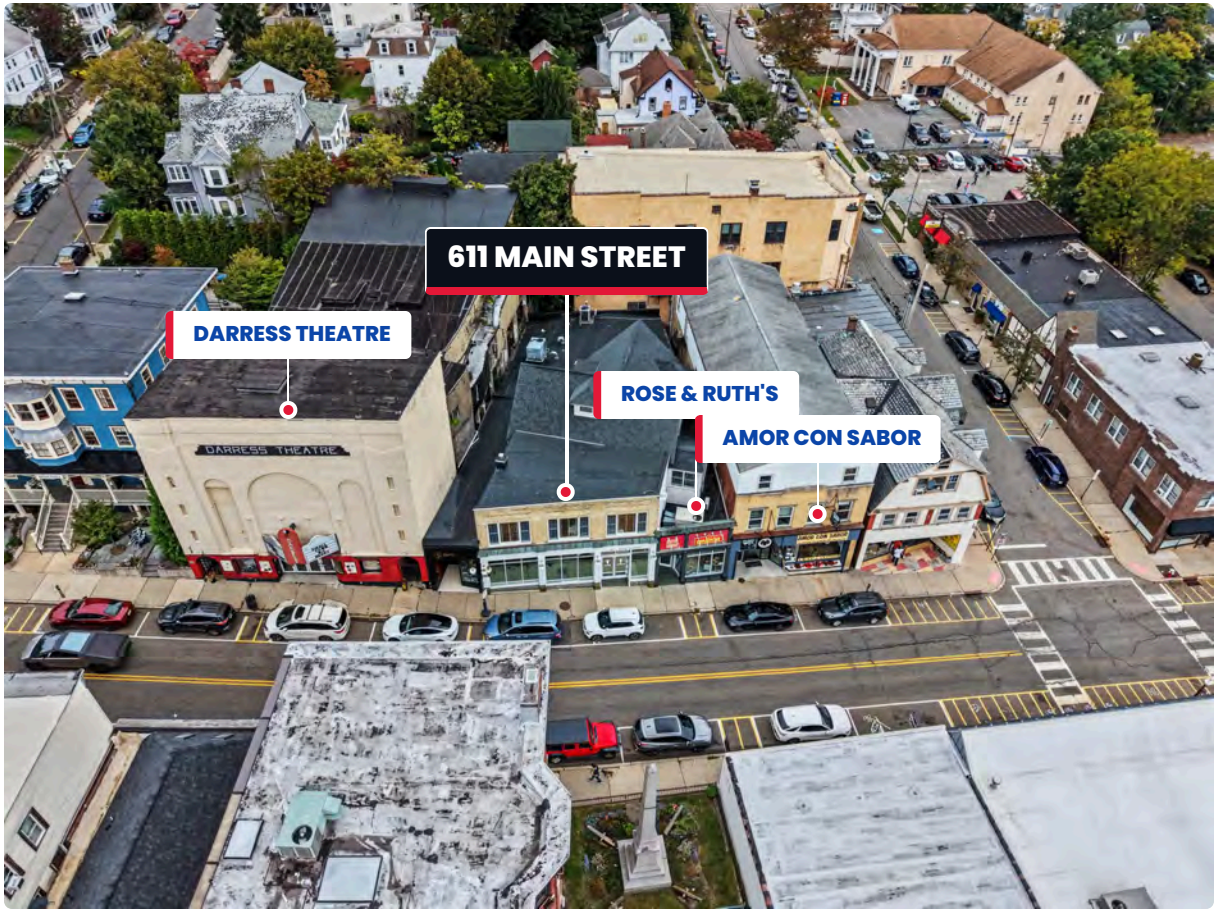
Storefront glass: a new or altered ground-floor facade must be at least 50% glass. Medical office is not a listed use and would need a variance.

BEST-FIT TENANTS

USE	WHY IT FITS
Showroom + workshop / office Custom furniture, cabinetry, kitchen and bath, tile, lighting, design-build	Zoning-compliant; uses the 3-phase power and matches the building's history
Craft brewery, distillery or taproom Breweries and craft distilleries are explicitly permitted	Power and steel suit equipment
Boutique fitness or instructional studio Art, music, dance, languages, photography, fitness	Open plan with tall ceilings
Specialty food market or retail Grocery, prepared food, general merchandise	Downtown Vision Plan lists these as unmet demand
Restaurant Full-service or fast casual	Permitted; Main Street parking waiver helps

Zoning summary based on the Town of Boonton B-1 Business District. Tenants should confirm their specific use with the Boonton zoning office.

Walkable Downtown



23
BUSINESSES WITHIN 350 FT

4 MIN
WALK TO NJ TRANSIT

13
PLACES TO EAT, DRINK, COFFEE

YOUR NEIGHBORS

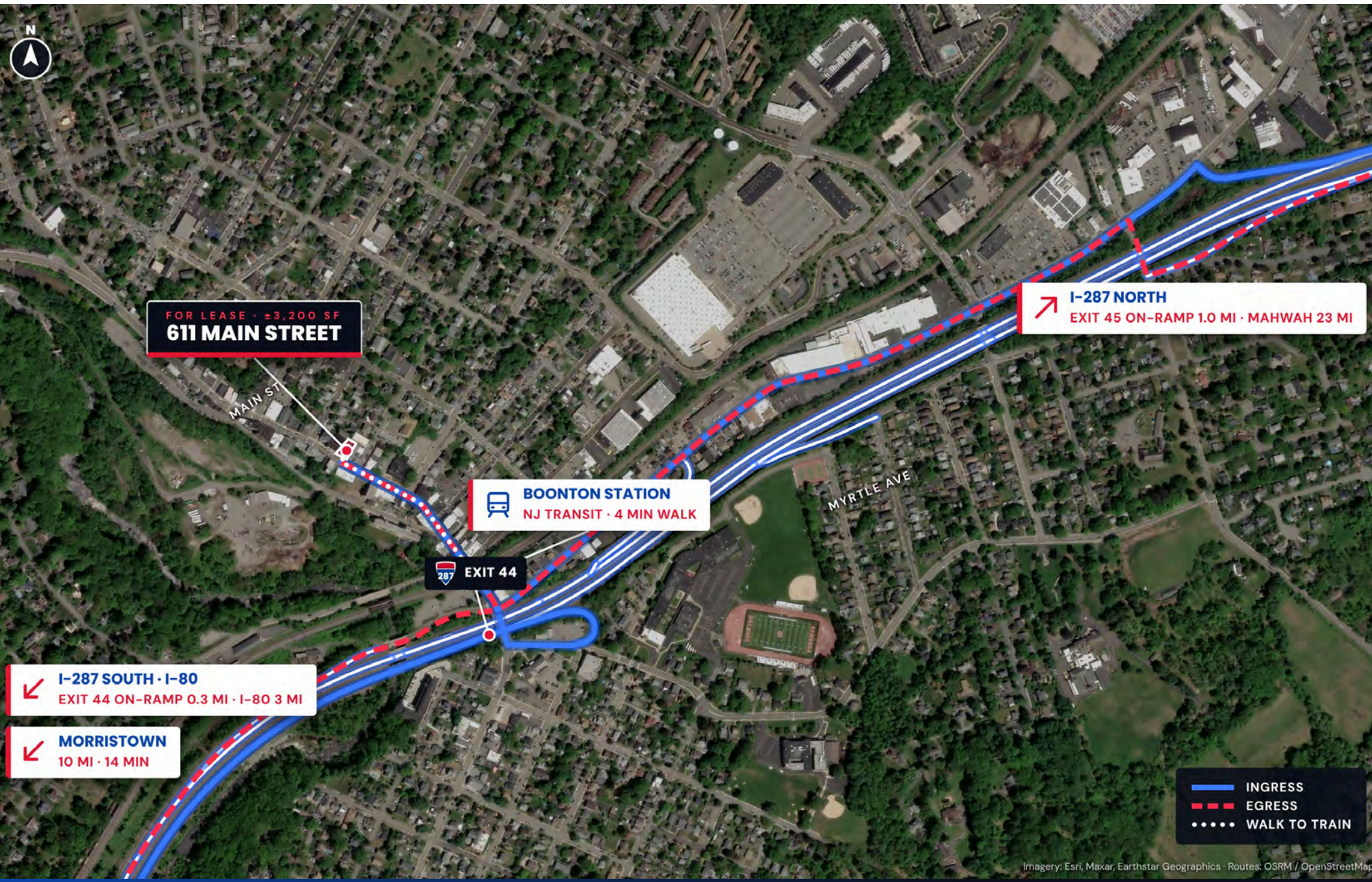
BUSINESS	TYPE	DIST.
Rose & Ruth's	Small Batch Spices	30 FT
Amor Con Sabor	Latin Kitchen	50 FT
Wah Yan Kitchen	Chinese	70 FT
The Tattoo Guild	Tattoo Studio	110 FT
6 Degrees Pilates	Fitness	110 FT
Don's Sandwich Shop	Deli	120 FT
Boonton Coffee Co.	Cafe	120 FT
Cat Fight Coffee	Cafe	140 FT
Walter Bauman	Jewelers	140 FT
Bear Minimum	Refillery	150 FT
Eric Moss Fitness	Gym	150 FT
Boonton Barber Shop	Barber	150 FT
Alhara	Middle Eastern	150 FT
Boonton Sushi House	Sushi	210 FT

Open businesses per the Boonton Main Street directory (2026). Distances are straight-line from 611 Main St.

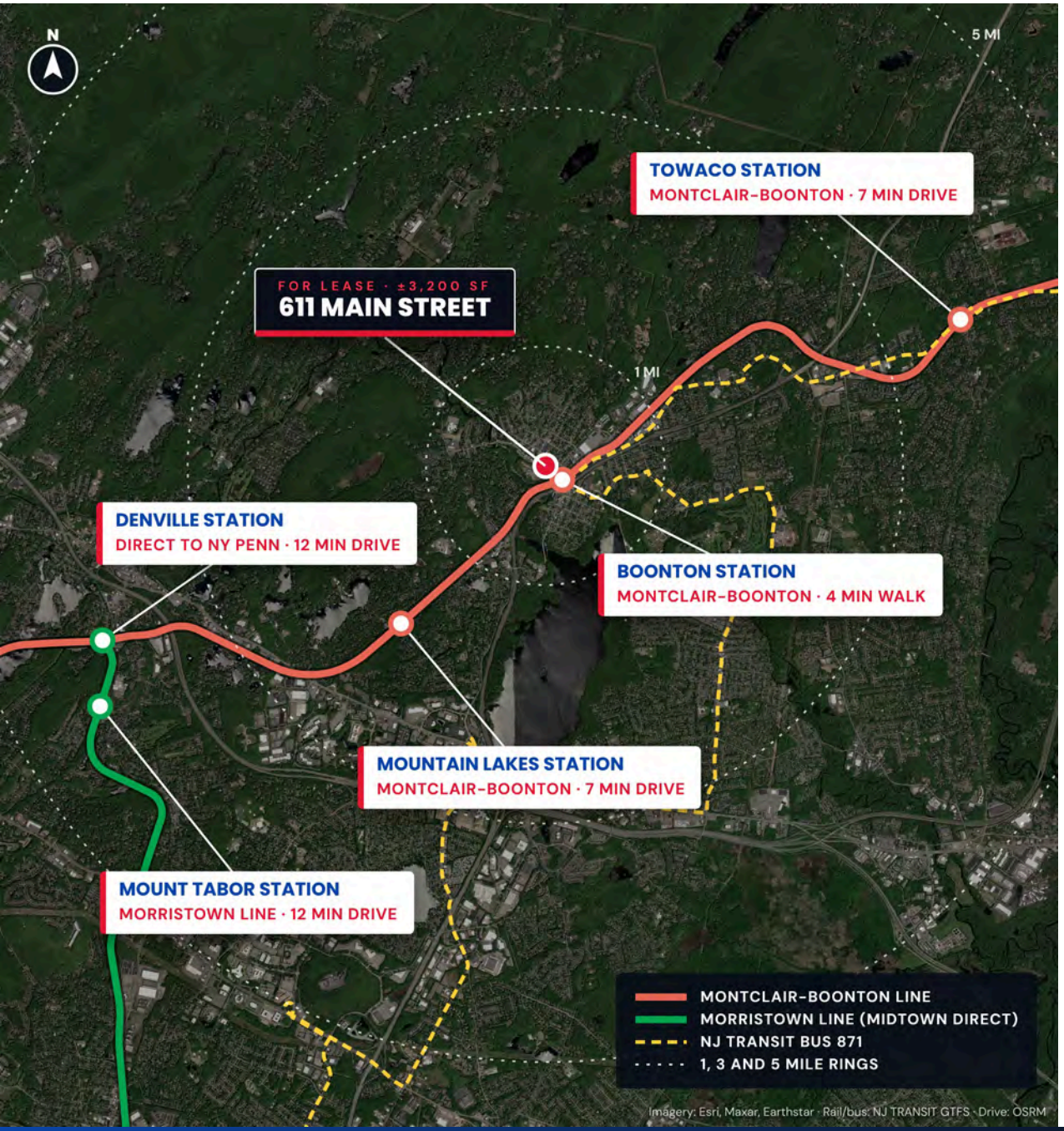
Retail Neighbors



Local Access



Public Transportation



4 MIN WALK

BOONTON STATION · MONTCLAIR-BOONTON LINE

Weekday peak service: 5 morning trains to Hoboken (about 70 min) and 9 afternoon/evening trains back. Connect to PATH at Hoboken or change at Newark Broad St.

NEARBY STATIONS

STATION	LINE	FROM SITE
Mountain Lakes	Montclair-Boonton	2.9 mi · 7 min drive
Towaco	Montclair-Boonton	4.1 mi · 7 min drive
Denville	Morristown Line · Midtown Direct to NY Penn	5.2 mi · 12 min drive
Mount Tabor	Morristown Line	5.3 mi · 12 min drive

Denville offers about 27 direct weekday Midtown Direct trains to NY Penn (about 80 min) plus weekend service.

NJ Transit bus 871 (Morristown to Willowbrook Mall) stops at Myrtle Ave and Main St, about 0.25 mi away, weekdays and Saturdays.

Schedules: NJ TRANSIT GTFS feed, Sept 2026 to Mar 2027. Drive times: OSRM, approx. off-peak.

Corporate Neighbors



Corporate Neighbors

WITHIN A 15-MINUTE DRIVE

COMPANY	LOCATION	DRIVE
Sun Chemical HQ	Parsippany	2.7 mi · 4 min
Ferring Pharmaceuticals US HQ	Parsippany	3.9 mi · 6 min
Teva Pharmaceuticals NA HQ	Parsippany	4.8 mi · 9 min
Avis Budget Group HQ	Parsippany	4.9 mi · 10 min
PNY Technologies HQ	Parsippany	4.7 mi · 9 min
Wyndham Hotels & Resorts HQ	Parsippany	5.6 mi · 9 min
Zoetis Global HQ	Parsippany	5.9 mi · 10 min
B&G Foods HQ	Parsippany	5.8 mi · 10 min
Lincoln Tech HQ	Parsippany	5.6 mi · 9 min
Saint Clare's Hospital	Denville	4.1 mi · 11 min
Bayer US Pharma HQ	Whippany	6.9 mi · 13 min
Barclays campus	Whippany	7.7 mi · 14 min

Headquarters and campuses verified against SEC filings, company sites and 2023-2026 press (Oct 2026). Drive distance and time via OSRM, approx. off-peak. Logos are trademarks of their owners.

12
MAJOR EMPLOYERS WITHIN 8 DRIVING MILES

9 MIN
TO THE SYLVAN WAY HQ CORRIDOR

14 MIN
TO DOWNTOWN MORRISTOWN

Boonton sits just north of the I-287 / I-80 interchange, putting the Parsippany headquarters corridor and its daytime workforce within about ten minutes of Main Street.

Regional Connectivity

