

# 695 Route 46 West

FAIRFIELD, NJ

NEWMARK  
ASSOCIATES | CRE  
CERTIFIED WBE

## For Lease

### CLASS A OFFICE SUITES - BELOW MARKET



## Highpoint Corporate Center

### Available Spaces

- Suite 200: ± 7500 sf - Move-In Ready!
- Suite 201: ± 4450 sf
- Suite 300: ± 8000 sf - Move-In Ready!
- Suite 303: ± 6600 sf
- Suite 400: ± 7500 sf (divisible)
- Suite 406: ± 2270 sf
- Suites may be combined up to approx. 10,000 sf

### Building Features

- 157,400 sf Class A office building
- On-site amenities including:
  - State of the art fitness center
  - Grab and go cafe
  - Conference room center
- Operable windows throughout
- On-site management
- Abundant on-site parking PLUS covered parking available
- Loading dock/freight elevator
- Immediate access to Routes 46/80/23

For more information contact

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**7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | [NewmarkRealEstate.com](http://NewmarkRealEstate.com)**

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# 695 Route 46 West

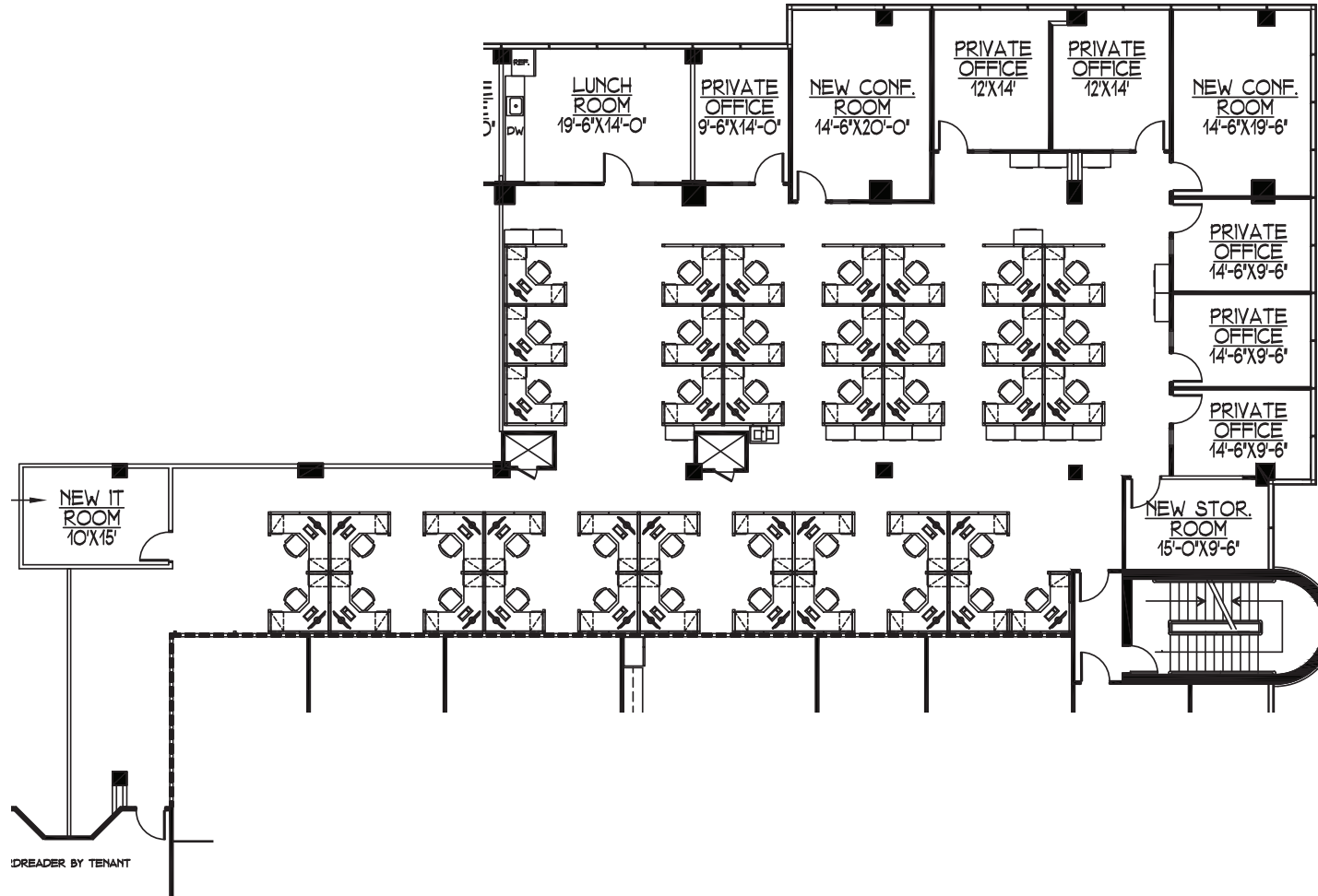
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## Suite 200

Approx. 7500 SF



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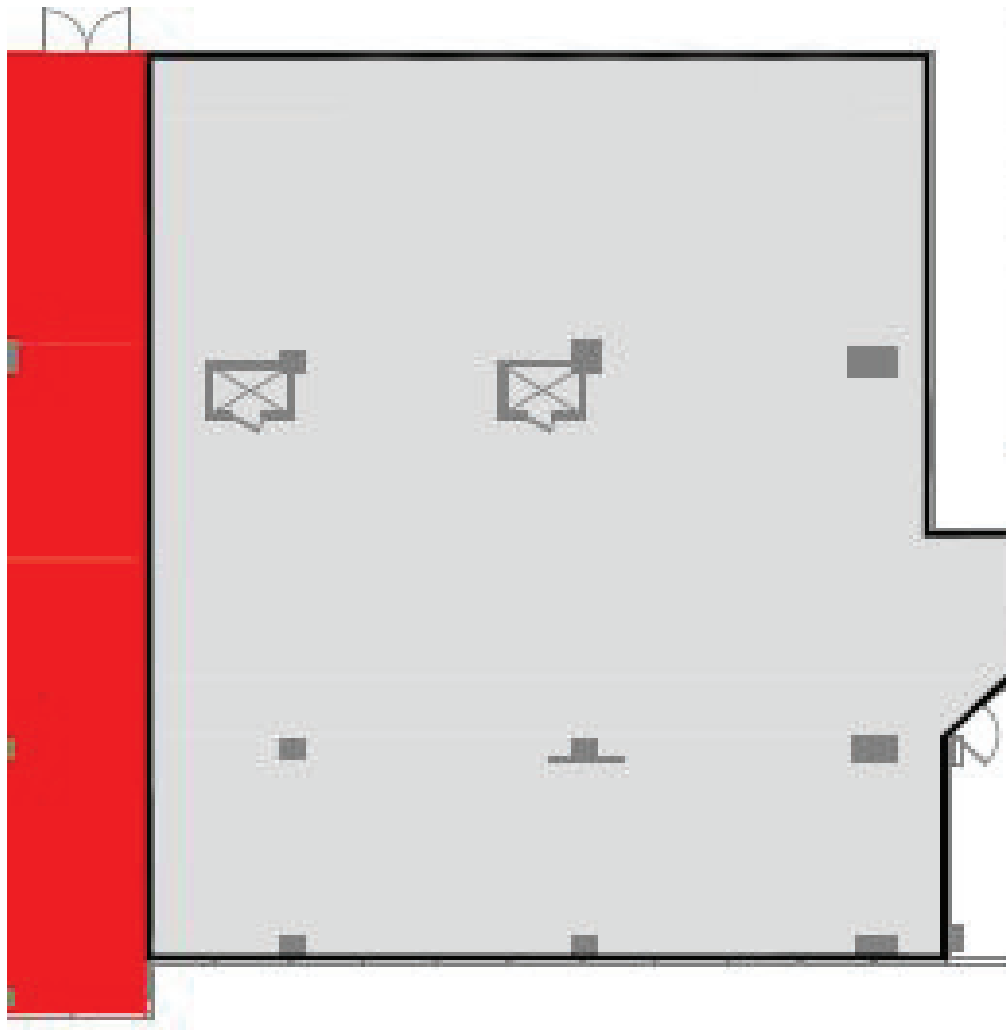
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### Suite 201

Approx. 4454 SF



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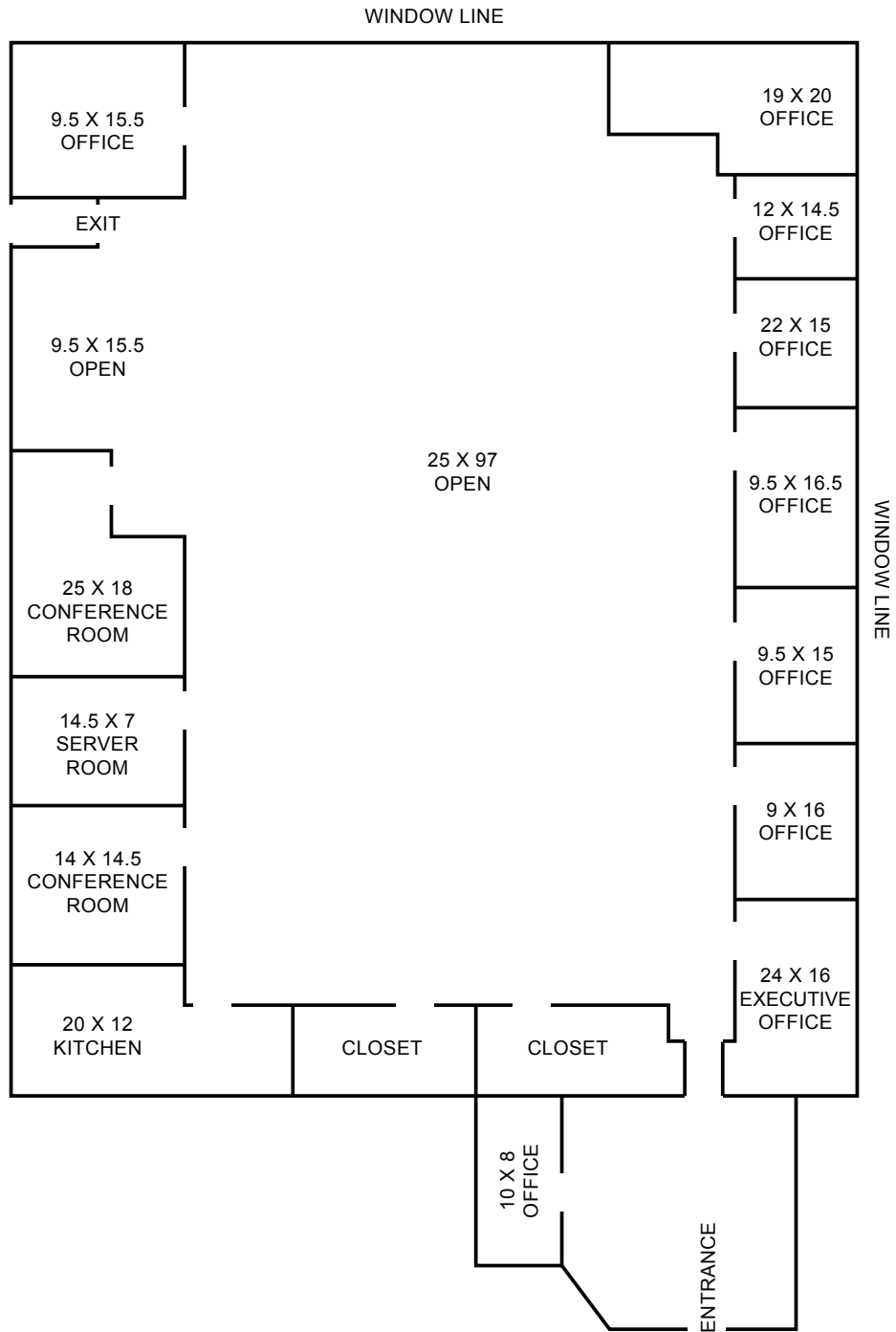
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### Suite 300 Approx. 8000 SF



Floor Plan Not Drawn to Scale

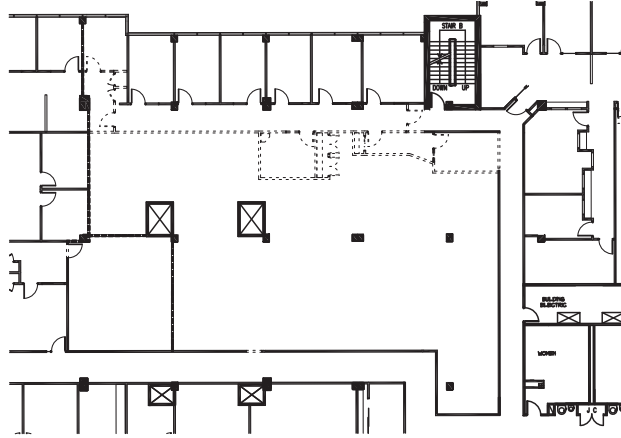
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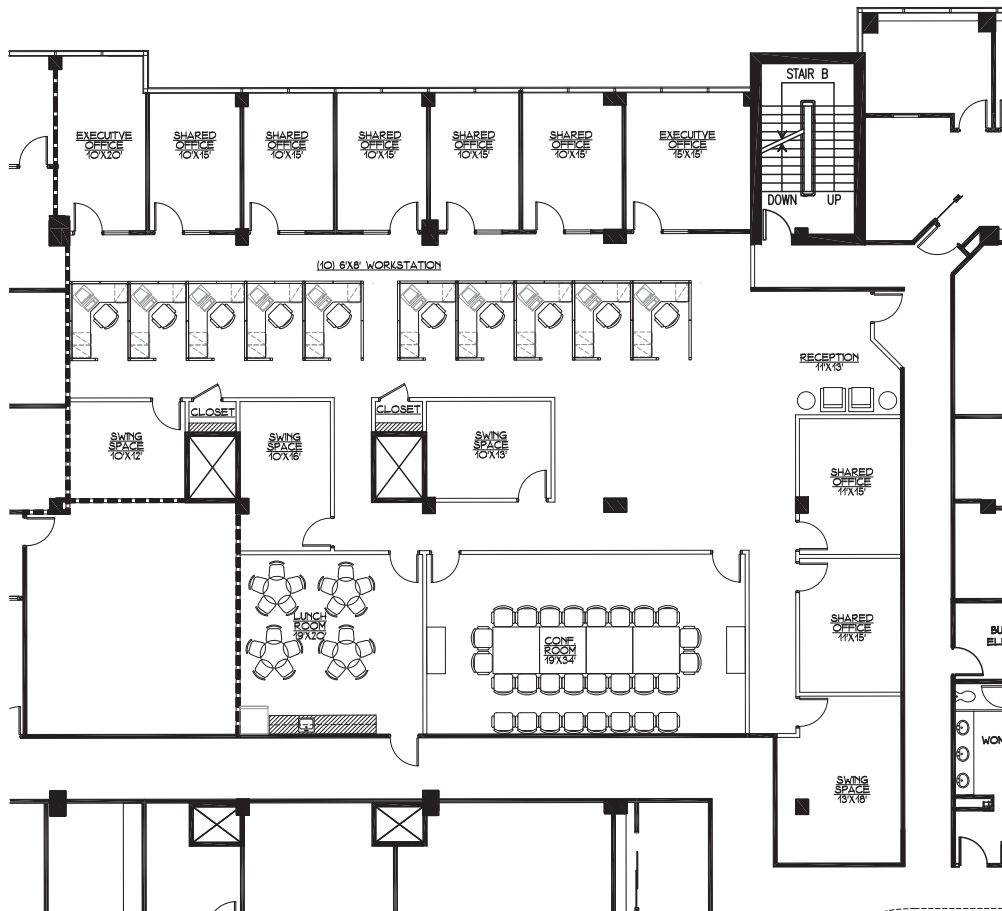


### Suite 303

Approx. 6597 SF



Existing Conditions



Test Fit

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## Suite 400

Approx. 7500 SF (Divisible)



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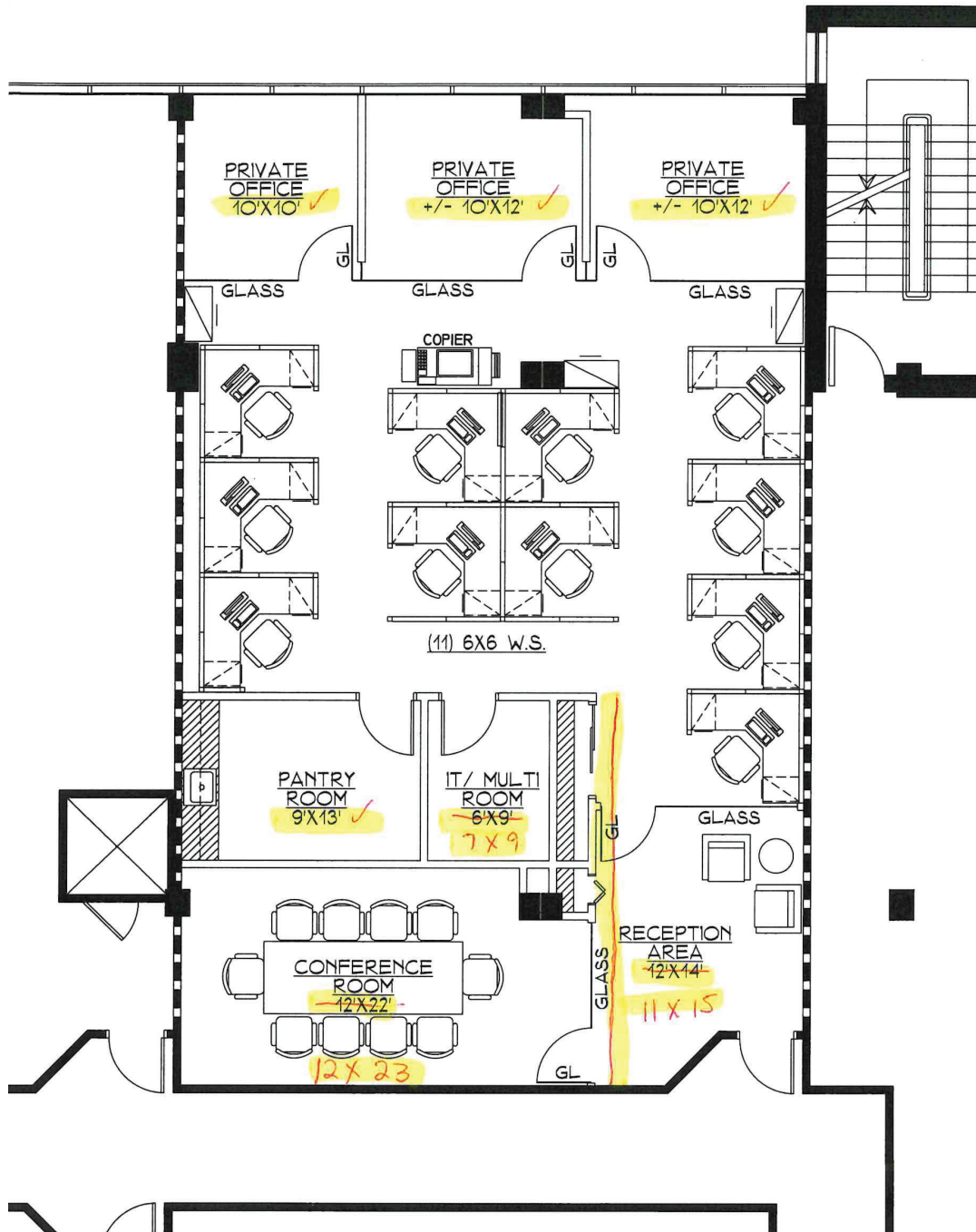
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### Suite 406

Approx. 2270 SF



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