



1545
Route 206

206

Downtown
Bedminster

202

1430
Route 206

1420
Route 206

206

1700

1700

1700

1700

1700



CAMPUS HIGHLIGHTS

WALKABLE AMENITIES

Downtown Bedminster

SUPERIOR ACCESS

I-287 & I-78

PLANNED IMPROVEMENTS

2020

ON-SITE OWNERSHIP AND MANAGEMENT

Advance Realty Investors

PLANNED IMPROVEMENTS



- Lobby & Common Area Renovations (Pictured)
- Courtyard Enhancements
- New Signage Program

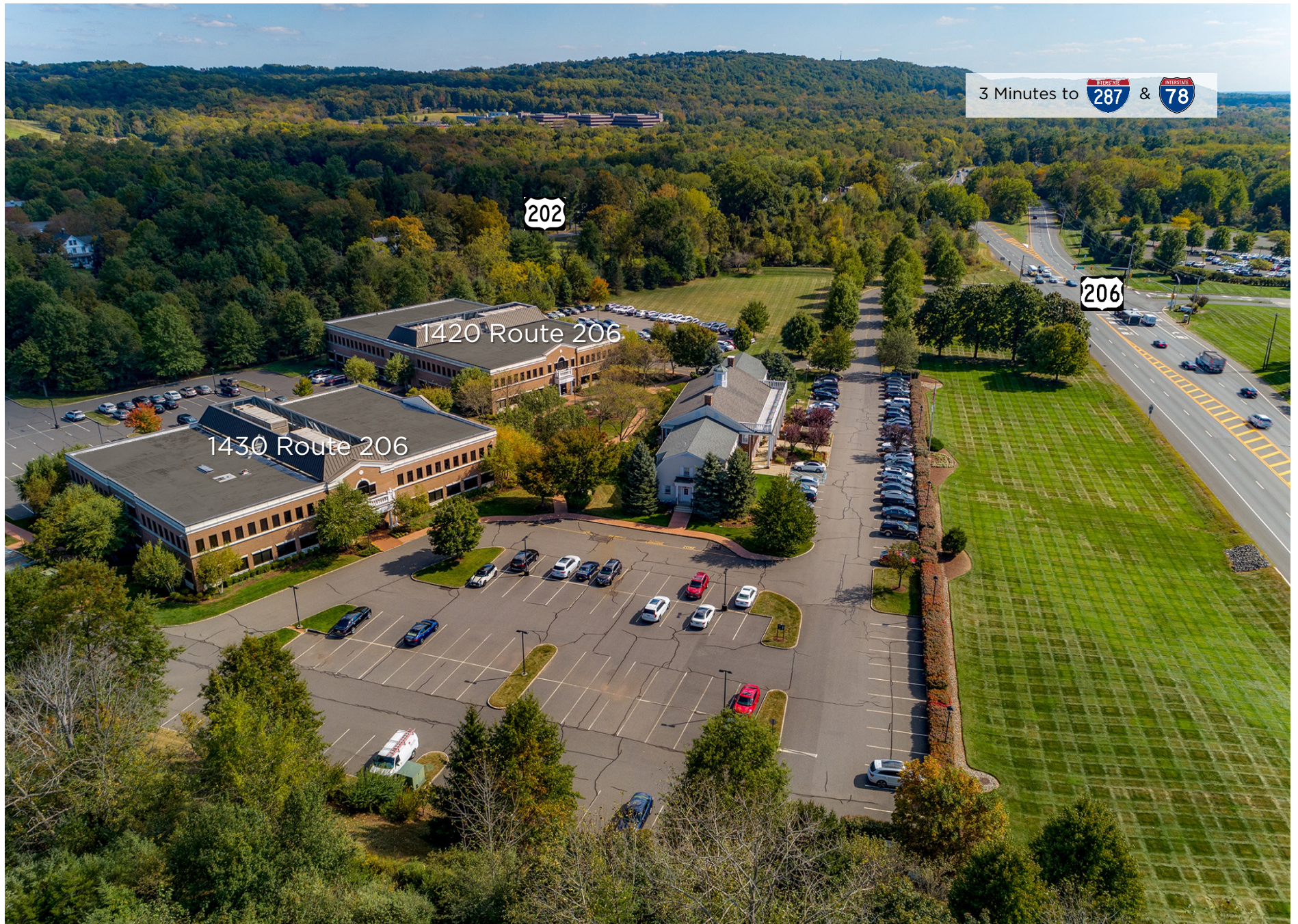
RENOVATED LOBBY – SECOND FLOOR 1420

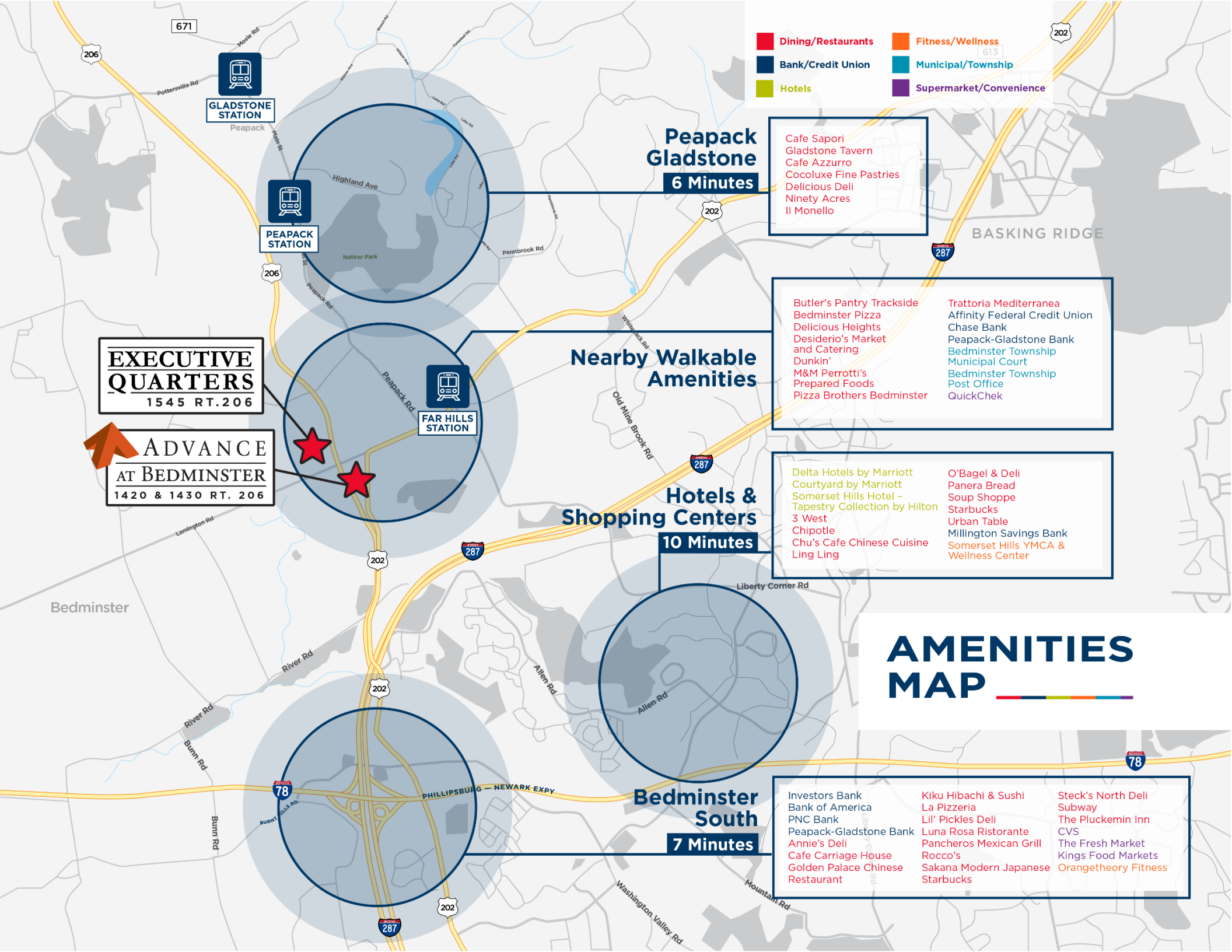


COURTYARD



CONVENIENT HIGHWAY ACCESS





GLADSTONE STATION



PEAPACK STATION



FAR HILLS STATION

- Dining/Restaurants
- Bank/Credit Union
- Hotels
- Fitness/Wellness
- Municipal/Township
- Supermarket/Convenience

Peapack Gladstone
6 Minutes

Cafe Saponi
Gladstone Tavern
Cafe Azzurro
Cocoluxe Fine Pastries
Delicious Deli
Ninety Acres
Il Monello

Nearby Walkable Amenities

Butler's Pantry Trackside
Bedminster Pizza
Delicious Heights
Desiderio's Market and Catering
Dunkin'
M&M Perrotti's Prepared Foods
Pizza Brothers Bedminster
Trattoria Mediterranea
Affinity Federal Credit Union
Chase Bank
Peapack-Gladstone Bank
Bedminster Township
Municipal Court
Bedminster Township Post Office
QuickChek

Hotels & Shopping Centers
10 Minutes

Delta Hotels by Marriott
Courtyard by Marriott
Somerset Hills Hotel - Tapestry Collection by Hilton
3 West
Chipotle
Chu's Cafe Chinese Cuisine
Ling Ling
O'Bagel & Deli
Panera Bread
Soup Shoppe
Starbucks
Urban Table
Millington Savings Bank
Somerset Hills YMCA & Wellness Center

AMENITIES MAP

Bedminster South
7 Minutes

Investors Bank
Bank of America
PNC Bank
Peapack-Gladstone Bank
Annie's Deli
Cafe Carriage House
Golden Palace Chinese Restaurant
Kiku Hibachi & Sushi
La Pizzeria
Lil' Pickles Deli
Luna Rosa Ristorante
Pancheros Mexican Grill
Rocco's
Sakana Modern Japanese
Starbucks
Steck's North Deli
Subway
The Pluckemin Inn
CVS
The Fresh Market
Kings Food Markets
Orangetheory Fitness

EXECUTIVE QUARTERS
1545 RT. 206

ADVANCE
AT BEDMINSTER
1420 & 1430 RT. 206

BUILDING SPECS

1420 & 1430 ROUTE 206

| | |
|--|--|
| OWNER | Advance Realty Investors |
| YEAR BUILT | 2000 |
| BUILDING SIZE | 33,000 & 44,000 SF |
| EXTERIOR SKIN | Brick |
| NUMBER OF FLOORS | Two-stories |
| CEILING HEIGHT | 8' 6" floor to finished ceiling 12' 6" floor to deck |
| COLUMN SPACING | 30' x 40' |
| PARKING | 4/1,000 SF |
| BUILDING STRUCTURE | Steel beam on concrete slab |
| WINDOWS | Double pain and tinted |
| ROOF | 4-ply asphalt |
| SECURITY | Card access and cameras |
| FIRE & LIFE SAFETY | 100% sprinklered |
| BUILDING HOURS | Business Hours: 7:30-6:00 24/7 card access |
| HVAC | 1 McQuay unit; 70 tons |
| ELECTRIC | 120-277-80 Volt; 3 phase; 800 AMPS |
| ELEVATORS | 1 Dover 3,700 lb. passenger car |
| UTILITIES (including communications providers) | Electric - JCP&L Water - American Water Verizon - T1 Lightpath Fiber - Comcast Coaxel |



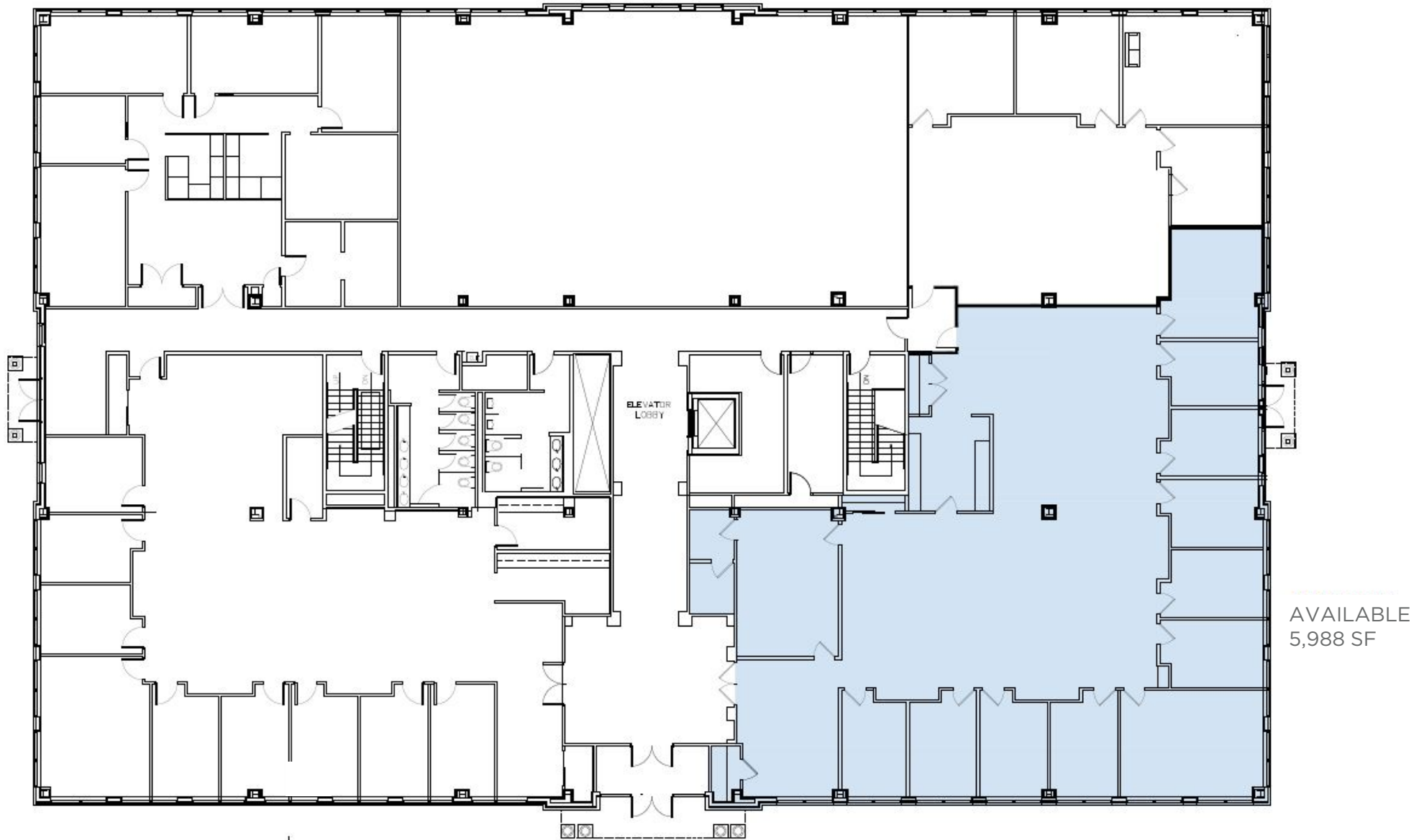
1420 Route 206

Available Units



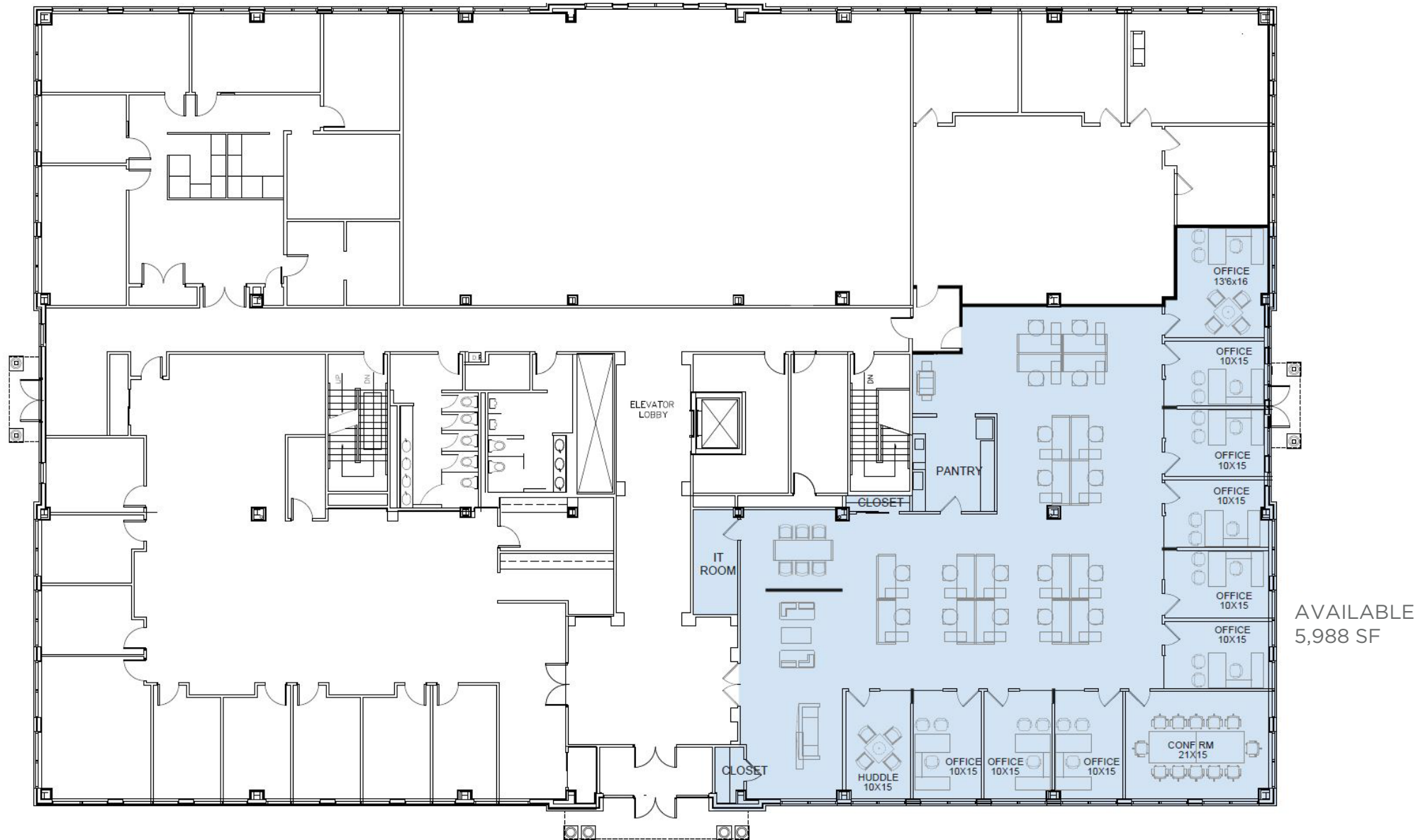
FLOOR PLAN - 1420 Route 206

First Floor



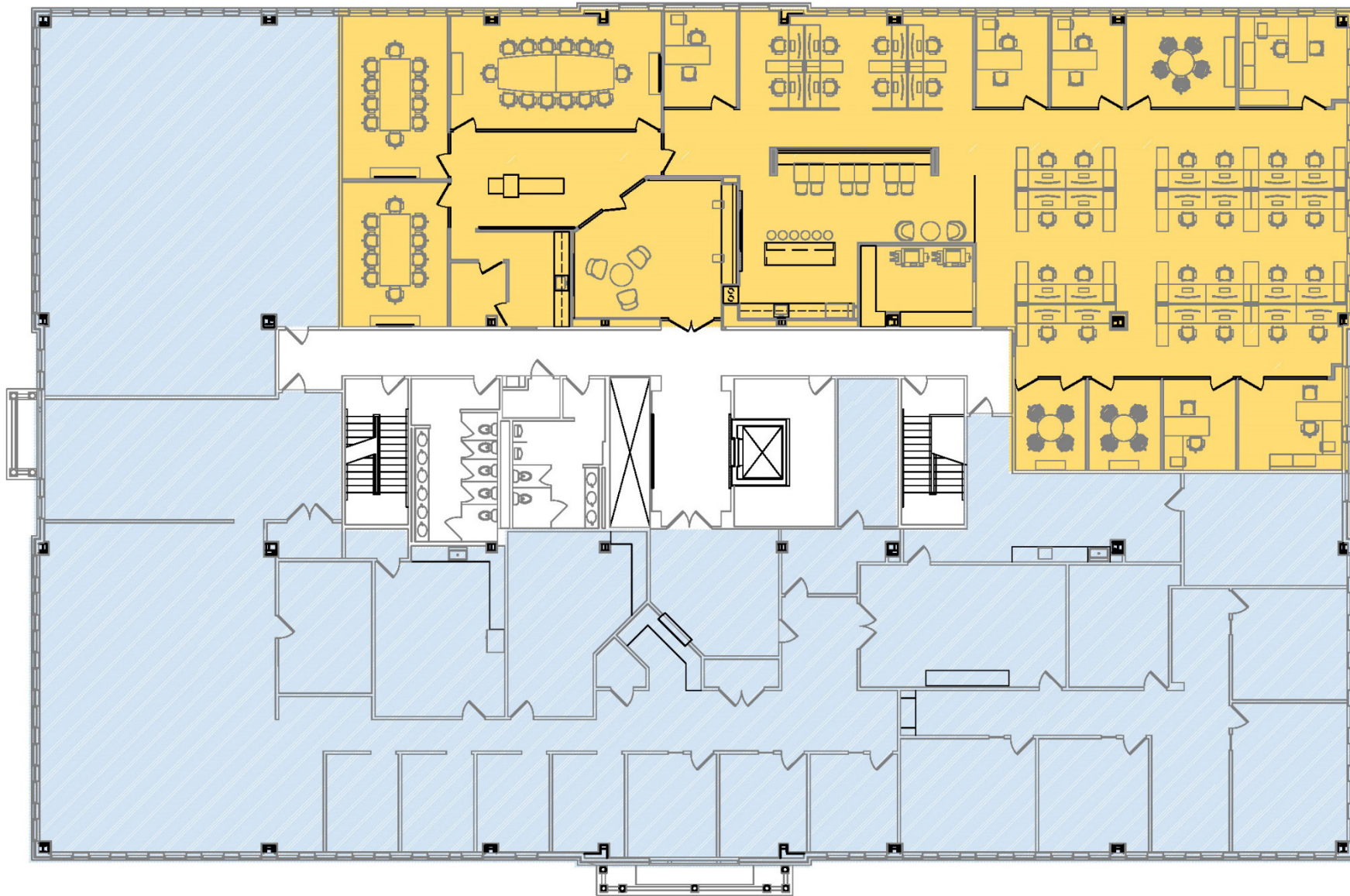
FLOOR PLAN - 1420 Route 206

First Floor - Sample Test Fit



FLOOR PLAN - 1420 Route 206

Second Floor



AVAILABLE
8,300 SF

SPACE IMAGES - 1420 Route 206

Second Floor - 8,300 SF



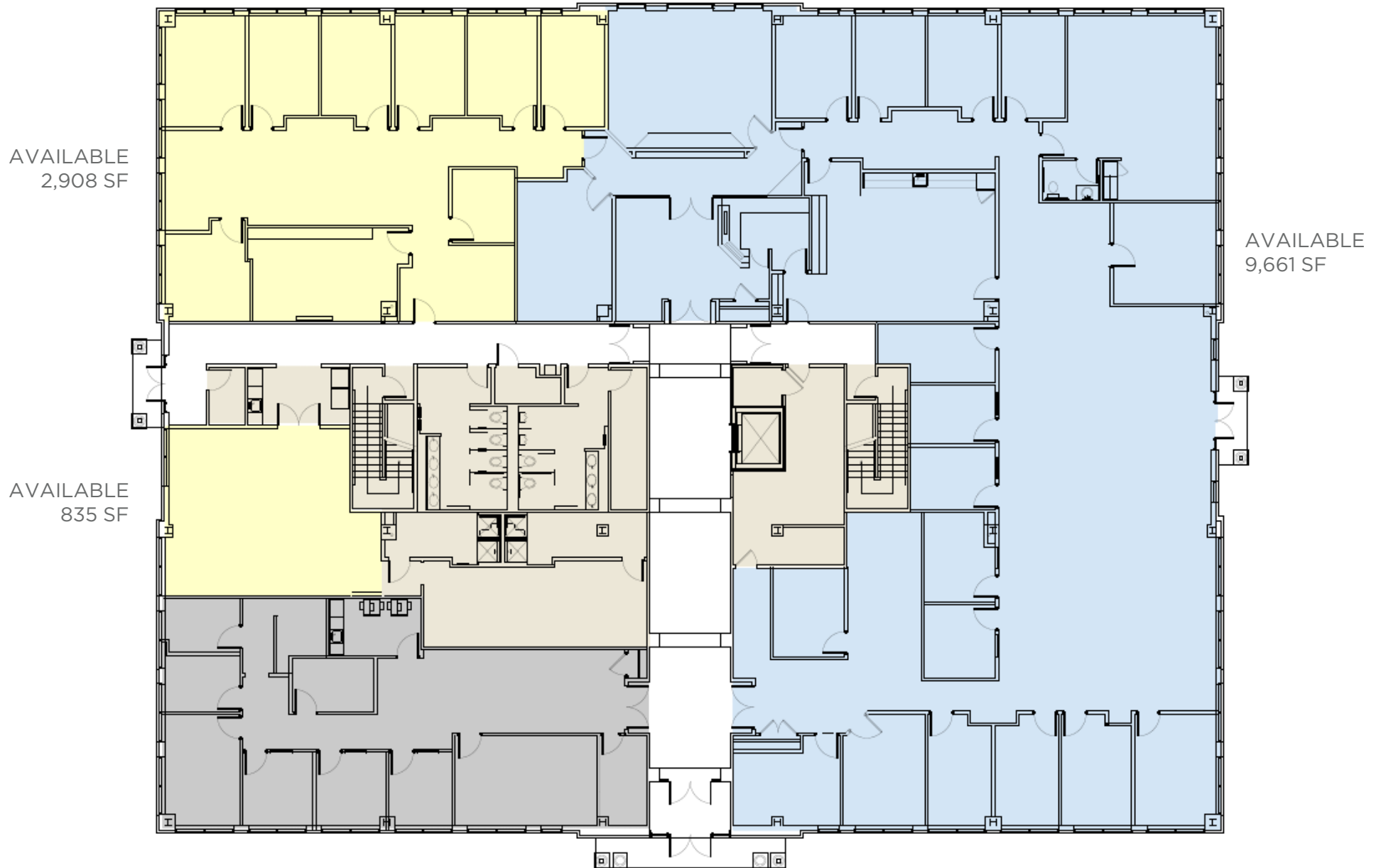
1430 Route 206

Available Units



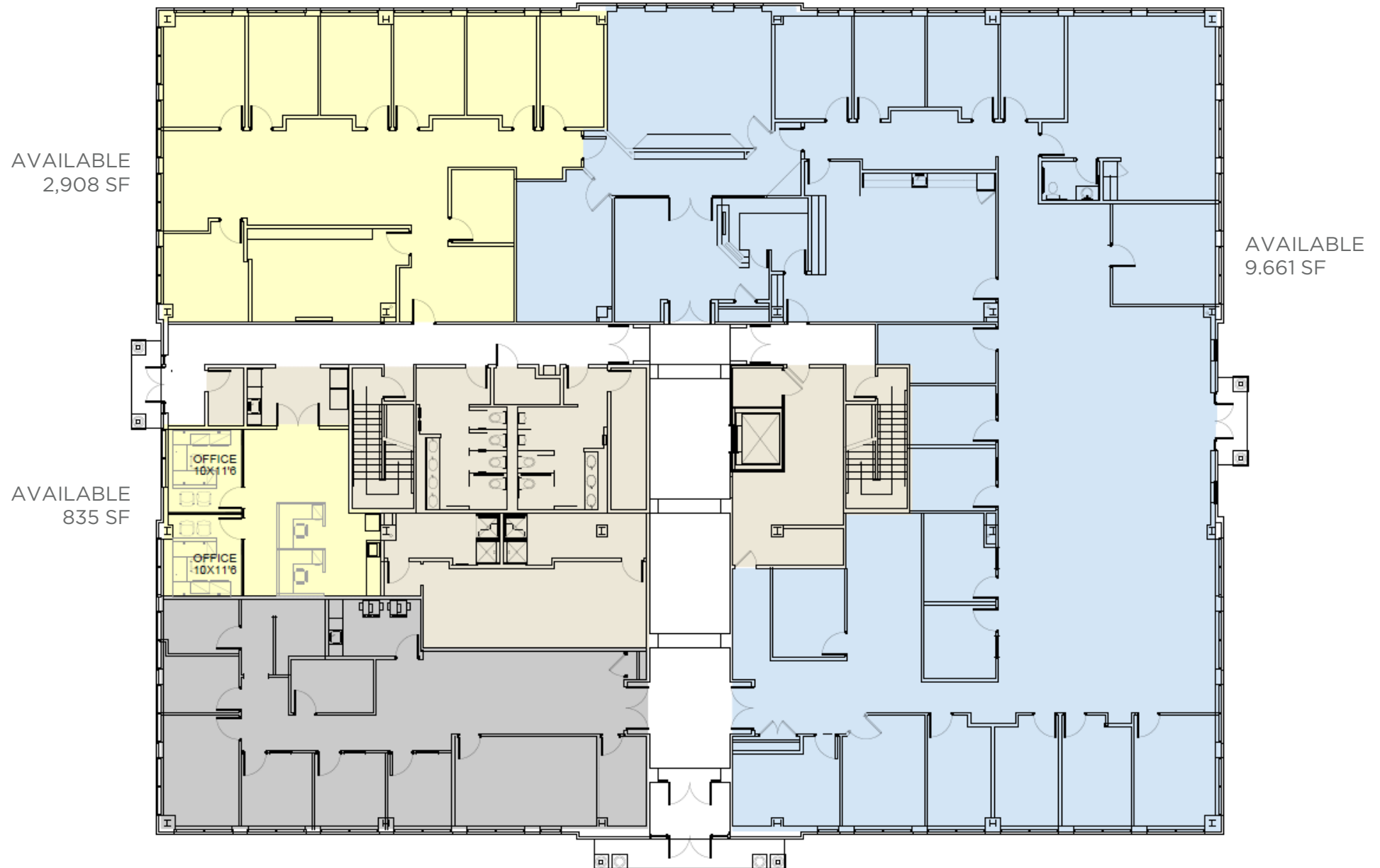
FLOOR PLAN - 1430 Route 206

First Floor



FLOOR PLAN - 1430 Route 206

First Floor - Sample Test-Fit



FLOOR PLAN - 1430 Route 206

Second Floor

AVAILABLE
2,142 SF



AVAILABLE
6,340 SF

FLOOR PLAN - 1430 Route 206

Second Floor - Sample Demising Plan

AVAILABLE
2,142 SF

AVAILABLE
1,899 SF



AVAILABLE
2,788 SF

AVAILABLE
1,653 SF

1545 Route 206

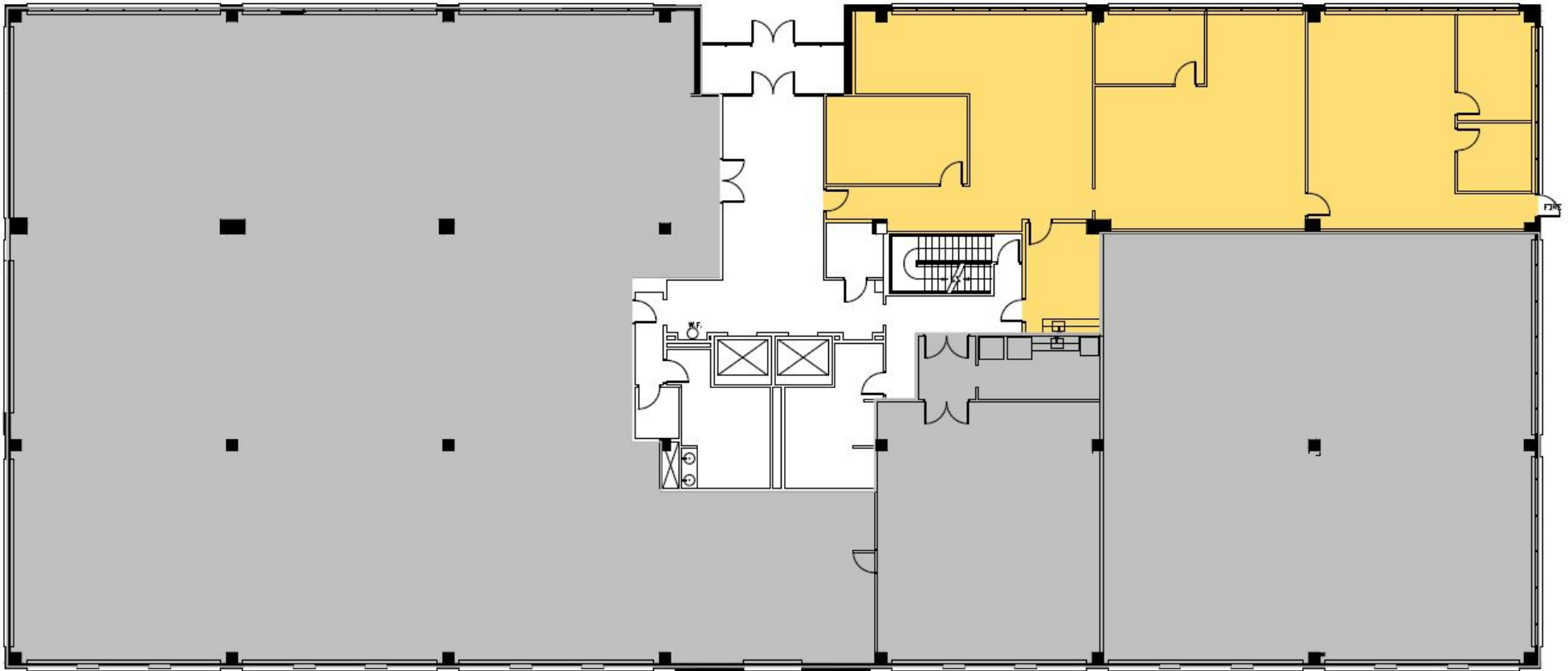
Available Units



FLOOR PLAN - 1545 Route 206

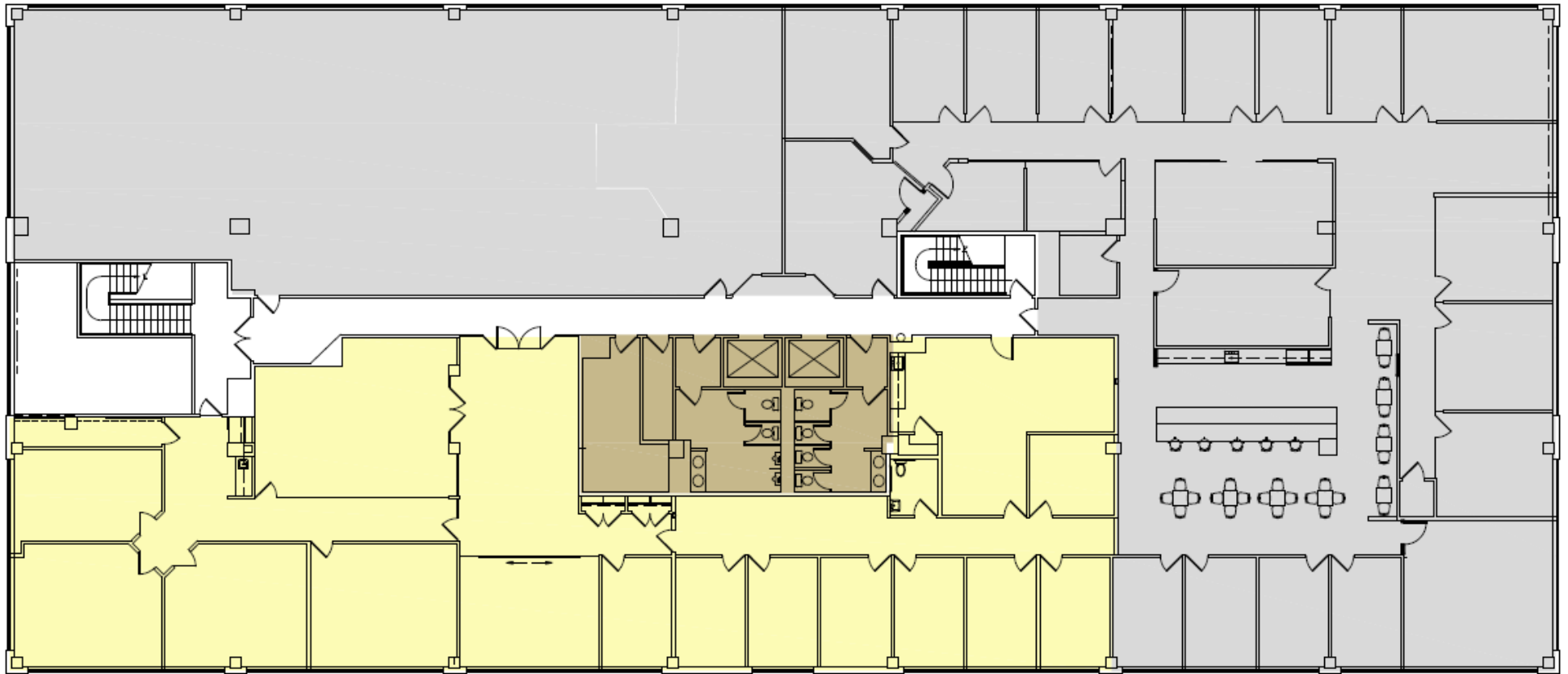
First Floor

AVAILABLE
4,048 SF



FLOOR PLAN - 1545 Route 206

Third Floor



AVAILABLE
6,950 SF

SPACE IMAGES - 1545 Route 206

Third Floor - 6,950 SF



1545 Route 206 – Fitness Center



OWNERSHIP & PROPERTY MANAGEMENT

ADVANCE REALTY INVESTORS

For more information, please visit www.AdvanceatBedminster.com



Advance Realty Investors is a privately-owned real estate investment, development and management company that has been in business for over 40 years. Advance owns, manages or has invested in a diversified, 15-million-square-foot portfolio across all asset classes. The company actively pursues real estate investments in residential, industrial, mixed-use and Class A office properties that enhance value through development, repositioning and redevelopment. Advance Realty is one of New Jersey's most well-respected owner/operator/developers in the Northeast Corridor. Visit www.advancere.com for more information.

EXCLUSIVE LEASING CONTACTS:

WILLIAM O'KEEFE

Managing Director

+1 973 908 6101

william.okeefe@cushwake.com

KELSEY NAKAMURA

Director

+1 973 292 4636

kelsey.nakamura@cushwake.com



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