700 Route 46 East
Fairfield, NJ



NEWMARK
ASSOCIATES

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


Two Bridges Bridge
launch for
e Meadows
Passaic River
80
23
MARRIOTT
46
703
Raising Cane's CHICKEN FINGERS
Border Jose CAFE TEJAS
Hilton
Riverside Dr
Willowbrook Blvd
700
TRANSIT
COSTCO WHOLESALE
TARGET
WILLOWBROOK MALL
Glendale Ln
Wawa
P.F. Chang's
Passaic Ave
Little Falls Rd
Pier Ln
Deepavaal Brook
Fairfield Rd
Kaplan Dr
Franklin Steakhouse and Tavern
Carlos Dr
Glen Ave
Passaic River
Woodcliff Ave
Tavern 292





700 Route 46 East offers a premier office location in the heart of Fairfield's established commercial corridor.

Positioned directly along Route 46, the property provides exceptional visibility and convenient access to Interstate 80, Route 23, and Interstate 287, allowing for easy connectivity throughout Northern New Jersey and the New York metropolitan area.

The building features flexible office layouts, abundant natural light, ample on-site parking, and a professional corporate environment suitable for a variety of office and medical users. Surrounded by major retail, dining, and hospitality amenities including the Willowbrook area, the property combines accessibility, convenience, and functionality in one of the region's most recognized business locations.



AVAILABLE SPACES

First Floor

- **Suite 101: +/- 3250 sf**
- Two (2) large multipurpose rooms
- Flexible floor plan
- **Suite 110: +/- 5600 sf**
- Large conference room and kitchenette
- 15 Private offices
- Reception and bull pen area
- Beautifully appointed with natural light
- Perfect for professional use

Second Floor

- **Entire Floor Available: +/- 11,750 sf (divisible to 2000 sf)**
- Kitchenette
- Private showers
- Large multipurpose room
- Two (2) conference rooms
- Large break room

Fourth Floor

- **Suite 450: +/- 2500 sf**
- Corner Suite
- Six (6) large offices
- Bullpen

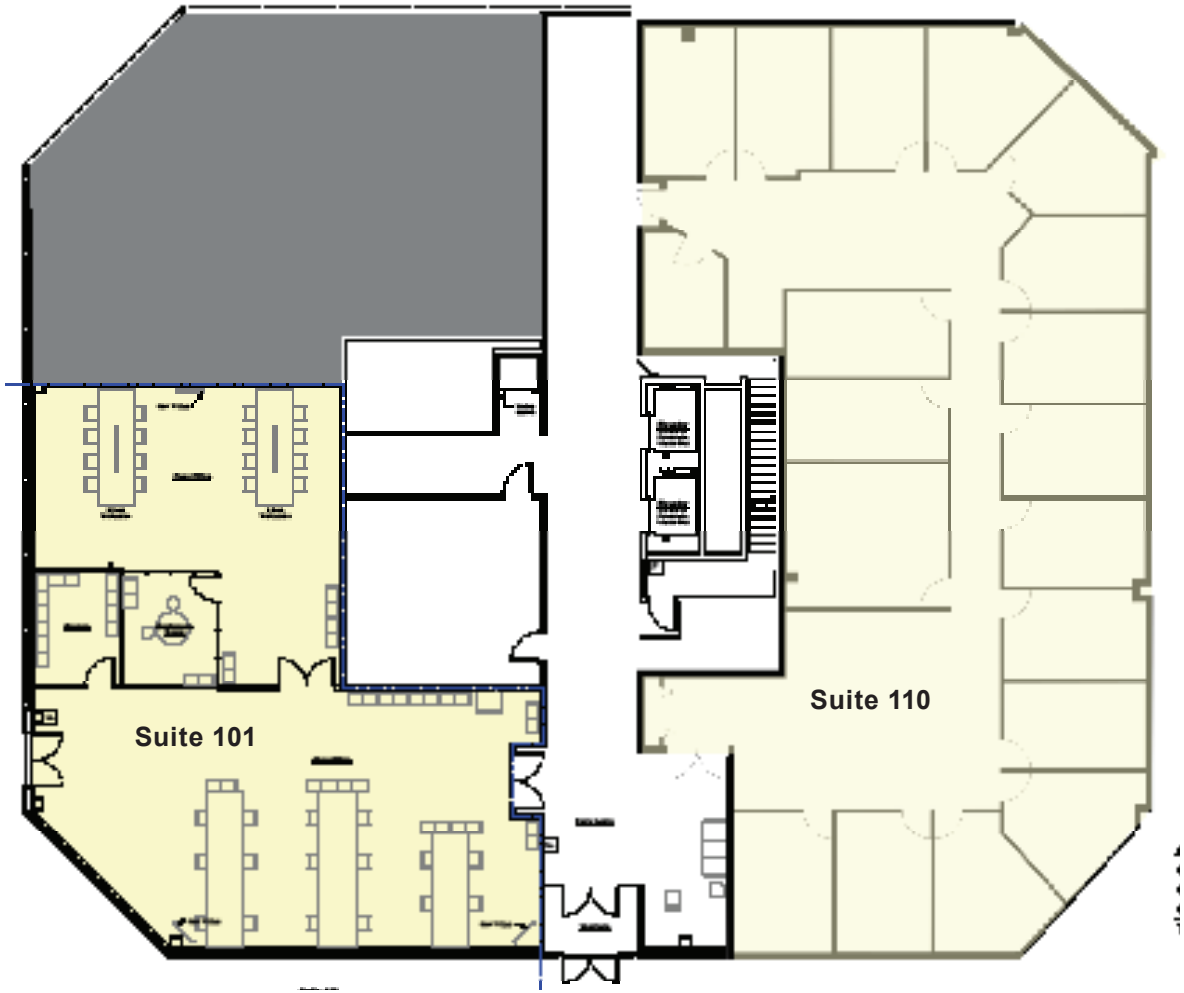
PROPERTY FEATURES

- 47,000 sf freestanding office building
- Proximity to Willowbrook Mall, hotels, restaurants
- Excellent visibility on Rt. 46 with monument signage
- Building signage available
- 24 Hour access
- On-site property manager
- Ample parking
- Expansive windowline
- Easy access to Routes 80, 287, 23
- Close to bus line to NYC, Newark Airport

Asking Price: $20.00 psf plus TE

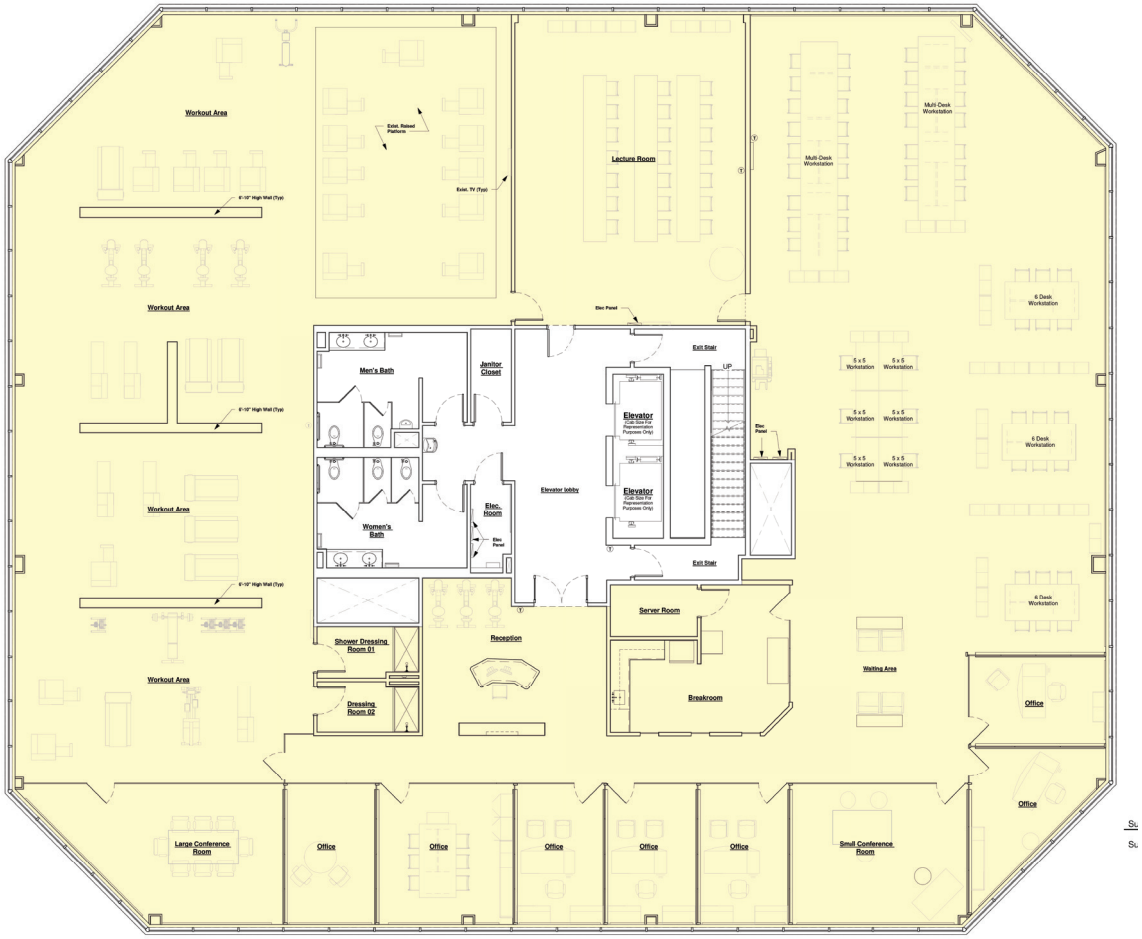






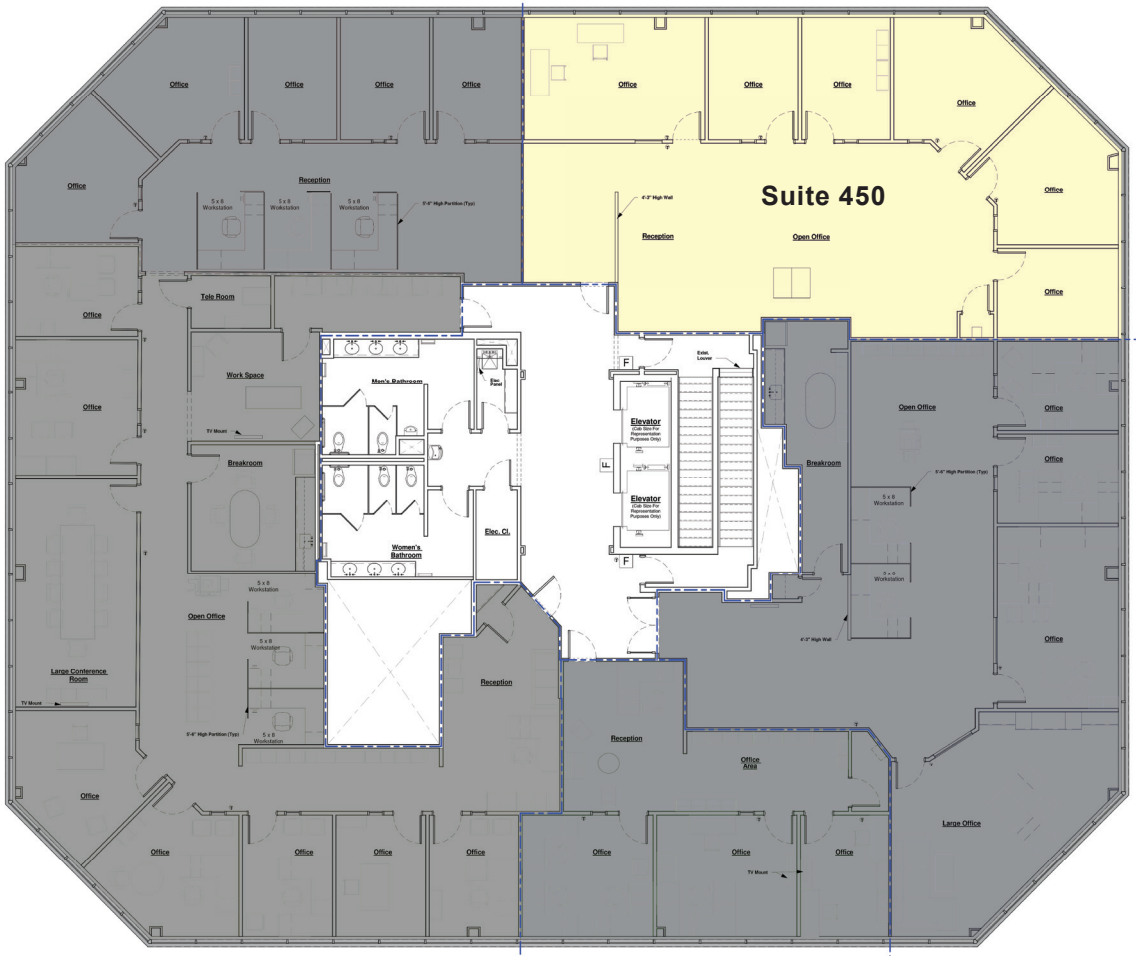
First Floor
Suite 101: +/- 3250 sf | Suite 110: +/- 5600 sf

Floor Plan May Not Be Drawn To Scale



Second Floor
Entire Floor: +/- 11,750 sf (*divisible to 2000 sf)*

Floor Plan May Not Be Drawn To Scale



Fourth Floor
Suite 450: +/- 2500 sf

Floor Plan May Not Be Drawn To Scale



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JEANNETTE MELILLO
C: 862.227.6464
O: 973.884.4444 ext. 39
jmelillo@newmarkrealestate.com

NANCY STANTON-TUCKMAN
C: 973.216.7107
O: 973.884.4444 ext. 19
ntuckman@newmarkrealestate.com

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