

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 115: ± 1350 sf
- Suite 200: ± 7500 sf - Move-In Ready!
- Suite 201: ± 4450 sf
- Suite 300: ± 8000 sf - Move-In Ready!
- Suite 302: ± 2900 sf
- Suite 303: ± 6600 sf
- Suite 400: ± 7500 sf (divisible)
- 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

Helene Elbaum

helbaum@newmarkrealestate.com

Mobile: 201.320.3430

Office: 973.884.4444 ext. 26

Jeannette Melillo

jmelillo@newmarkrealestate.com

Mobile: 862.227.6464

Office: 973.884.4444 ext. 39

7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

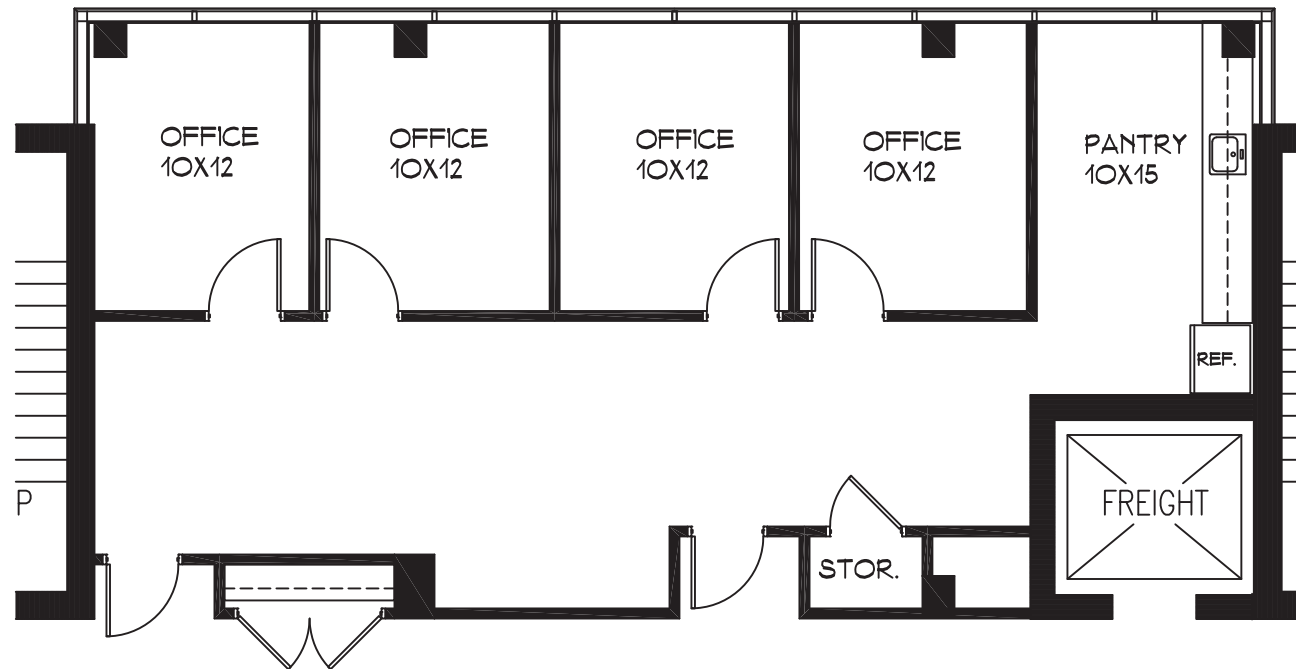
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Lease

Suite 115

(Test Fit)
Approx. 1350 SF



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

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

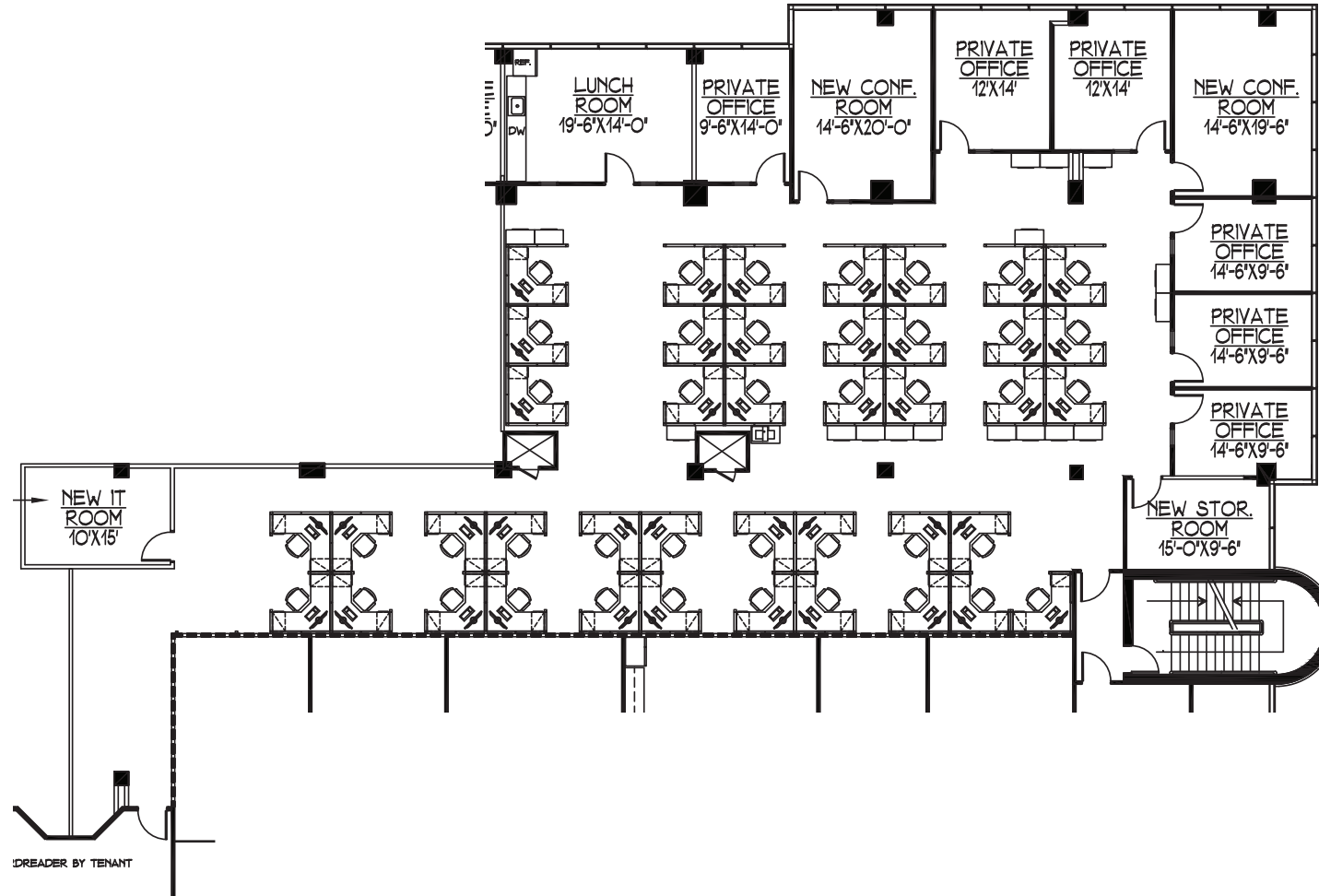
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIEDWBE

For Lease

Suite 200

Approx. 7500 SF



7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

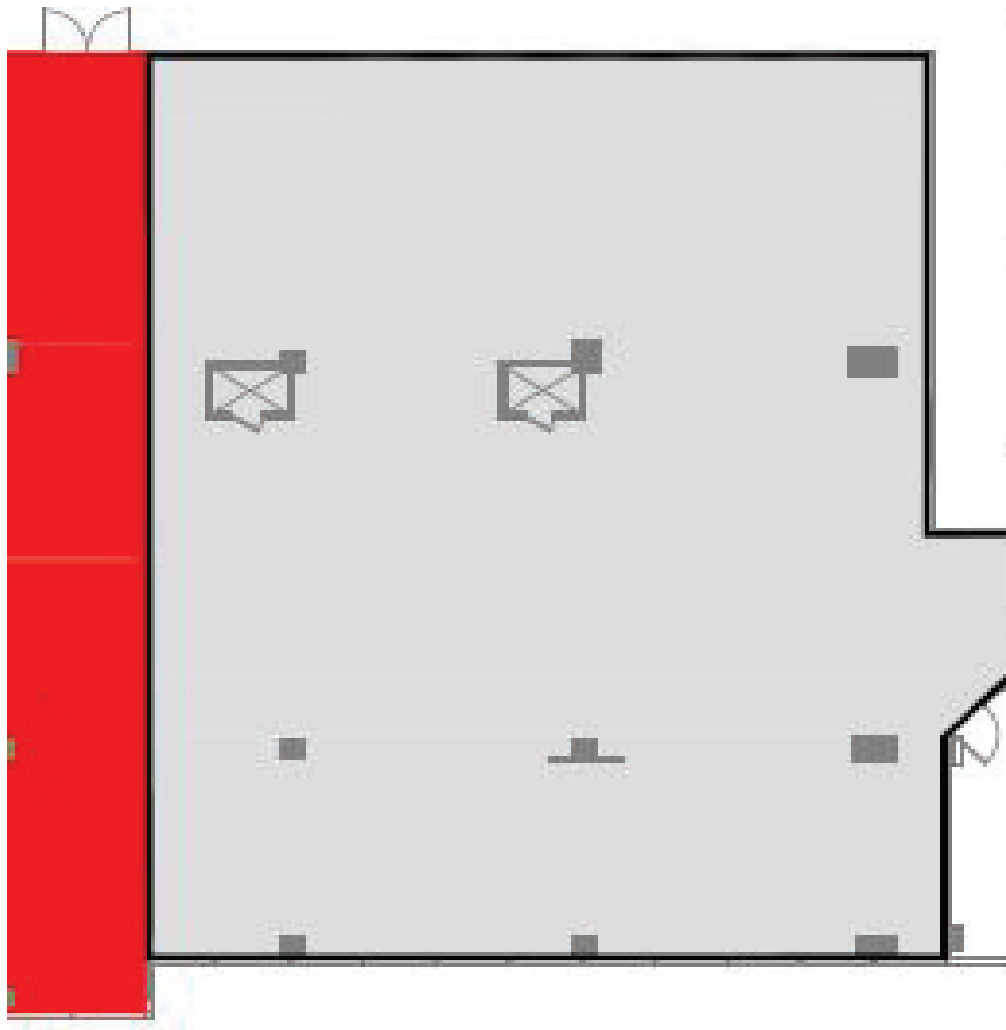
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Lease

Suite 201

Approx. 4454 SF



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

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

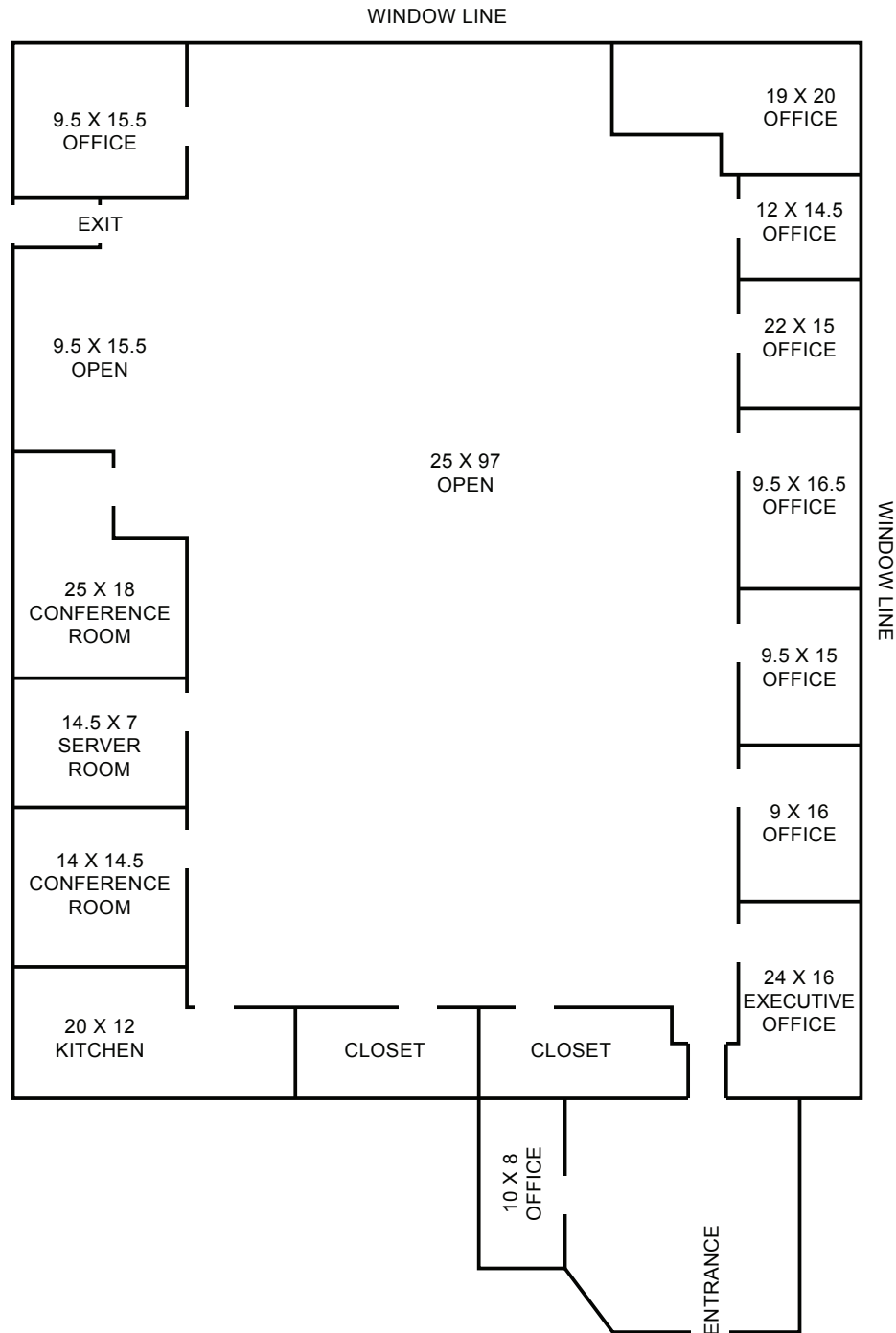
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Lease

Suite 300

Approx. 8000 SF



Floor Plan Not Drawn to Scale

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

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

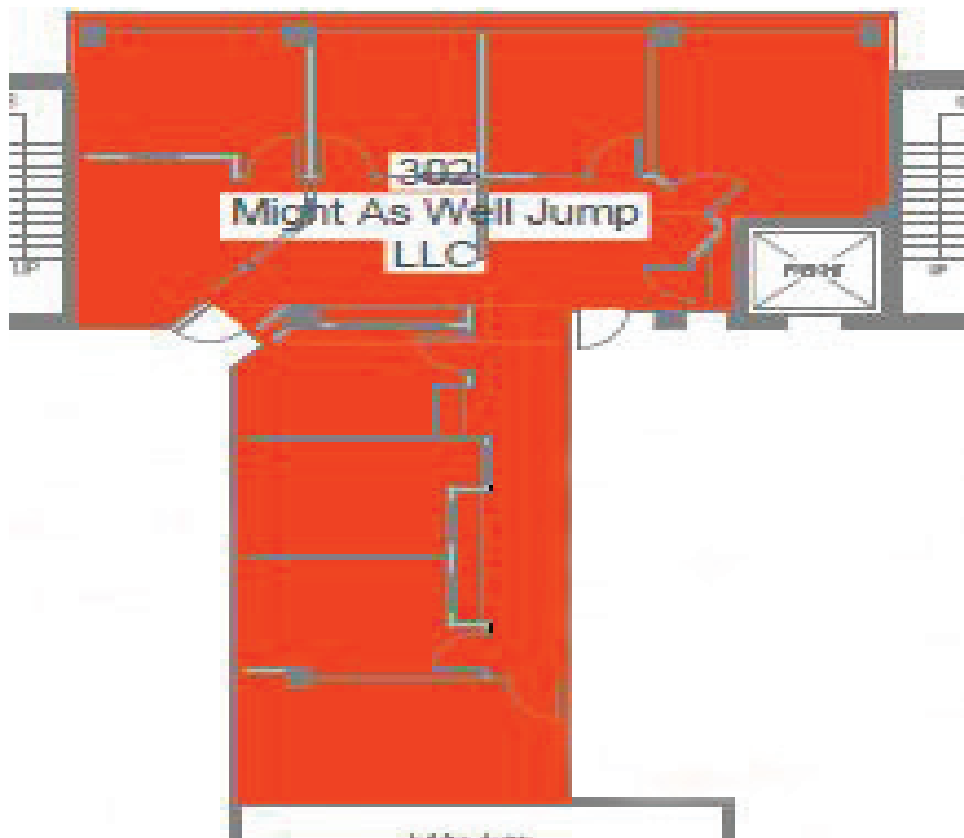
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Lease

Suite 302

Approx. 2900 SF
(May be combined
with Suite 303)



7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

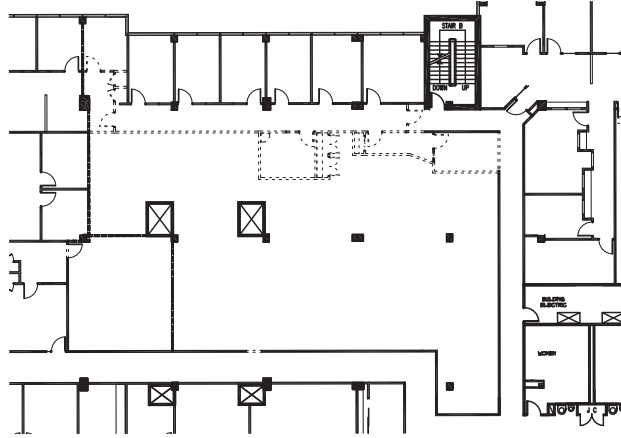
FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

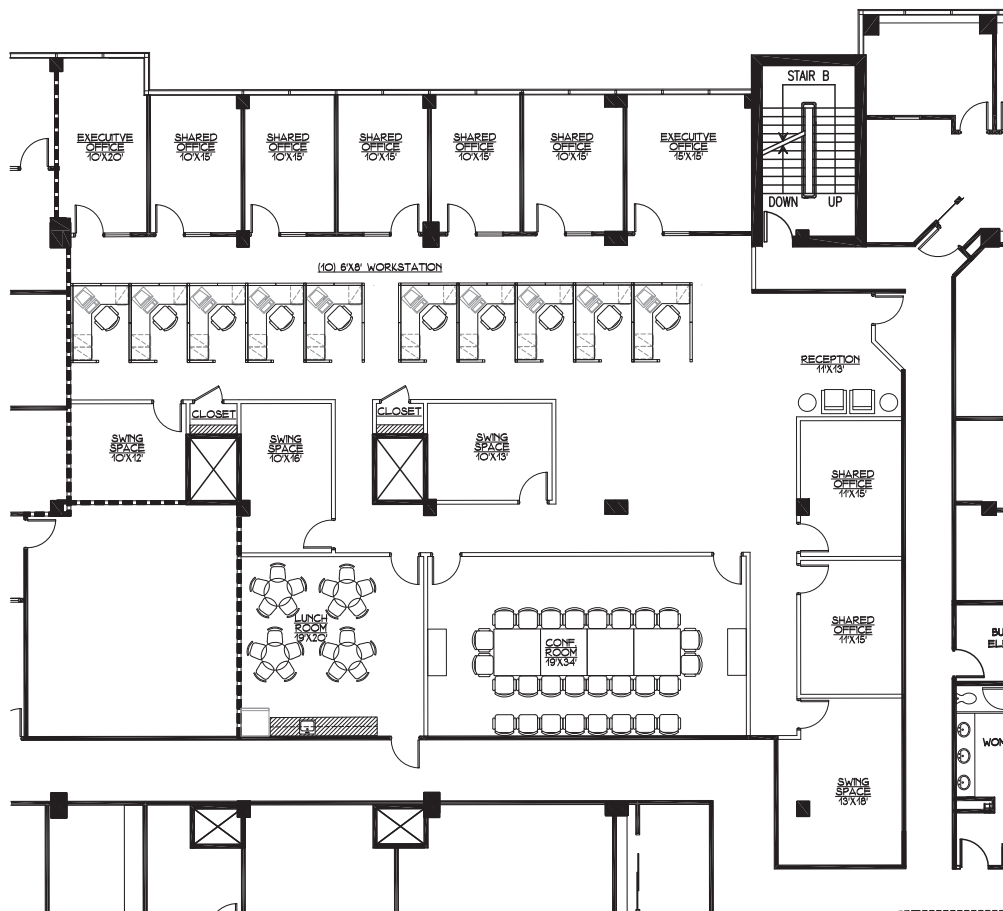
For Lease

Suite 303

Approx. 6597 SF



Existing Conditions



Test Fit

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

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

695 Route 46 West

FAIRFIELD, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Lease

Suite 400

Approx. 7500 SF (Divisible)



7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

2023 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.