

710 ROUTE 46 EAST

Colliers

FAIRFIELD, ESSEX COUNTY, NJ

710

RENDERING

±104,000 SF VALUE-ADD OFFICE HEADQUARTERS OPPORTUNITY

INVESTMENT

HIGHLIGHTS



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COMPELLING VALUE-ADD OPPORTUNITY

- The Property will be delivered fully vacant, offering an exceptional opportunity for value creation. Its flexible configuration is ideally suited for owner-users seeking to establish their headquarters, investors looking to lease up the available space, or developers focused on repositioning strategies.
- Efficient ±26,000 SF floor plates support a wide range of corporate users
- Abundant on site parking and strong visibility for branding/signage

MODERNIZED, AMENITY RICH ENVIRONMENT

- Dramatic four story atrium and upgraded lobby
- New high tech conference center, tenant lounges, and grab and go café
- Full fitness center with showers
- Contemporary common areas ideal for modern workspace demands

STRATEGIC NORTHERN NEW JERSEY LOCATION

- Direct frontage and access along Route 46 (59,359 VPD)
- Immediate access to Interstate 80; near Routes 3, 10, 17, and 287
- Proximity to GSP, NJ Transit rail/bus, and Newark Airport
- 25 miles to Manhattan; strong connectivity to regional employment hubs

