

BUILD TO SUIT! Great Location!



Presented By:
The Diamond Agency

275 Paterson Ave, Little Falls, NJ 07424



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Property Details

Class A professional office space available for lease, conveniently located near Routes 3, 46 and 80, as well as the Garden State Parkway. The building is suitable for a variety of professional uses and offers shared parking for approximately 120 vehicles, electric vehicle charging capability and an air-purification system.

The asking rent is \$24.00 per square foot on a modified gross basis, fixed for five years with no annual increases. Tenants are responsible for their own utilities.

Only three spaces remain available, including one suite on the second floor. The available third-floor space may be subdivided. Tenant improvement allowances may be available, subject to the lease term and negotiated terms and conditions.

Attached are before-and-after photos showcasing recently renovated suites that have already been leased.

Price: \$24.00 /SF/YR

- NO ESCALATIONS FIXED-RENT FOR 5 YEARS AND UP
- "A" CLASS BUILDING - ELEVATOR
- CENTRALLY LOCATED NEAR ALL HIGHWAYS
- AIR PURIFIED BUILDING
- BUID-TO-SUIT
- Only TWO spaces remain available

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

Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area :	45,600 SF
Year Built:	1982
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.00 /SF/MO

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Listing spaces

2nd Floor Ste 206

Space Available:	2,264 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 15 Years

Suite #206, located on the 2nd floor, offers 1,887 square feet of usable space and 2,264 square feet of billable space. The open floor plan can be customized to meet your needs, and lease terms are negotiable depending on the extent of modifications required. Tenant improvements will be considered based on the lease duration. Each suite is individually metered for gas and electric.

3rd Floor Ste 300

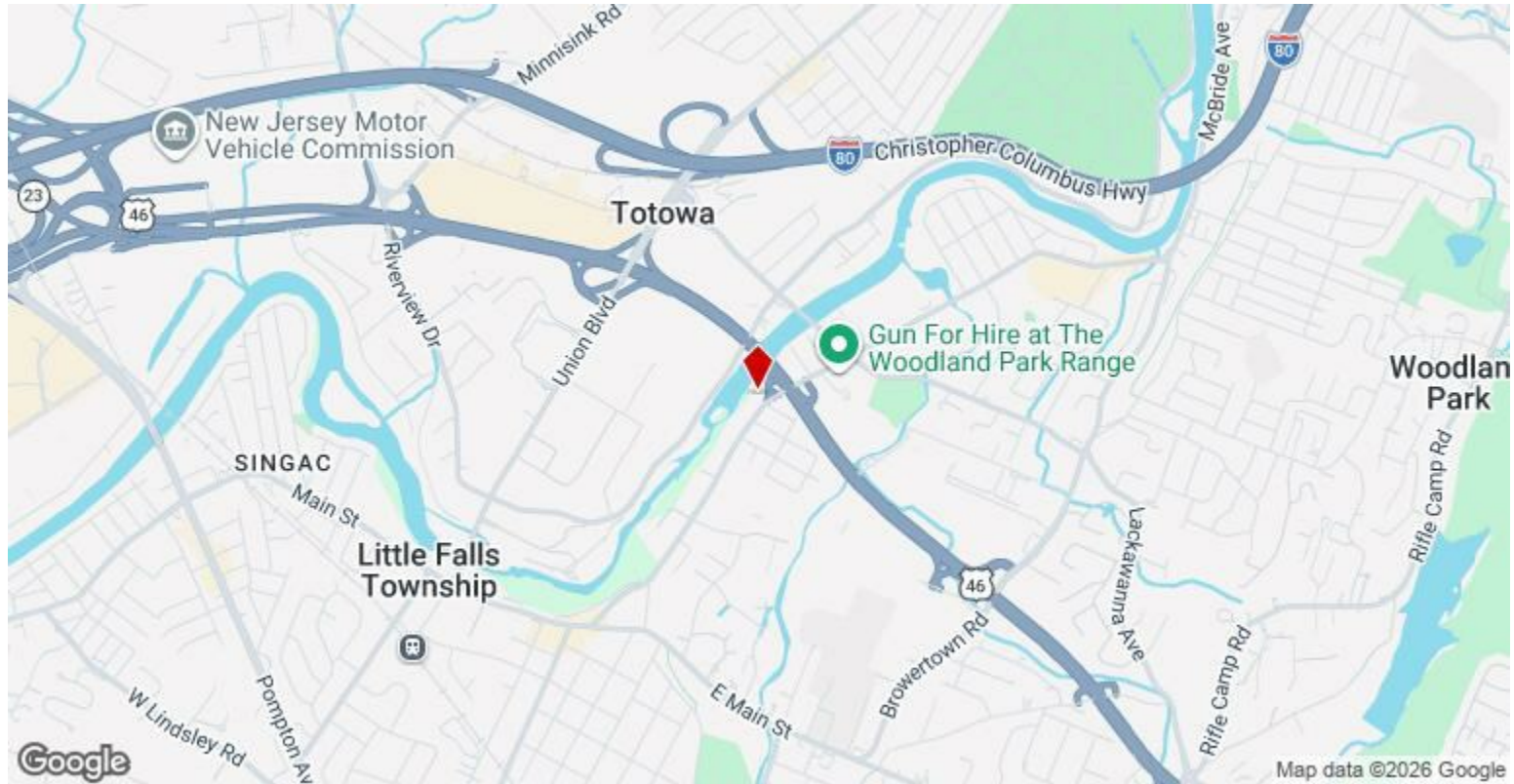
Space Available:	6,718 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	30 Days
Service Type:	Modified Gross
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 Years

Suite #300 is located on the 3rd floor of a well-maintained building with an elevator. This space offers 6,718 sf of billable space (5,598 usable) and can be subdivided into two units: 4,014 sf of billable space (3,344 usable) and 2,704 sf of billable space (2,250 usable). All suites are separately metered for gas and electric. TI is available based on terms and conditions, as well as the duration of the lease. Floor plan available upon request

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Location



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Property Photos



Screenshot 2026-07-27 114214



Primary Photo

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Property Photos



aerial 1



Covered parking

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Elevator Building



Before renovations

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Renovated current tenant



Renovated for new tenant

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Property Photos



before renovation



Renovated for current tenant

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Renovated



before renovation

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Common Bathroom



Renovated for current tenant

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before renovations



Renovated for new tenant

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Property Photos



before renovations



Renovated for new tenant

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Property Photos



before renovations



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Property Photos



Building Photo



Building Photo

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