

FULL BUILDING AVAILABILITY - 41,000 SF



1545  
Route 206

206

Downtown  
Bedminster

202

1430  
Route 206

1420  
Route 206

206

LEFT

RIGHT

RIGHT

LEFT



# CAMPUS HIGHLIGHTS

## WALKABLE AMENITIES

Downtown Bedminster

## SUPERIOR ACCESS

I-287 & I-78

## PLANNED IMPROVEMENTS

## 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



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

**Peapack Gladstone**  
6 Minutes

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

**Nearby Walkable Amenities**

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

**Hotels & Shopping Centers**  
10 Minutes

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

**Bedminster South**  
7 Minutes

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

**AMENITIES MAP**

**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

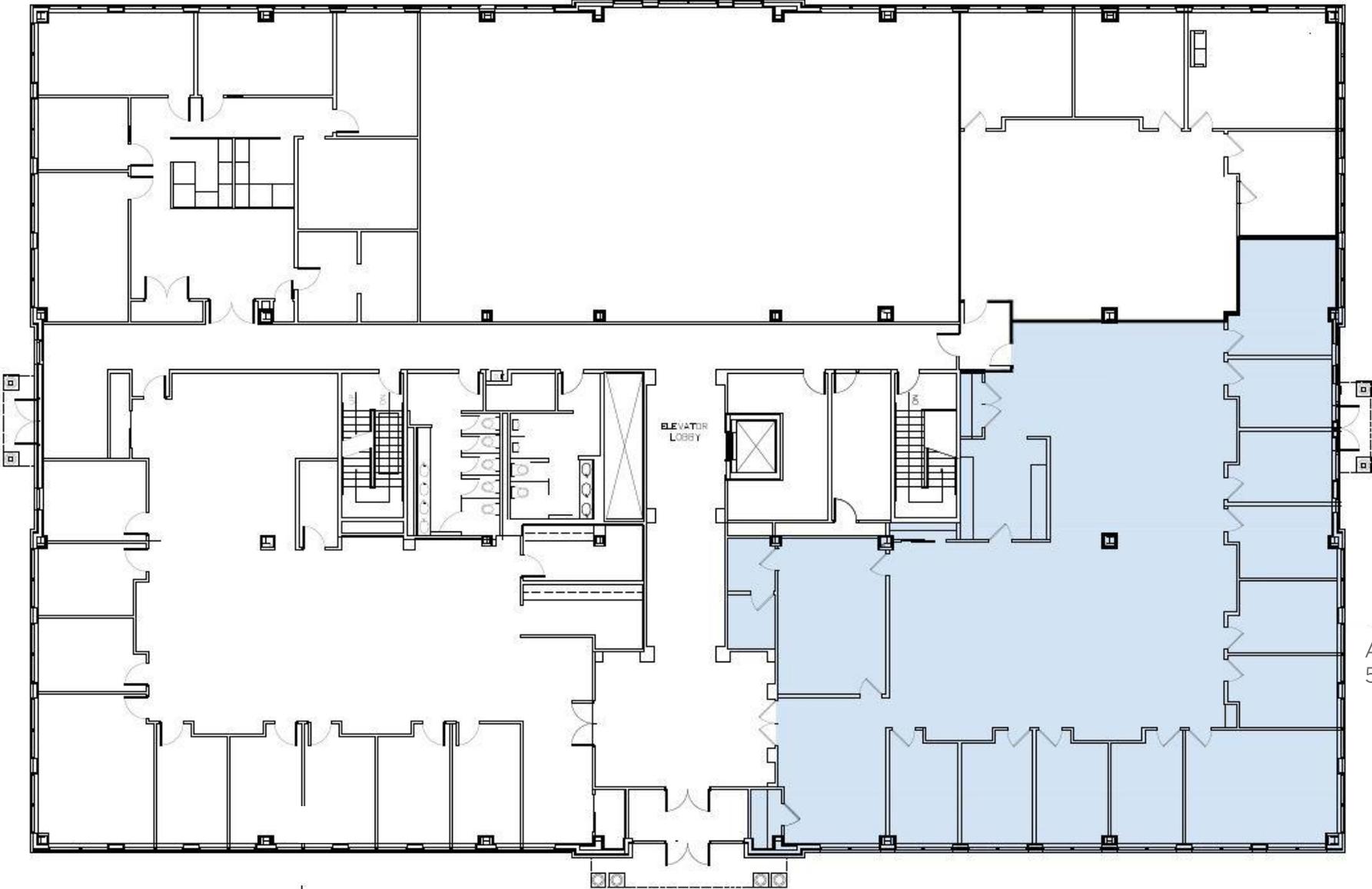


1420 Route 206  
Entire Building Available- 40,950 SF



# FLOOR PLAN - 1420 Route 206

First Floor - 19,774 SF



AVAILABLE  
5,988 SF

# FLOOR PLAN - 1420 Route 206

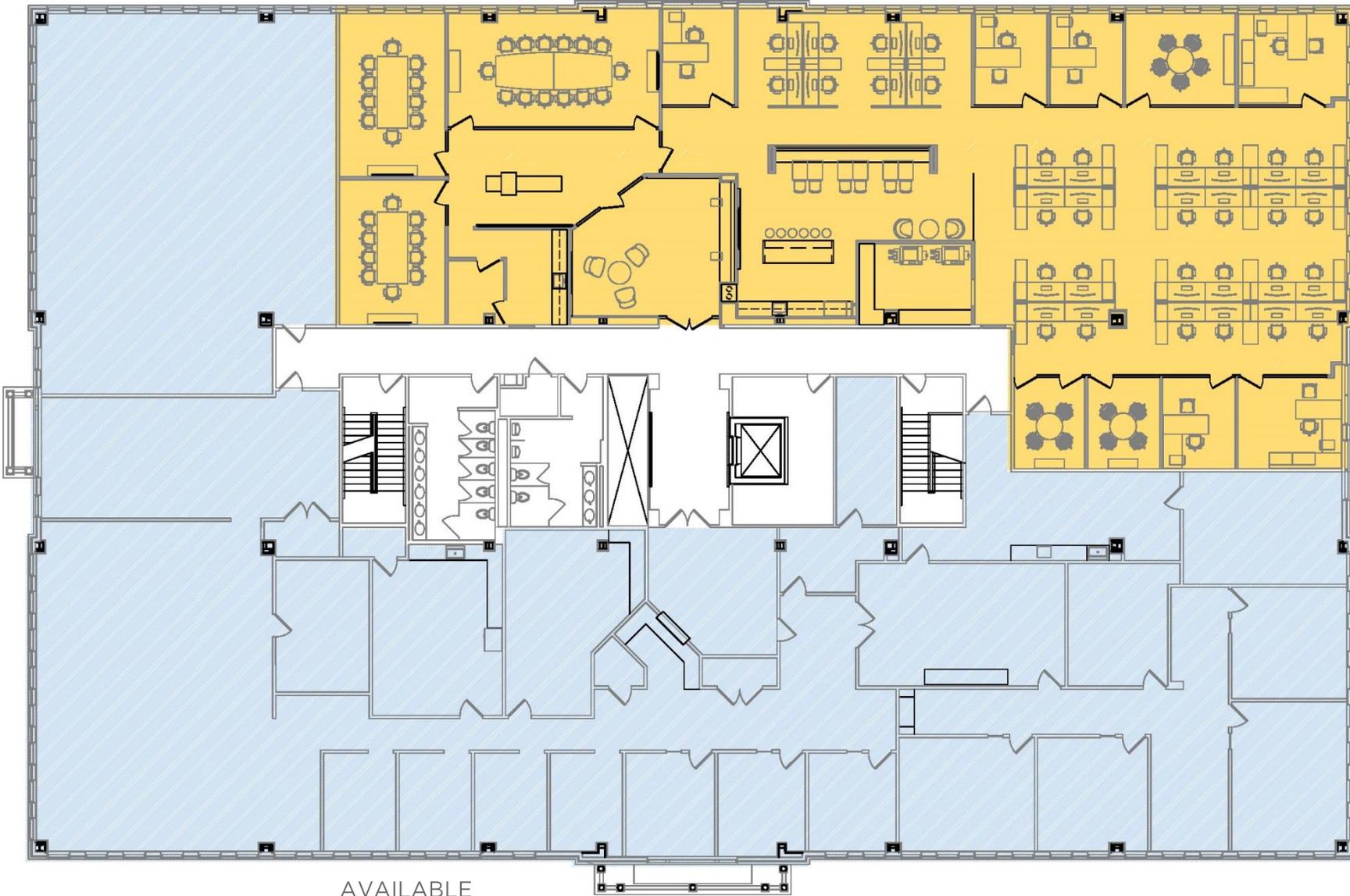
## First Floor - Sample Test Fit



AVAILABLE  
5,988 SF

# FLOOR PLAN - 1420 Route 206

## Second Floor - 21,176 SF



AVAILABLE  
8,300 SF

AVAILABLE  
12,876 SF

# SPACE IMAGES - 1420 Route 206

## Second Floor - 8,300 SF

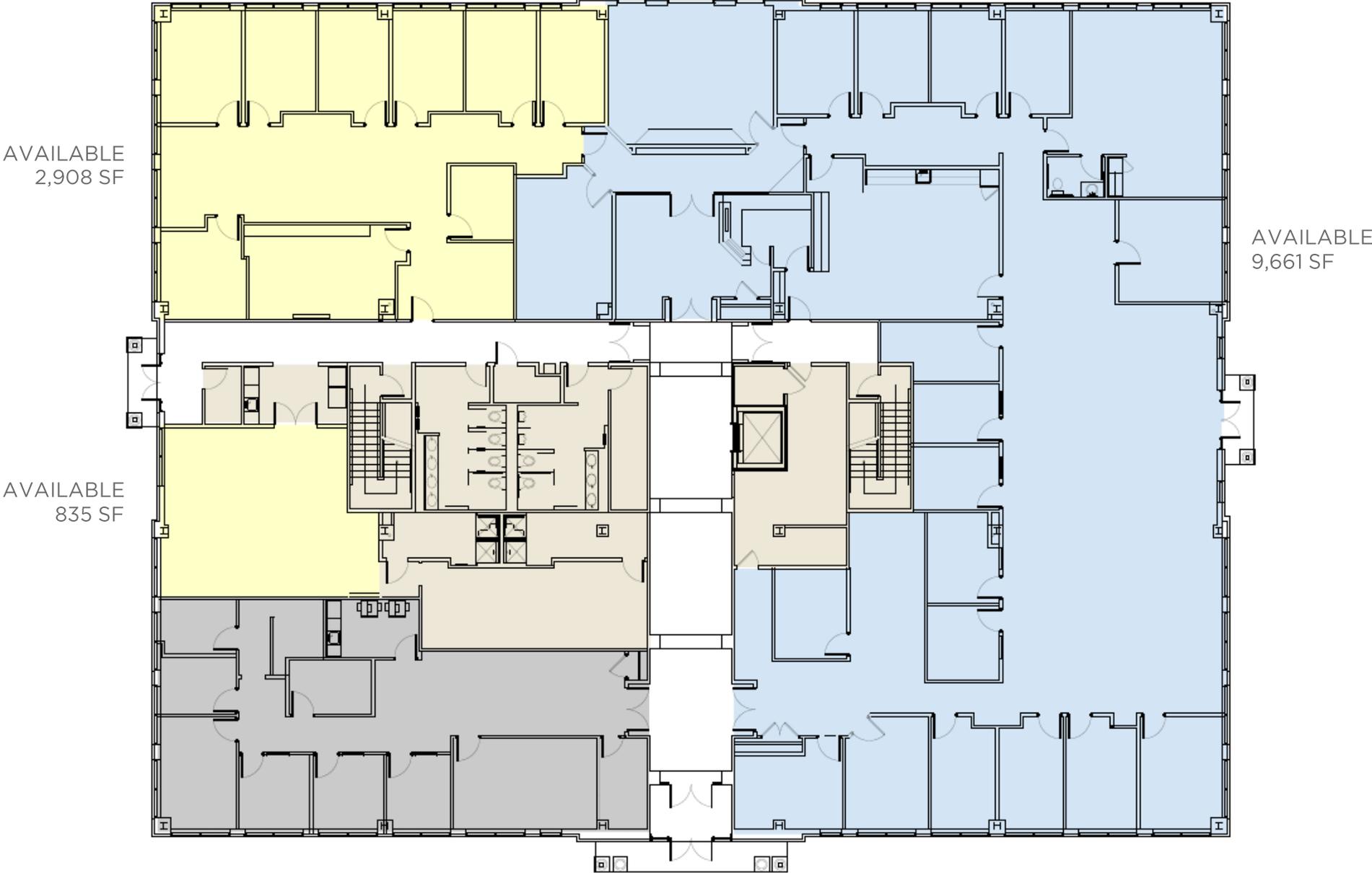


1430 Route 206  
Available Units



# 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



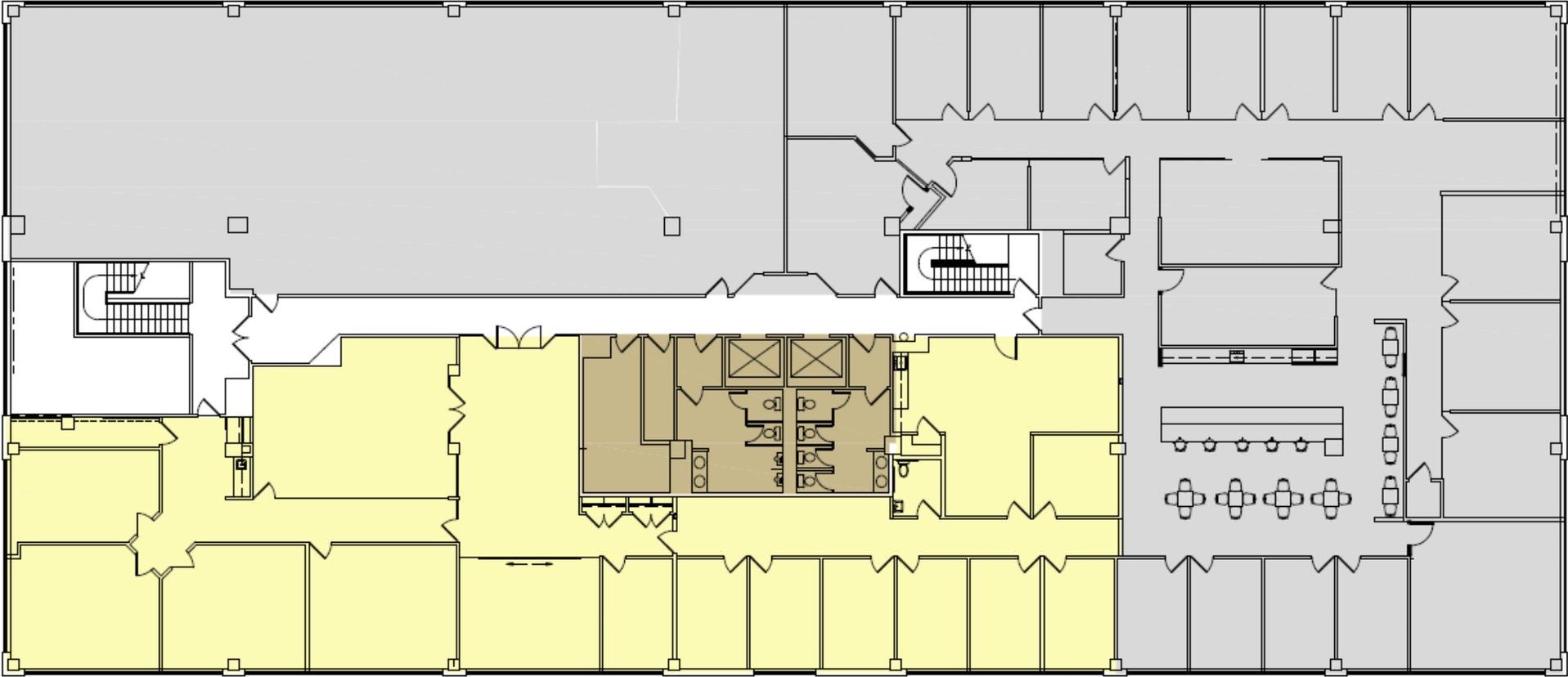
AVAILABLE  
1,899 SF

1545 Route 206  
Available Units



# 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](http://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](http://www.advancere.com) for more information.

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