

# RIVER|CENTRE

331 NEWMAN SPRINGS ROAD  
100 + 200 SCHULTZ DRIVE  
RED BANK, N.J.

Class A, 6 building, 668,107 Sq. Ft. Office Campus  
located directly off of Exit 109 of the Garden State Parkway



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**CBRE**



## RIVER|CENTRE PROPERTY FEATURES

Class A, 6 building office campus totaling 668,107 Sq. Ft. located at GSP, Exit 109

New 120,000 Sq. Ft. Lifetime Fitness coming in 2023 within the Campus

Major Anchor Tenants include UBS Financial, Colliers Engineering, Withum Smith & Brown, Wells Fargo Home Mortgage, Wells Fargo Advisors, FXI, MedForce, McGraw Hill/Achieve 3000, and Curchin & Co.

Full-Service Amenity Center with fitness facility, chef-led café with indoor/outdoor dining, and employee recreation lounge

Close proximity to downtown Red Bank, N.J. Transit, NYC Bus Service, Route 35, The Grove, Restaurants, Shopping, and RWJ Barnabus/Monmouth Medical Center

On-site surface parking

## LOCATION & DEMOGRAPHICS

Located in Red Bank, Monmouth County, N.J., **River Centre** Office Campus is located directly off the Garden State Parkway. The property offers excellent access throughout the region & surrounding affluent neighborhoods. There are numerous neighborhood amenities, national hotel chains, renowned golf courses, & local attractions within close proximity to the Jersey Shore beaches. Red Bank, which overlooks the Navesink River, is both a social & commercial destination filled with boutiques, parks, newly developed apartments, & restaurants. The town is also considered the most walkable Jersey shore downtown & was named the 3rd best small town in America by Smithsonian Magazine.

### RED BANK AT A GLANCE

**100,561**

2021 Population (5 Mi. Radius)

**#3 BEST SMALL TOWN IN U.S.A**  
per Smithsonian Magazine

**\$167,060 AVG. HOUSEHOLD INCOME**  
2021 (5 Mi. Radius)


# RIVER|CENTRE ON CAMPUS AMENITIES

State of the art fitness center with locker rooms & showers, full-service café with catering services, lounge area, walking paths, & picnic areas promoting health & wellness.


Unparalleled local amenity:  
**LIFETIME FITNESS** - Coming in 2023

Landlord is in discussions with  
**STARBUCKS** for a pad site on campus




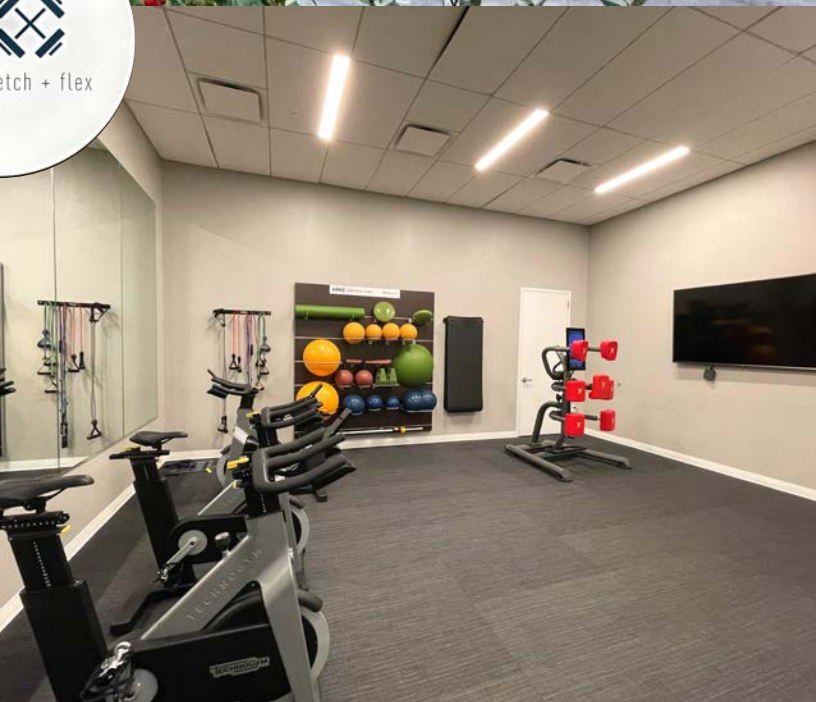
 Fitness Center



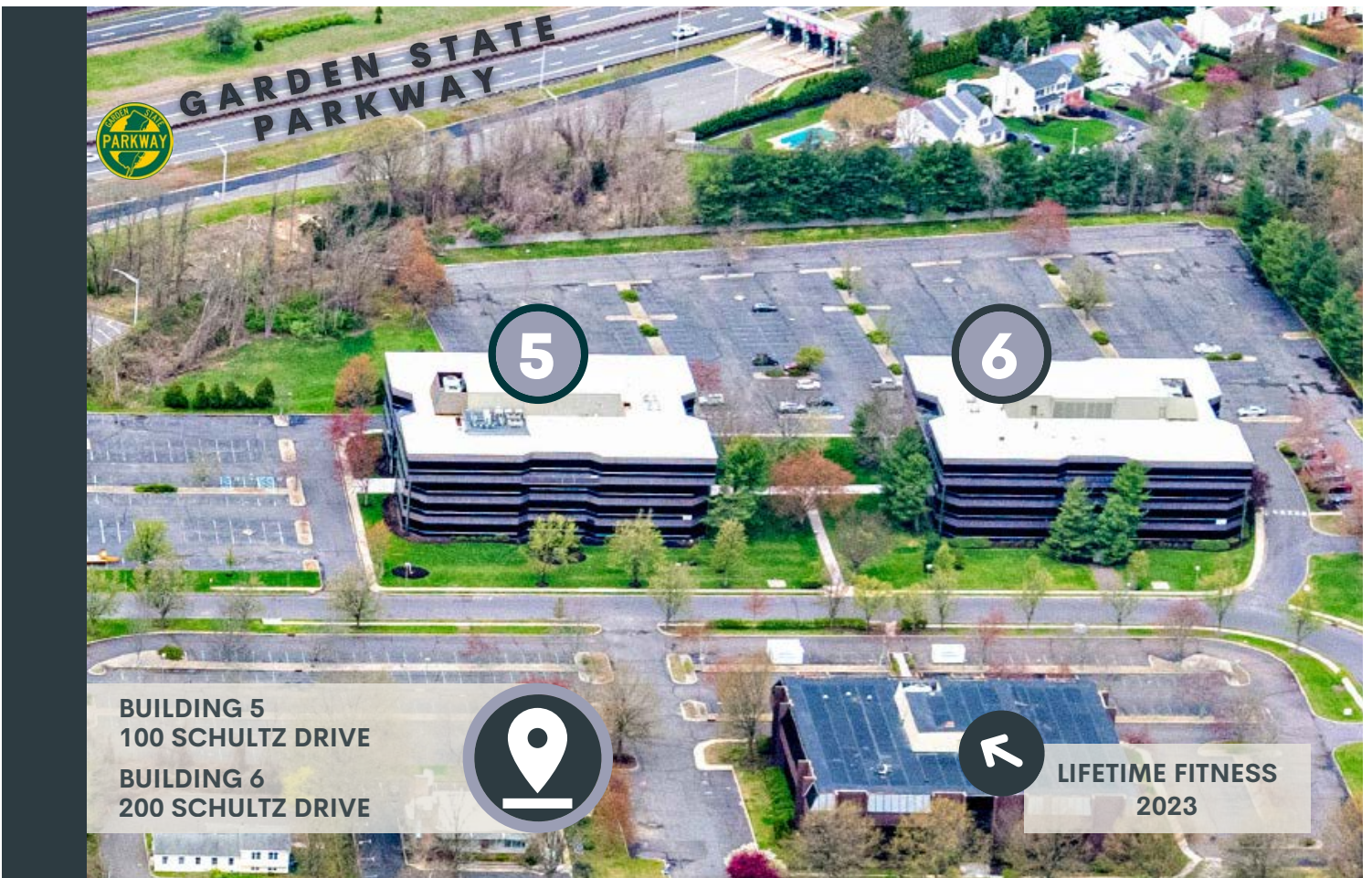
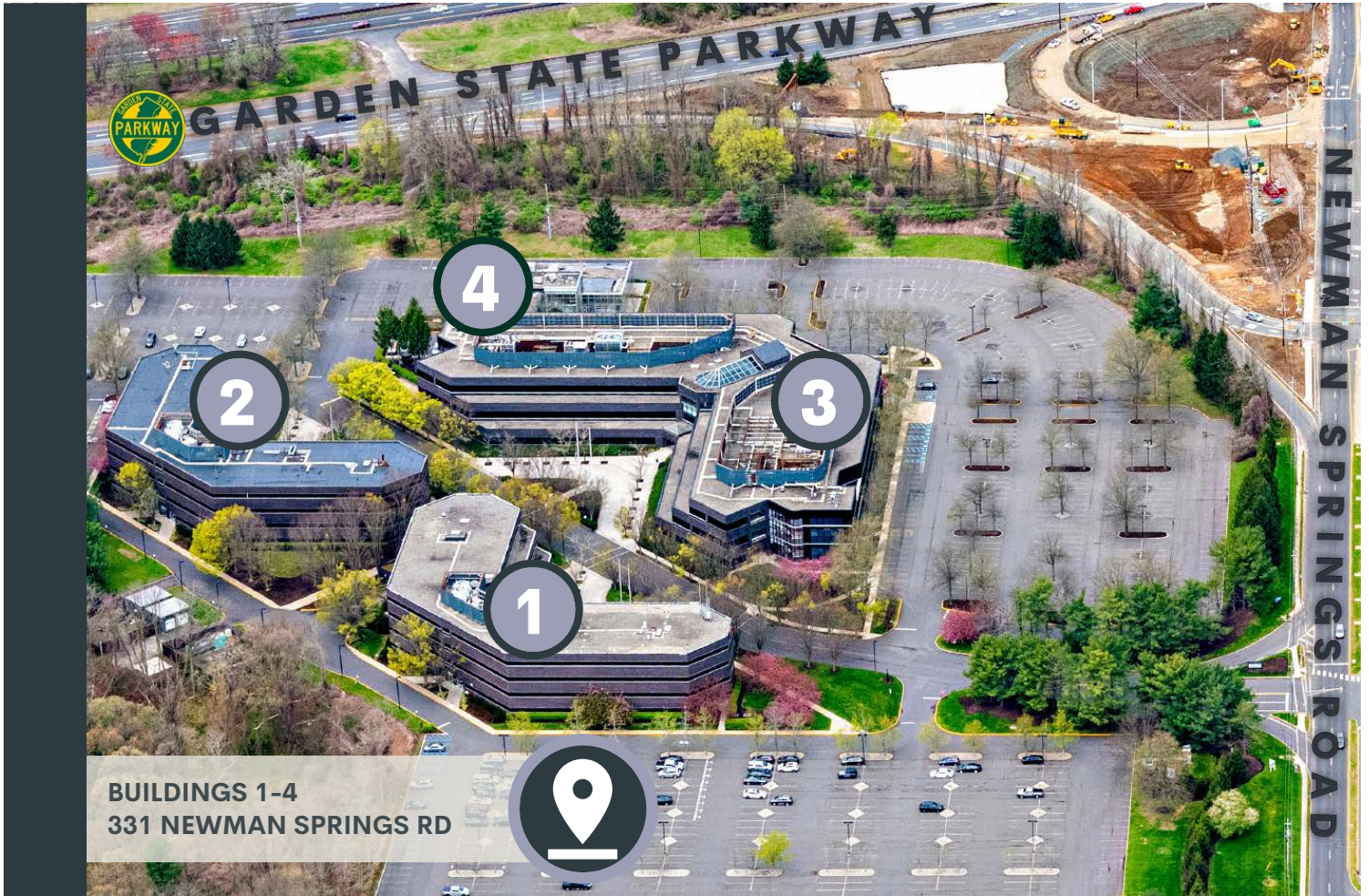
 Employee Lounge



 River Centre Cafe



# RIVER|CENTRE, CAMPUS MAP



# RIVER|CENTRE AVAILABILITIES

## 331 NEWMAN SPRINGS RD. BUILDING 1

1st Floor 1,224 Sq. Ft.  
2,685 Sq. Ft.  
5,966 Sq. Ft. (Divisible)

## BUILDING 2

2nd Floor 2,915 Sq. Ft.

## BUILDING 2 COMING SUMMER 2023

1st Floor 3,460 – 8,623 Sq. Ft  
2nd Floor 2,121 Sq. Ft.  
3,196 Sq. Ft.  
3,969 Sq. Ft.  
7,309 Sq. Ft.  
3rd Floor 3,785 – 9,324 Sq. Ft.

## BUILDING 3

1st Floor 8,411 Sq. Ft. (Divisible)  
2nd Floor 40,420 Sq. Ft. (Divisible)  
3rd Floor 66,253 Sq. Ft. (Divisible)

## 100 SCHULTZ DRIVE

## BUILDING 5

1st Floor 7,376 Sq. Ft.  
12,524 Sq. Ft. (Divisible)  
2nd Floor 25,581 Sq. Ft. (Divisible)  
4th Floor 27,932 Sq. Ft. (Divisible)



# UPCOMING IMPROVEMENTS

## ON CAMPUS SHUTTLE SERVICE TO & FROM

SEASTREAK FERRY TERMINAL  
NEWARK LIBERTY AIRPORT  
RED BANK TRAIN STATION  
LITTLE SILVER TRAIN STATION

## ON CAMPUS CAR CHARGING STATIONS

## ON CAMPUS HOTEL

## ON CAMPUS ADDITIONAL IMPROVEMENTS

ASPHALT REPAIR + REPLACEMENT  
TREE REMOVAL + TRIMMING PROGRAM  
CONVERSION OF AREA BETWEEN BUILDINGS 1 + 2 INTO PARK-LIKE SETTING WITH OUTDOOR SEATING + VEHICULAR CIRCULATION  
WALKING TRAILS + TRACK AROUND THE CAMPUS SOUTH OF NEWMAN SPRINGS ROAD  
CAMPUS-WIDE HVAC UPGRADES  
MAJOR LANDSCAPING UPGRADES  
RE-ACTIVATING RIVERFRONT VIEWS FOR BUILDINGS 1 + 2  
MAJOR TECHNOLOGY UPGRADES INSIDE + OUT BY REWYRE  
EXTERIOR LIGHTING UPGRADES  
SIGNAGE + WAYFINDING

## ON CAMPUS IMPROVEMENTS IN DISCUSSION

STARBUCKS PAD SITE  
ADJACENT TO EXTENDED STAY HOTEL BEHIND BUILDING 1





ROUTE  
35

DOWNTOWN  
RED BANK

NAVESINK  
RIVER

LIFETIME FITNESS  
2023

EXTENDED  
STAY HOTEL

POTENTIAL  
STARBUCKS

COURTYARD  
MARRIOTT

EXIT  
109

6

5

3

1

4

2



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**BUILD YOUR FUTURE HERE.**

# **COME | RIVER EXPLORE | CENTRE**

*Schedule a Tour Today*

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