

BUILD TO SUIT



Presented By:
The Diamond Agency

275 Paterson Ave, Little Falls, NJ 07424



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Property Details

"A" class building suitable for various professional uses is available for lease, conveniently located near Route 3, 46, 80, and the Parkway. The lease is a gross, modified lease with no escalations, meaning the rent will be fixed for 5 years. The tenant is responsible for utilities. The building has shared parking available for approximately 120 cars, and if you lease 3,000 square feet or more, you will be assigned 2 covered parking spaces. There is also an option for electric car charging; the building is air-purified. The rent is \$22.00 per square foot and will remain "fixed for 5 years with no increases". There are 3 spaces remaining. The second floor has 2 spaces, and the third-floor space can be subdivided to suit your needs. Incentives are available, and the owner is willing to paint, replace flooring, and install LED lighting for qualified tenants. Attached are some before and after photos of recently renovated and already leased spaces.

Price: \$22.00 /SF/YR

- NO ESCALATIONS FIXED-RENT FOR 5 YEARS AND UP
- "A" CLASS BUILDING - ELEVATOR
- INCENTIVES AVAILABLE - IE: \$18 PSF TOWARDS RENOVATIONS
- AIR PURIFIED BUILDING
- CENTRALLY LOCATED NEAR ALL HIGHWAYS

View the full listing here: <https://www.loopnet.com/Listing/275-Paterson-Ave-Little-Falls-NJ/24756029/>

Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	45,600 SF
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Year Built:	1982
Walk Score ®:	55 (Somewhat Walkable)
Rental Rate Mo:	\$1.83 /SF/MO

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Listing spaces

2nd Floor Ste 206	Space Available:	2,264 SF
	Rental Rate:	\$22.00 /SF/YR
	Date Available:	30 Days
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	5 - 15 Years

Suite #206 on the 2nd floor offers 1,887 SF of usable space (2,264 SF billable). The open floor plan can be customized to suit your needs, and the terms can be negotiated based on the extent of the required work. The owner is offering a \$18 SF credit for construction costs. Each suite is individually metered for gas and electric. Additionally, Suites 206 and 207 can be combined (3,215 SF usable - 3,858 SF billable)

2nd Floor Ste 207	Space Available:	1,594 SF
	Rental Rate:	\$22.00 /SF/YR
	Date Available:	30 Days
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	5 Years

Suite #207 offers 6 offices with windows and a large reception area. (1,328 SF usable, 1,594 SF billable). Suites 206 and 207 can be combined (3,215 SF usable 3,858 SF billable).

3rd Floor Ste 300

Space Available:	6,155 SF
Rental Rate:	\$22.00 /SF/YR
Date Available:	30 Days
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 15 Years

Suite #300 is located on the 3rd floor of a well-maintained building with an elevator and can be subdivided into 2 units. All suites are separately metered for gas and electric. The landlord is willing to provide an allowance for renovations, and this can be negotiated based on the length of the lease and the scope of the work required to suit the tenant's needs.

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Location



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Property Photos



aerial 1



Primary Photo

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Property Photos



Elevator Building



Covered parking

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Property Photos



after



after

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Property Photos



before renovation



renovated

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Property Photos



before renovation



before

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Property Photos



IMG_6951



after

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Property Photos



before



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Property Photos



20240220_104957



available open floor plan

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Property Photos



available open floor plan



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Property Photos



20220105_142229



Building Photo

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Property Photos



Building Photo



Building Photo

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