



OFFICE BUILDING

FOR LEASE

±105,253 SF PROFESSIONAL OFFICE SPACE

165 Passaic Avenue, Fairfield, NJ 07004

For More Information, Contact the Broker

DYLAN MEADE

Senior Associate
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973.379.6644 x115

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President
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973.379.6644 x131

PETER J. MURANO, JR., SIOR

Managing Executive Director
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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.4 Miles to Route 46
 Approx. 2.4 Miles to I-80
 Approx. 5.8 Miles to I-280
 Approx. 6.9 Miles to Route 3

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,530 - 21,083 SF
Building Size:	105,253 SF

PROPERTY HIGHLIGHTS

- ±105,253 SF Professional Office Space (±41,705 SF Available Space)
- Newly Renovated Common Areas and Elevator Cabs
- Plug N' Play Space Available
- Four Story Atrium, Full-Service Café, Views of Fairfield Airport
- Abundant Parking Space (6/1,000 Parking)
- Close Proximity to Ample Dining and Lodging Amenities
- Ownership to Refresh Main Lobby & Common Areas (New Paint, Furniture, Lighting and Indoor Landscaping)
- Stable Ownership Group
- Available Immediately
- Convenient Access to All Major Highways (Routes 3 and 46, I-80 and 280)
- ***Please Add \$2 Tenant Electric***

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105 Office	Available	2,580 SF	Plus \$2.00 PSF TE	Negotiable	Available December 2024
Suite 204 Office	Available	1,878 SF	Plus \$2.00 PSF TE	Negotiable	Available December 2024
Suite 300 Office	Available	3,830 SF	Plus \$2.00 PSF TE	Negotiable	Available December 2024
Suite 301B Office	Available	1,727 SF	Plus \$2.00 PSF TE	Negotiable	Available December 2024
Suite 305 Office	Available	2,228 SF	Plus \$2.00 PSF TE	Negotiable	±3,758 SF Total When Combined with Suite 306 (±1,530 SF)
Suite 306 Office	Available	1,530 SF	Plus \$2.00 PSF TE	Negotiable	±3,758 SF Total When Combined with Suite 305 (±2,228 SF)
Suite 400 Office	Available	21,083 SF	Plus \$2.00 PSF TE	Negotiable	Available January 2025
Suite 410 Office	Available	6,849 SF	Plus \$2.00 PSF TE	Negotiable	Available January 2025

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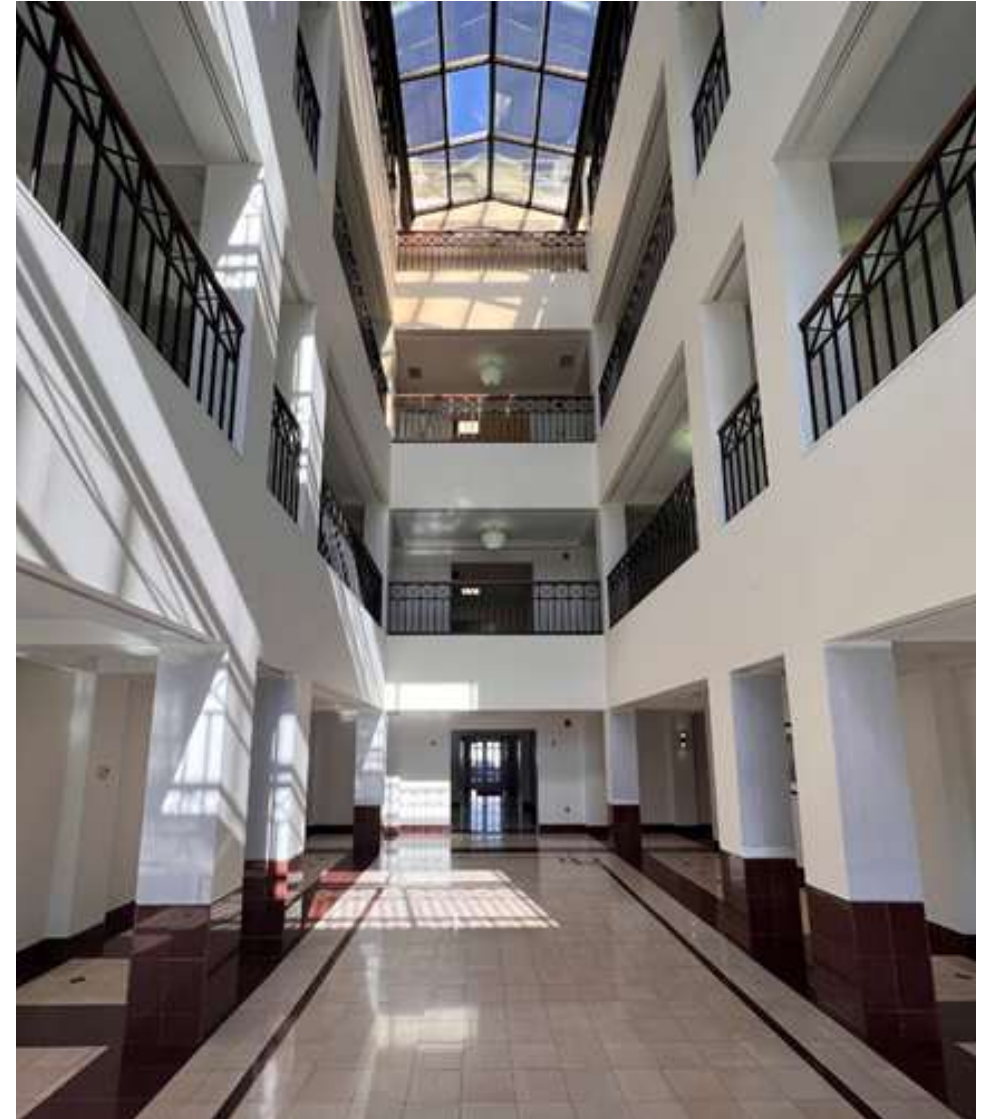
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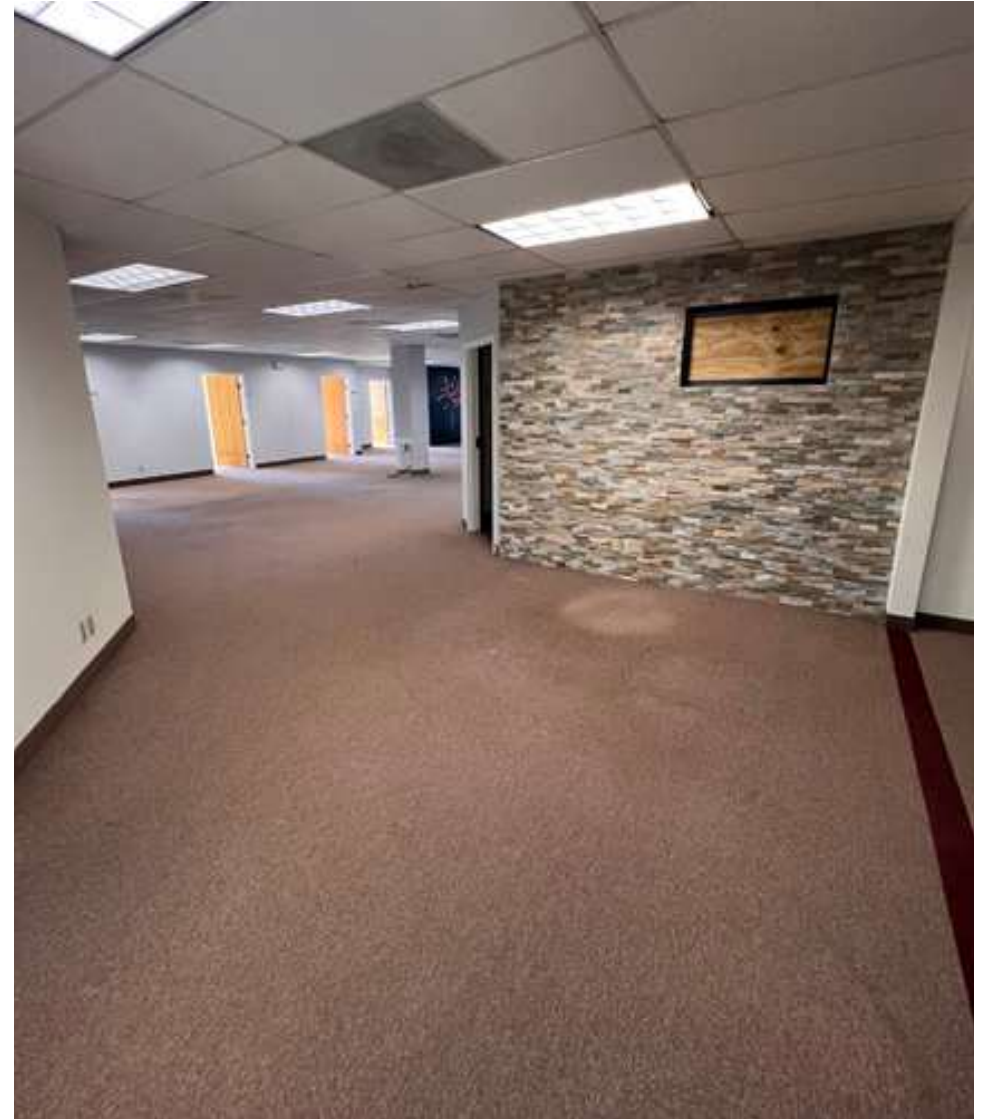
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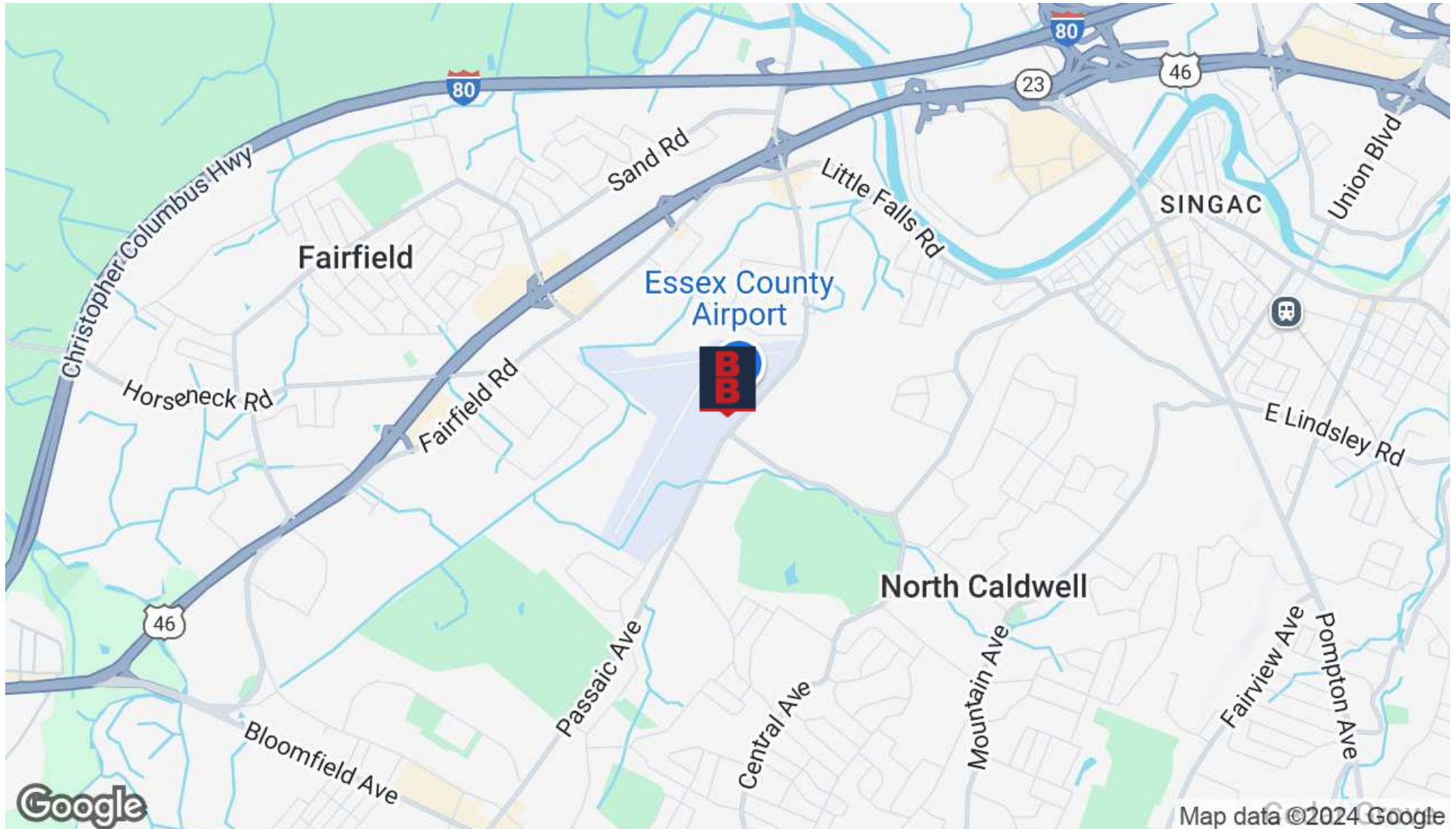
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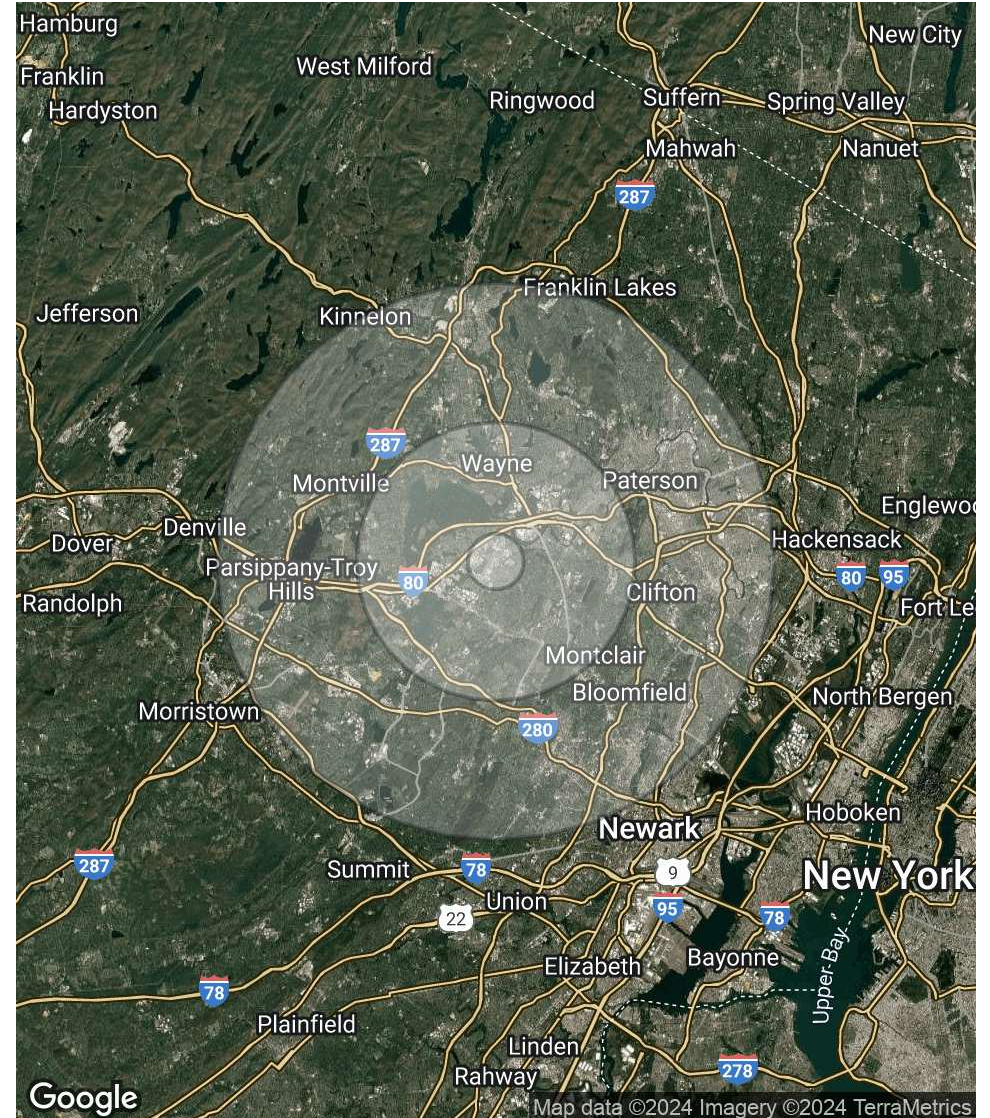
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,012	169,186	1,221,845
Average Age	43.6	42.7	37.8
Average Age (Male)	43.4	41.8	36.3
Average Age (Female)	43.6	43.7	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,031	61,389	426,399
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$145,712	\$123,674	\$96,058
Average House Value	\$608,449	\$512,028	\$492,652

* Demographic data derived from 2020 ACS - US Census



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