# Newmark Knight Frank

# **BEDMINSTER ONE**





- Three story 161,632 SF Class A office building located in the heart of Bedminster's business district
- Dramatic three-story skylit atrium lobby finished with polished granite. Set on a 20 acre site with park-like grounds including ponds, walking trail and picnic areas overlooking Route I-78 and I-287
- NEW LOBBY, COMMON AREA, CAFÉ, FITNESS CENTER, & RESTROOM RENOVATIONS COMING SOON

## **AMENITIES & SPECIFICATIONS**

- Full building backup generator
- Full service café
- Security desk/guard at main entrance
- Fitness center with men's & women's locker rooms with showers
- Executive covered parking
- Secure storage space
- Loading dock with large staging area
- On-site management
- Strong local ownership

## LOCATION

- Great access to Route 202/206, I-287, I-78, and Route 22
- Walking distance to downtown Bedminster, shopping, restaurants and parks

#### FOR INFORMATION, PLEASE CONTACT:

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#### **CURRENT AVAILABILITY**

1st floor - 1,688 SF 1st floor - 1,020 SF 2nd floor - 4,770 SF 3rd floor - 12,736 SF