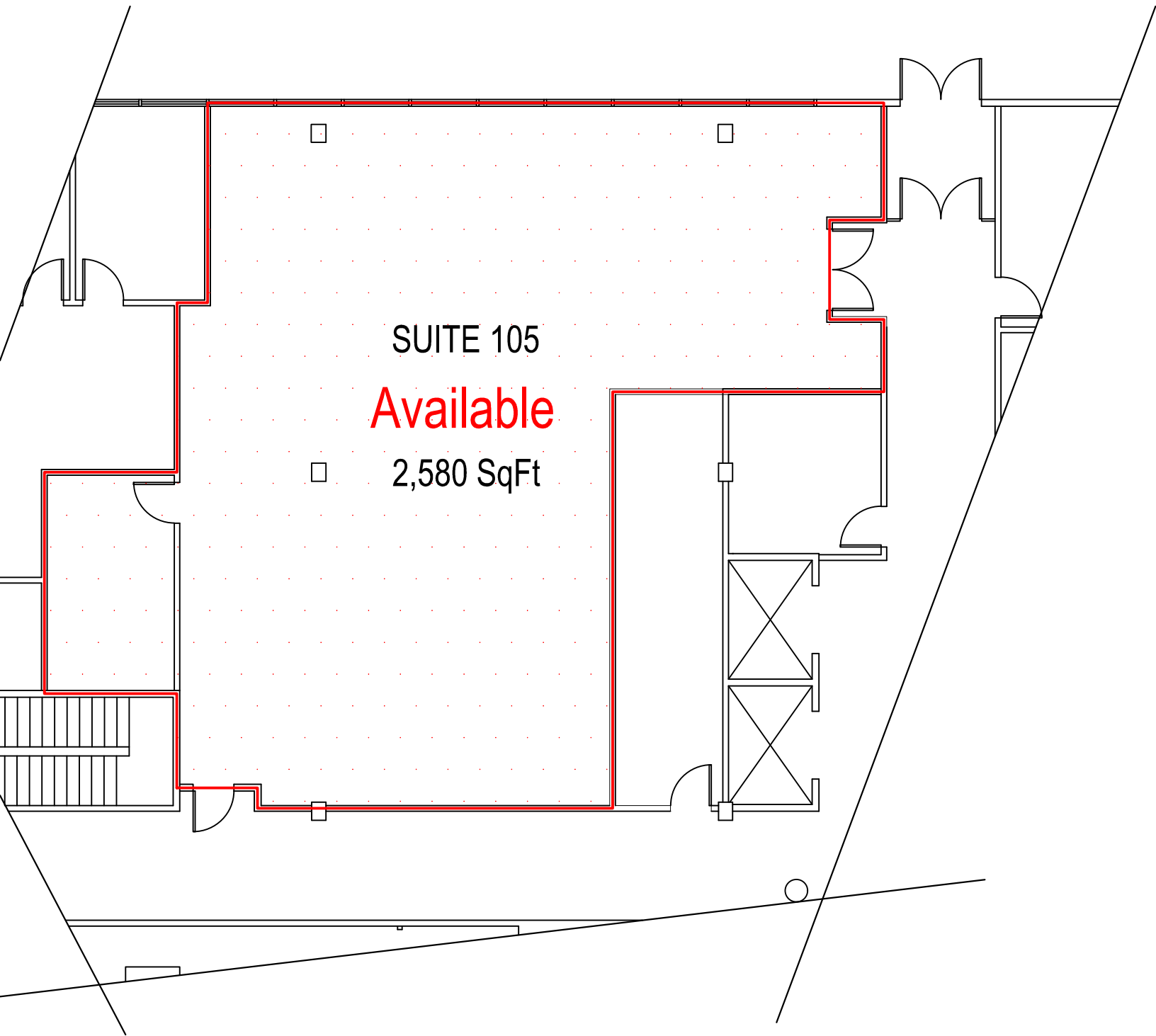




CHT GROUP PROPERTY MANAGEMENT

10/27/2025

COMPANY	STREET ASSRESS	CITY/STATE	FLOOR	SUITE #	TENANT	TYPE	TOTAL BLDG S/F	AVAILABLE S/F	NOTES
BELUS	165 PASSAIC Ave	Fairfield, NJ	1	105	X-IRS	OFFICE	105,253	2,580	
BELUS	165 PASSAIC Ave	Fairfield, NJ	3	300	X-FERSENIUS	OFFICE	105,253	3,830	5,975 SQFT COMBINED
BELUS	165 PASSAIC Ave	Fairfield, NJ	3	301C	X-CORE	OFFICE	105,253	2,145	
BELUS	165 PASSAIC Ave	Fairfield, NJ	3	305	X-KAPLAN/MACK	OFFICE	105,253	2,228	5,500 SQFT COMBINED
BELUS	165 PASSAIC Ave	Fairfield, NJ	3	308	X-RAND FEUR	OFFICE	105,253	3,272	
BELUS	165 PASSAIC Ave	Fairfield, NJ	4	412	X-SMOLIN	OFFICE	105,253	5,504	
							Total available	19,559	
*Please add \$2.00 tenant electric to all lease quotations.									

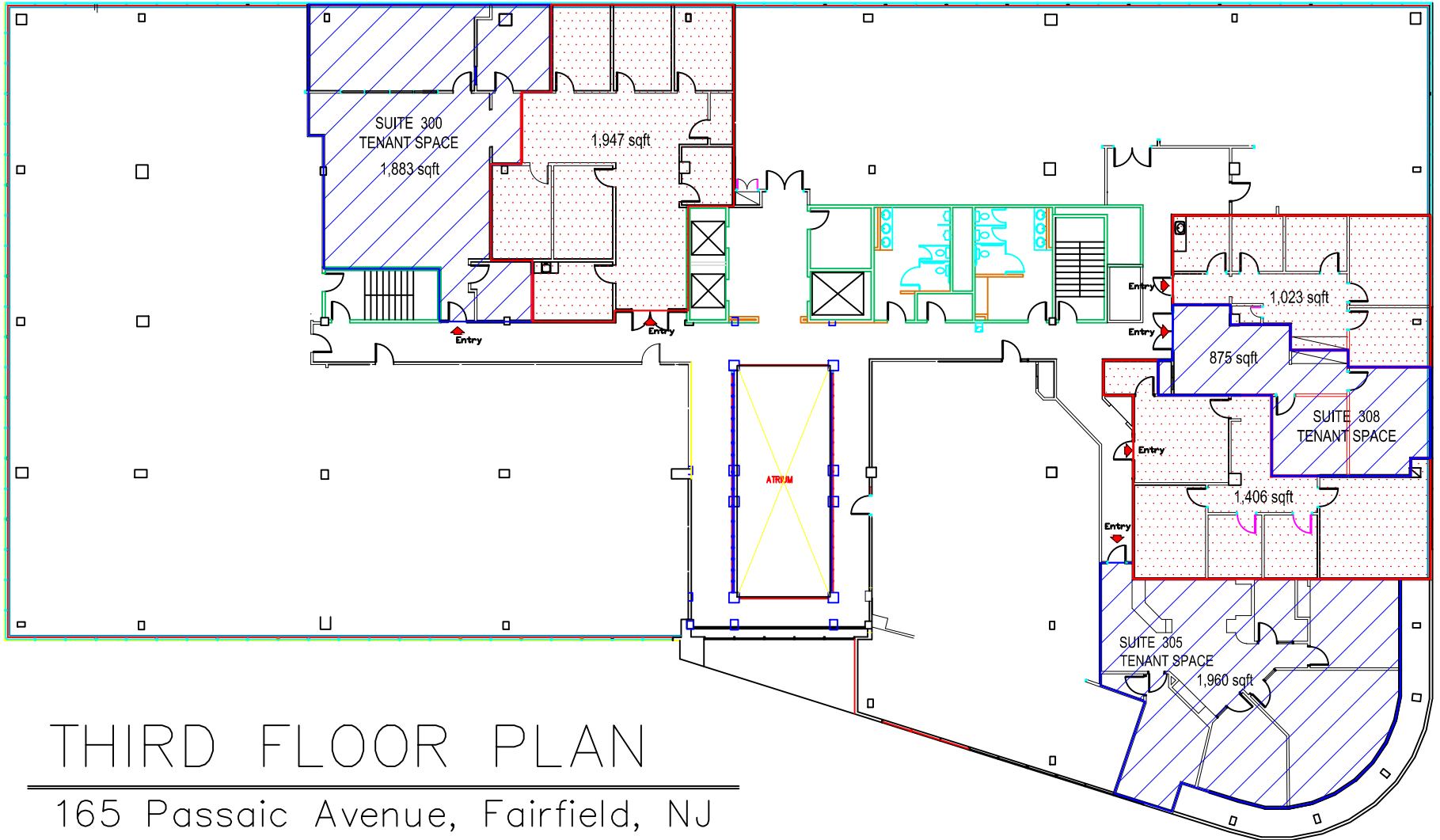


# 1st Floor - Suite 105

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165 Passaic Avenue, NJ.

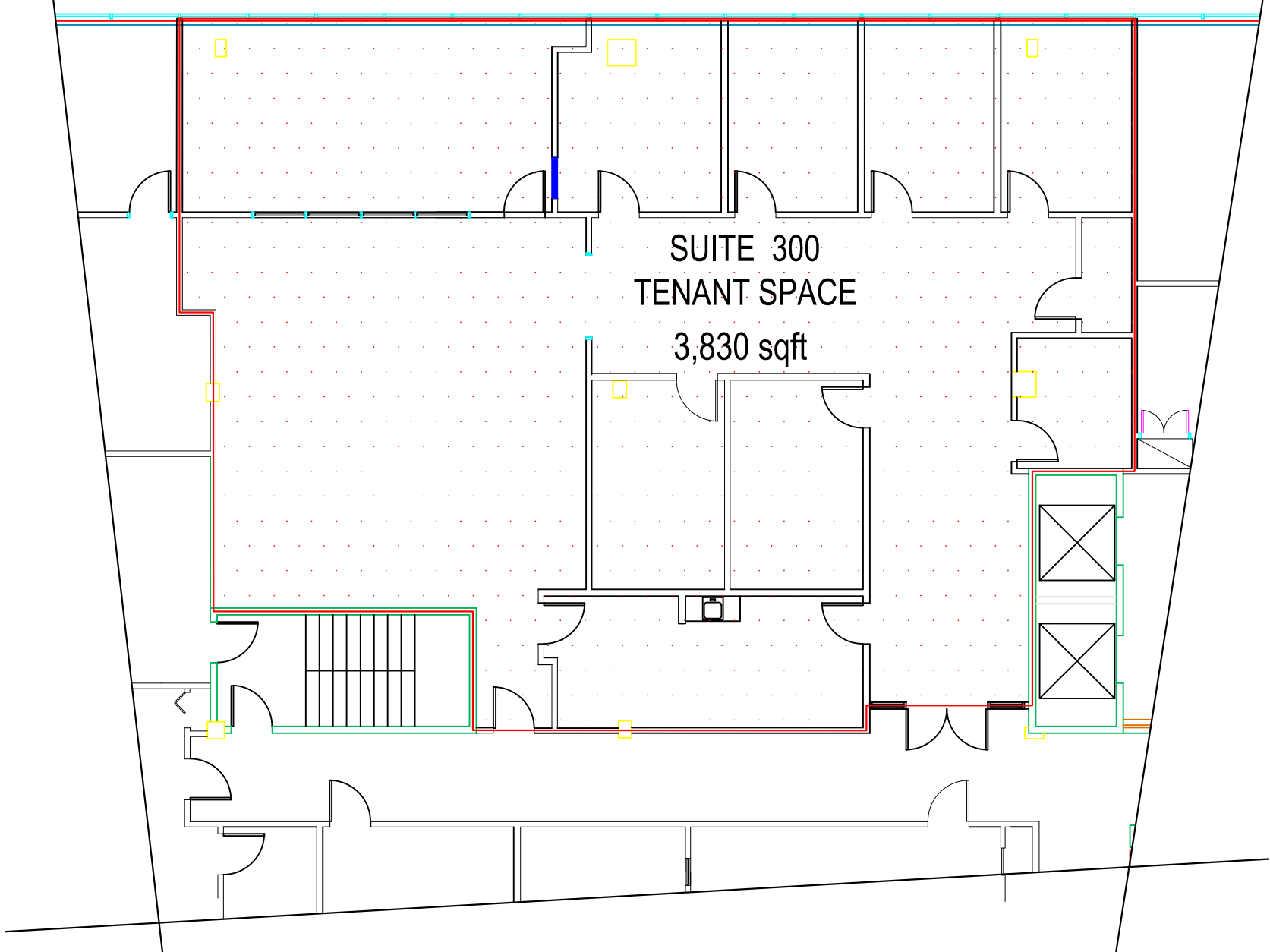
Revised on Oct. 04/2022



# THIRD FLOOR PLAN

165 Passaic Avenue, Fairfield, NJ

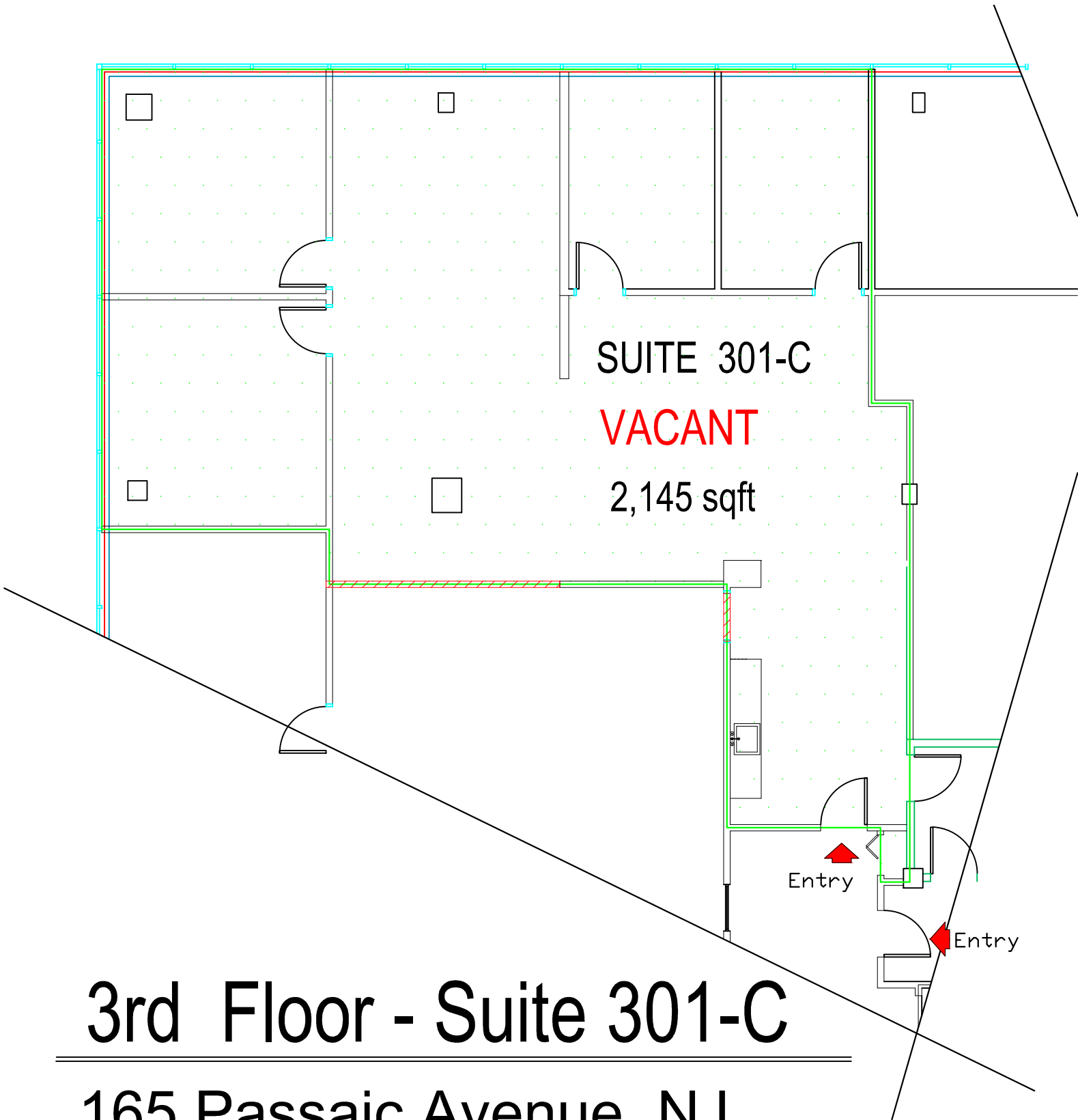
Revised on Oct. 31/2025



# 3rd Floor - Suite 300

165 Passaic Avenue, NJ.

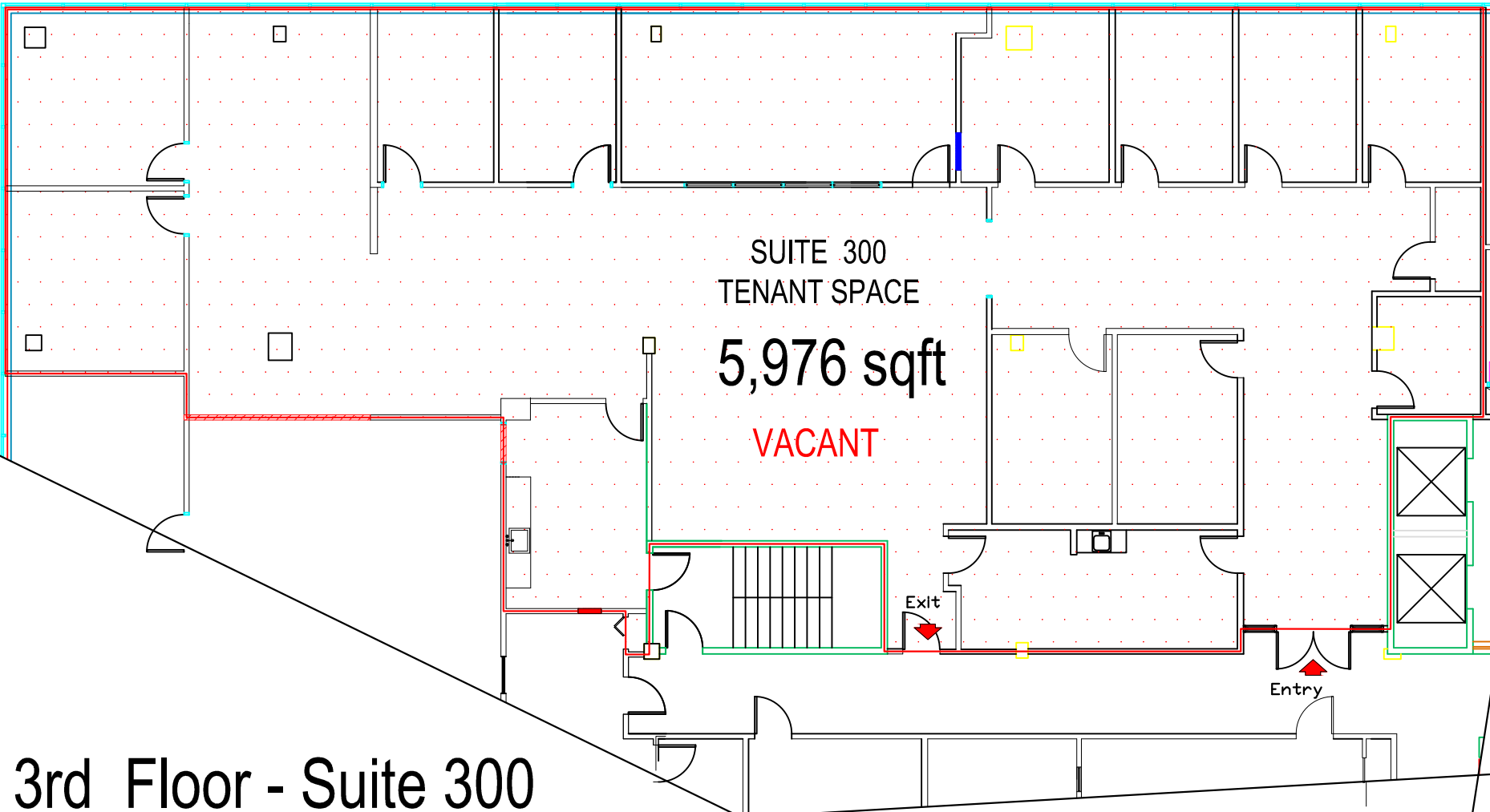
Revised on May 09/2023



# 3rd Floor - Suite 301-C

165 Passaic Avenue, NJ.

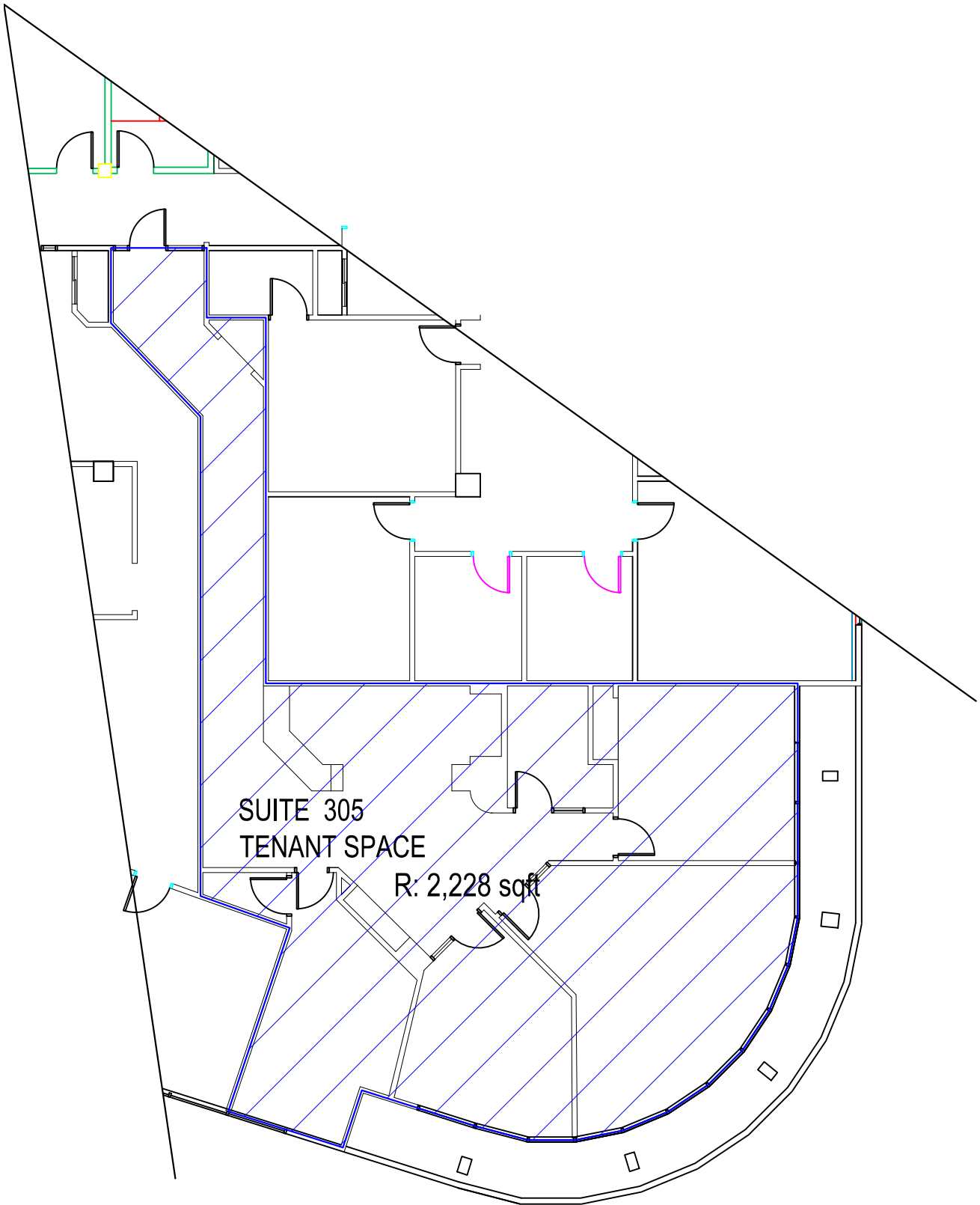
Revised on May 02/2025



# 3rd Floor - Suite 300

165 Passaic Avenue, NJ.

Revised on July 10/2025



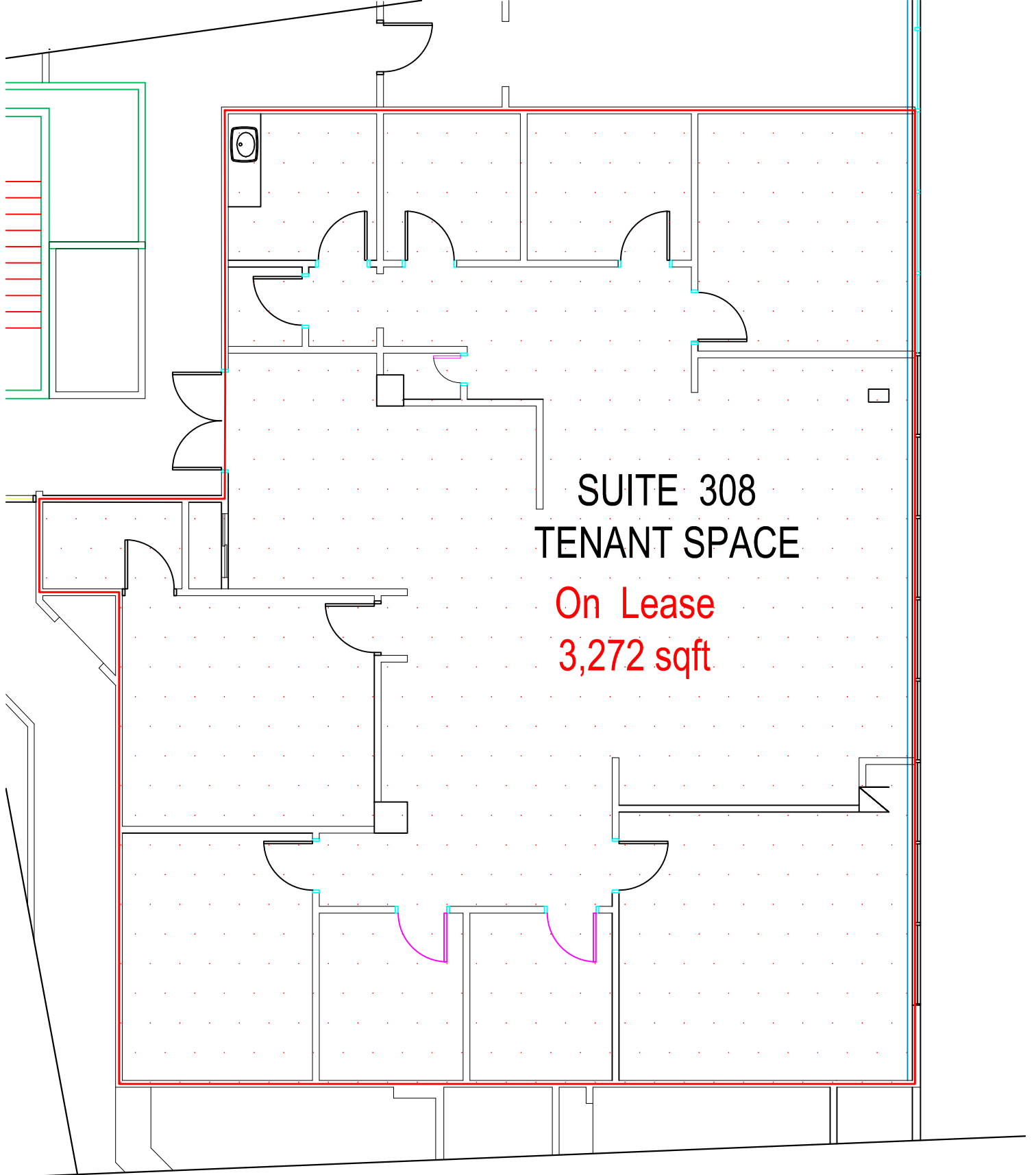
# 165 Passaic Ave.

3

## 3rd Floor

Revised on Nov. 17/2020

SCALE : 1/8" = 1'-0"



SUITE 308  
TENANT SPACE

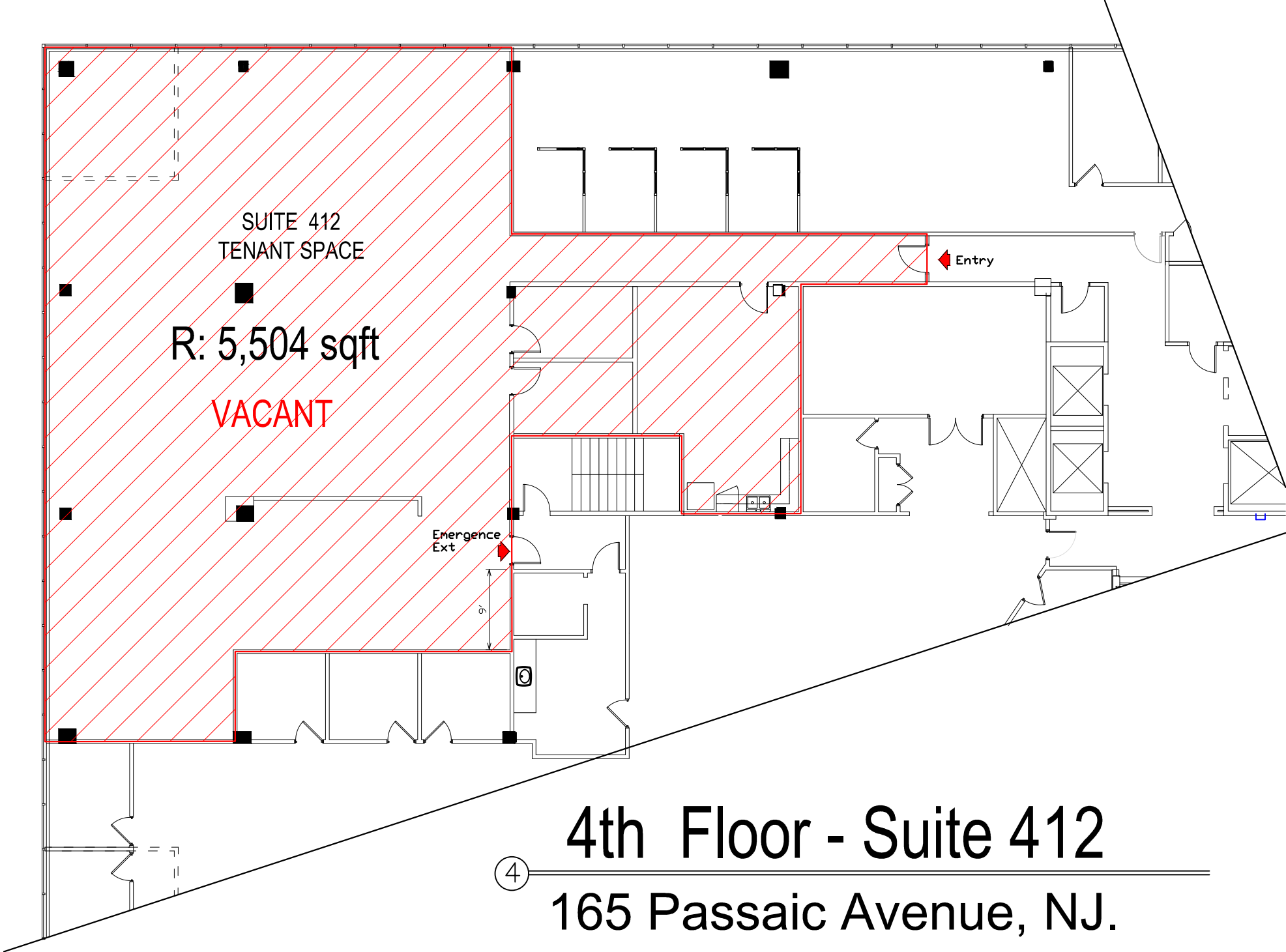
On Lease  
3,272 sqft

3

# 3rd Floor - Suite 308

## 165 Passaic Avenue, NJ.

Revised on Aug. 01/2023



# 4th Floor - Suite 412

165 Passaic Avenue, NJ.

Revised on Sept. 11/2025