



Bell Works

101 Crawfords Corner Rd.
Holmdel, NY 07733

SABRE

WELCOME TO THE METROBURB



S

Metroburb (noun): an urban hub; a metropolis in suburbia.

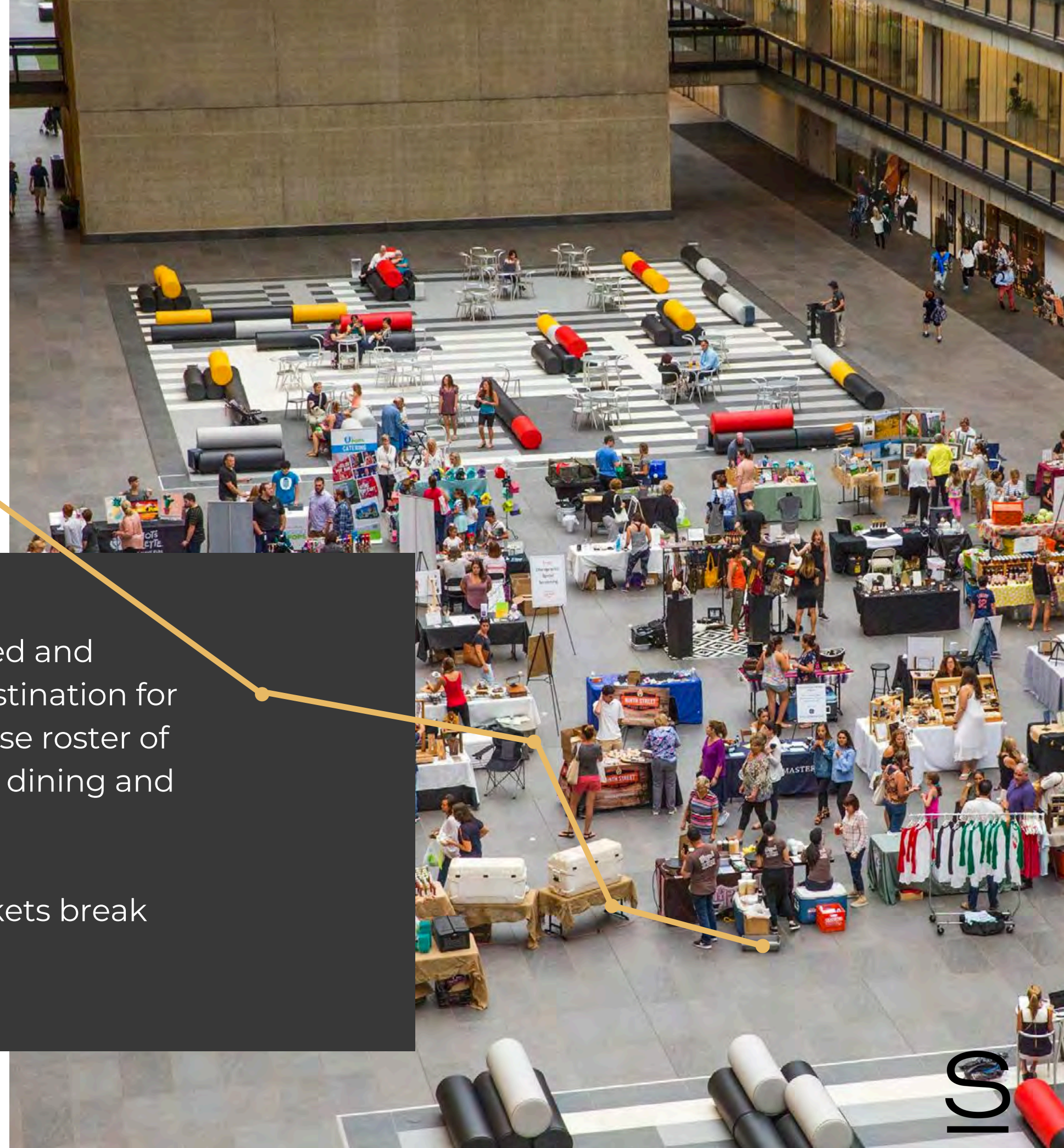
A city in and of itself. A large-scale mixed-use building comprised of office, retail, entertainment, hospitality, residential, health/wellness, fitness, and events.

It's the experiential and cultural center of the surrounding community.

AN INSPIRED AND INVENTIVE COMMUNITY

Bell Works New Jersey set a new standard of urbanized and activated office environments. It is a one-of-a-kind destination for business and culture where the public—and our diverse roster of tenants—enjoy a bustling indoor city street lined with dining and shopping.

Frequent events like fitness classes and farmer's markets break down barriers, bringing people and ideas to life.





Over 1 Million People Live Within a 30 Minute Drive



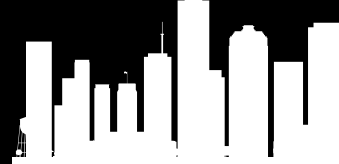
JFK International Airport

54 Miles



Newark Airport

30 Miles

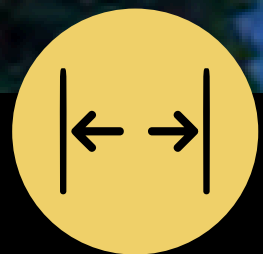


NYC

42 Miles



1 Mile off Exit 114 of the Garden State PKWY



2.2 MILLION SF
Total GLA



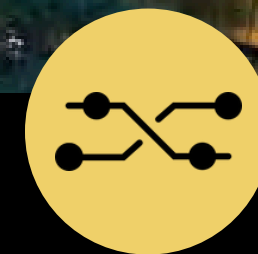
1,200,000+ SF
office space



180,000+ SF
retail, dining, entertainment,
health/wellness,
personal services



200+
upscale carriage and
single-family homes
on-site



Conference Space
Gathering +
Event Hub



TRADE AREA SUMMARY

5 Mile Radius

KEY FACTS



116,821
Population



42,669
Households



45.5
Median Age



\$126,366
Median Income

10 Mile Radius

KEY FACTS



448,371
Population



170,543
Households



43.4
Median Age

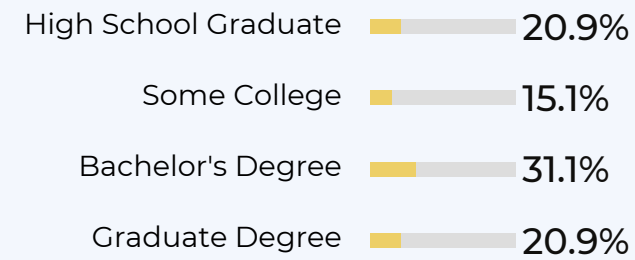


\$102,201
Median Income

TRADE AREA OVERVIEW



EDUCATION



INCOME



\$126,366
Median Household Income



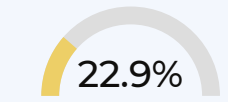
\$65,056
Per Capita Income



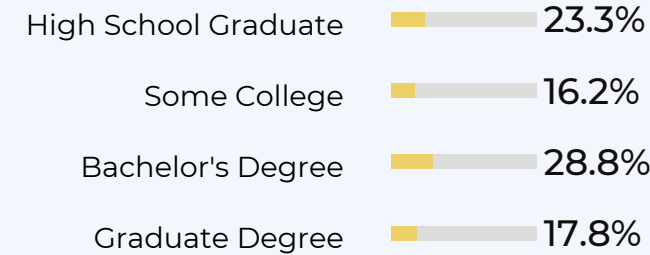
\$177,794
Average Household Income



EMPLOYMENT



EDUCATION



INCOME



\$102,201
Median Household Income



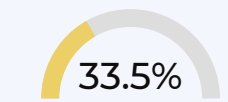
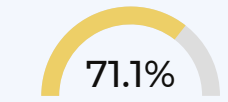
\$57,164
Per Capita Income



\$149,891
Average Household Income



EMPLOYMENT



TRADE AREA OVERVIEW

PSYCHOGRAPHICS

Top 3 Tapestry Segments



American Royalty

Head of Household Age: 51-65
Est. Household Income:
\$250,000+
Population Percentage: 11.6%

- Prestigious housing
- Luxury living
- Upscale cars
- Healthy lifestyles
- Charitable giving
- World travelers



Philanthropic Sophisticates

Head of Household Age: 66-75
Est. Household Income:
\$100,000–\$124,999
Population Percentage: 15.6%

- Retiring in comfort
- Experienced travelers
- Art connoisseurs
- Philanthropic
- Quality matters
- Ecological lifestyles



Settled in Suburbia

Head of Household Age: 36-45
Est. Household Income:
\$75,000 - \$99,999
Population Percentage: 11.8%

- Comfortable lifestyles
- Young children
- Large households
- Do-it-yourselfers
- Tech apprentices
- Theme park vacations

WHAT'S AVAILABLE

ATRIUM LEVEL

Available Space:

- 2,047 SF
- 12,170 SF



2,047 SF AVAILABLE

12,170 SF AVAILABLE 2ND GEN MEDICAL SPACE

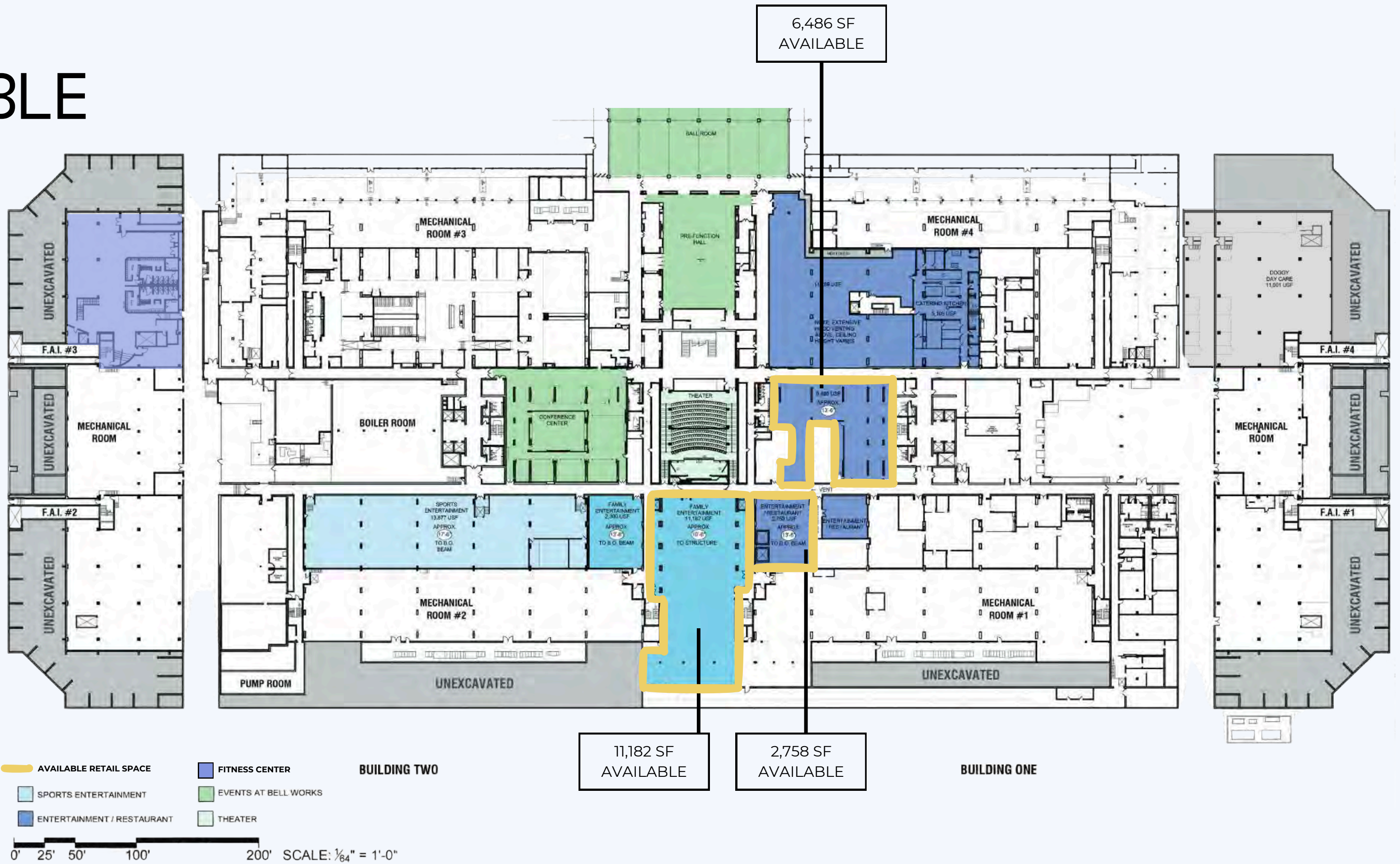


WHAT'S AVAILABLE

CONCOURSE LEVEL

Available Space:

- 6,486 SF
- 11,182 SF
- 2,758 SF



6,486 SF
AVAILABLE

11,182 SF
AVAILABLE

2,758 SF
AVAILABLE

- AVAILABLE RETAIL SPACE
- SPORTS ENTERTAINMENT
- ENTERTAINMENT / RESTAURANT
- FITNESS CENTER
- EVENTS AT BELL WORKS
- THEATER

0' 25' 50' 100' 200' SCALE: 1/64" = 1'-0"

WORK
DIFFERENTLY





WE WORK WITH YOU

Bell Works provides maximum flexibility, offering everything from a pop-up to flagship spaces, allowing your brand to easily find the space you need, at the right deal terms, and begin benefiting from our remarkable culture and lifestyle.

IS YOUR BUSINESS THE RIGHT FIT?



Discover the potential of joining a vibrant hub where 6,000 office employees and 1-2K daily visitors converge.

We're seeking dynamic businesses that are:

- Committed to investing in marketing and brand development.
- Eager to collaborate and be part of a thriving, supportive community.

If your business is ready to grow and connect, Bell Works is the place to be.



The Block at Bell Works

A self-contained metropolis. The Block is our indoor city street. It's open to the public and lined with places to eat, drink, and shop. Energetic and ever-changing, it's where you can develop your next great idea on a lunchtime walk, run an errand before heading out, or just relax with a drink and some friends.



EVENTS AND HAPPENINGS



EVENTS CALENDAR

This Month June 2024

SUN	MON	TUE	WED	THU	FRI	SAT
	27	28	29 11:00 am - 4:00 pm Bell Works Fresh 4:00 pm - 7:00 pm Sunset Sessions: Angelo Cicco x Jessica Lopez	30	31	1 6:00 pm Sunset Sessions: Wood
2	3	4	5 11:00 am - 4:00 pm Bell Works Fresh 12:00 pm - 1:00 pm Bell Works Hiking Club 4:00 pm - 7:00 pm Sunset Sessions: Justine Ewald	6 6:00 pm - 8:00 pm Trivia Thursdays at World's Fair 8:00 pm - 9:00 pm Doggy Disco	7	8
9	10	11	12	13		



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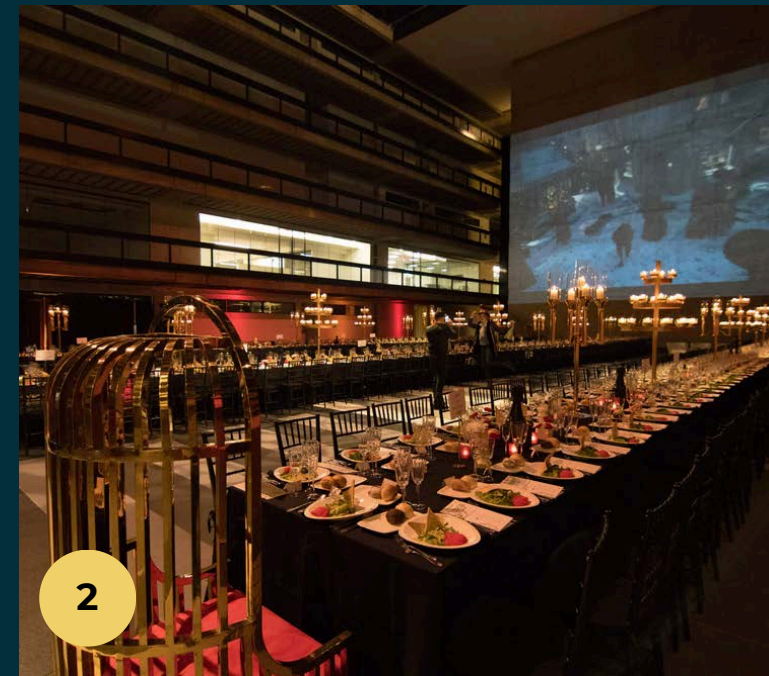
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[SEE ALL EVENTS](#)

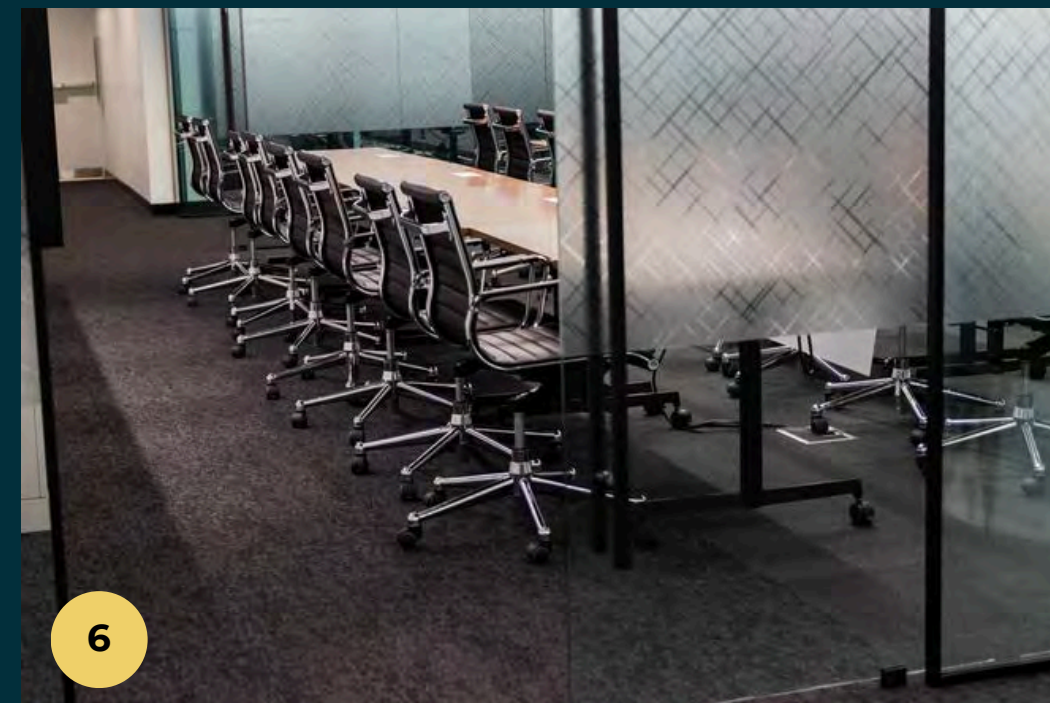


Inspired Events

The event spaces at Bell Works are a dynamic hub that attracts visitors and drives traffic to retail tenants, creating a vibrant atmosphere. With a diverse range of events, from markets to concerts, retailers benefit from increased exposure and customer engagement.



- 1. The Ballroom
- 2. The Block
- 3. Zen Lake
- 4. Bar Bella Inverno + Lounge
- 5. Bell Theater
- 6. The Talk
- 7. Roof Deck + Bar Bella Verano





CONTACT US FOR
FURTHER INFORMATION

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