

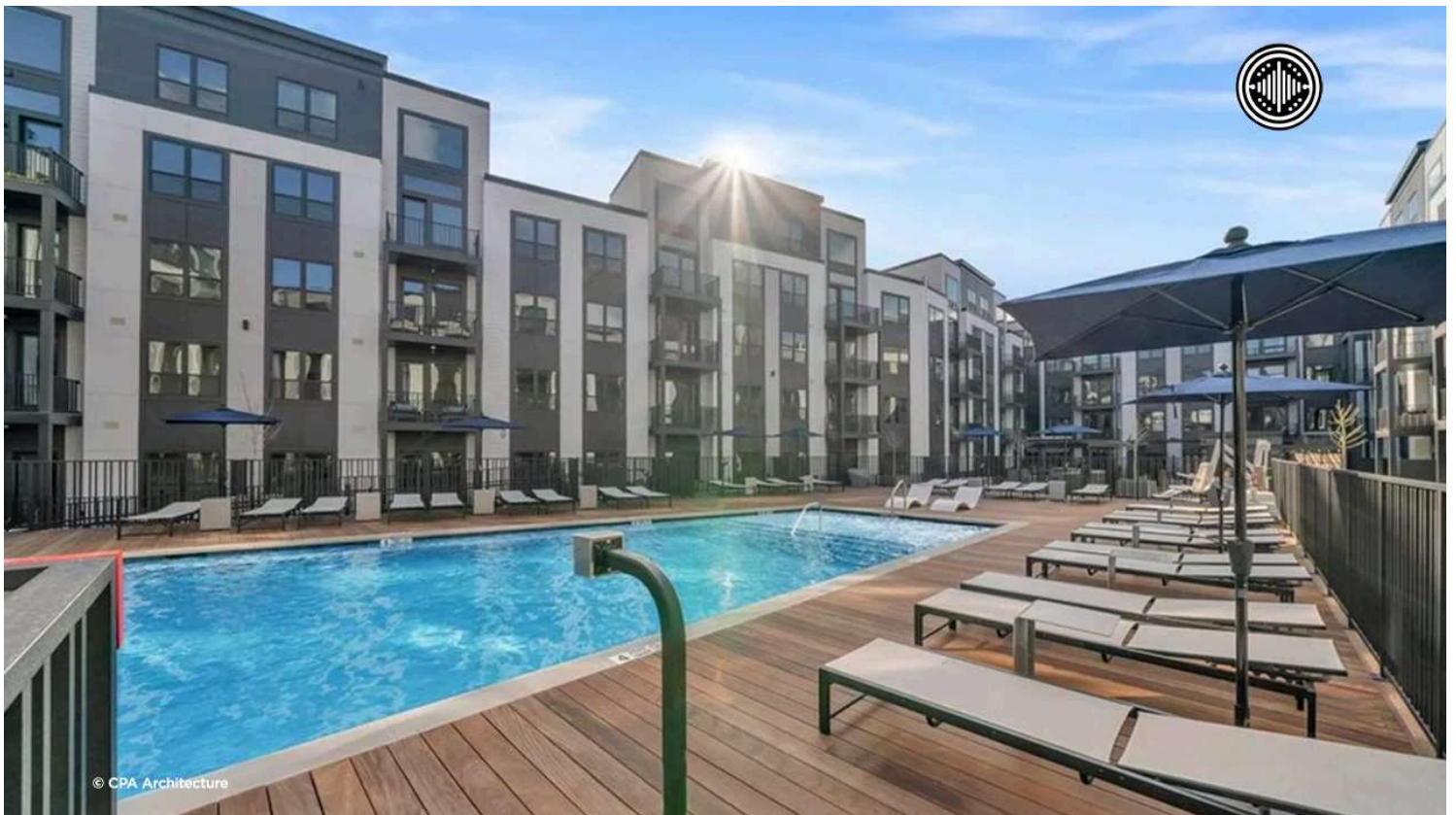
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## Teaneck Luxury Rental Project Set to Expand with New £200 Million Phase

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— Categories: Real Estate



A high-end apartment development in Teaneck, New Jersey, is set to expand significantly as Malas Development breaks ground on the second phase of The Marq. This £200 million rental community has already drawn hundreds of residents in Bergen County.

The developer recently purchased a 2.5-acre plot at 359 Alfred Avenue, where an old industrial facility has been demolished to make way for the next stage of the project. The new phase will introduce an additional 248 apartments spread over six storeys, adding to the 256-unit building that opened earlier this year just down the road at 329 Alfred Avenue.

According to Malas Development, construction of the second building has already begun, with completion targeted for the end of 2026. The firm said the expansion comes in response to strong leasing demand and positive feedback from current residents.

“The first building at The Marq has exceeded expectations, both in terms of leasing velocity and the overall resident experience,” said Mark Malas, managing member of Malas Development. “With demand remaining strong, we’re moving forward with the next phase to complete the vision for a cohesive, upscale residential destination in this well-connected pocket of Teaneck.”

The existing building, located near Route 4 west, offers a range of studio, one-bedroom, and two-bedroom apartments, with some loft-style options on the top floor. Rents currently range from around \$2,495 to \$5,985, with nearly 200 people now living on-site. Limited-time leasing incentives are available, the developer confirmed.

Apartments in Phase 1 feature spa-like bathrooms, luxury kitchens with stainless steel appliances and quartz countertops, in-unit washers and dryers, walk-in closets, and soft-close cabinetry. Some units also feature kitchen islands, private balconies, and higher ceilings.

Residents can also access a wide selection of amenities, including a landscaped courtyard with a swimming pool and fire pits, co-working spaces, private meeting rooms, lounges, a pet spa, and concierge services. A fully equipped gym, secure access, bike storage, package lockers, and on-site parking with electric vehicle (EV) charging stations are also available.

The upcoming second phase, designed by CPA Architecture, will add studios to three-bedroom layouts and introduce a broader range of amenities. These include a rooftop terrace, sports simulator, sauna and massage rooms, co-working areas, and another landscaped courtyard with a pool.

The Marq is strategically located close to key shopping and leisure spots, such as the Cedar Lane shopping district, downtown Englewood, The Shops at Riverside, and Bergen Performing Arts Center (PAC). Its position near Routes 4, 80, and 95 also ensures swift commuter access, including New Jersey Transit (NJ Transit) bus links to Manhattan.