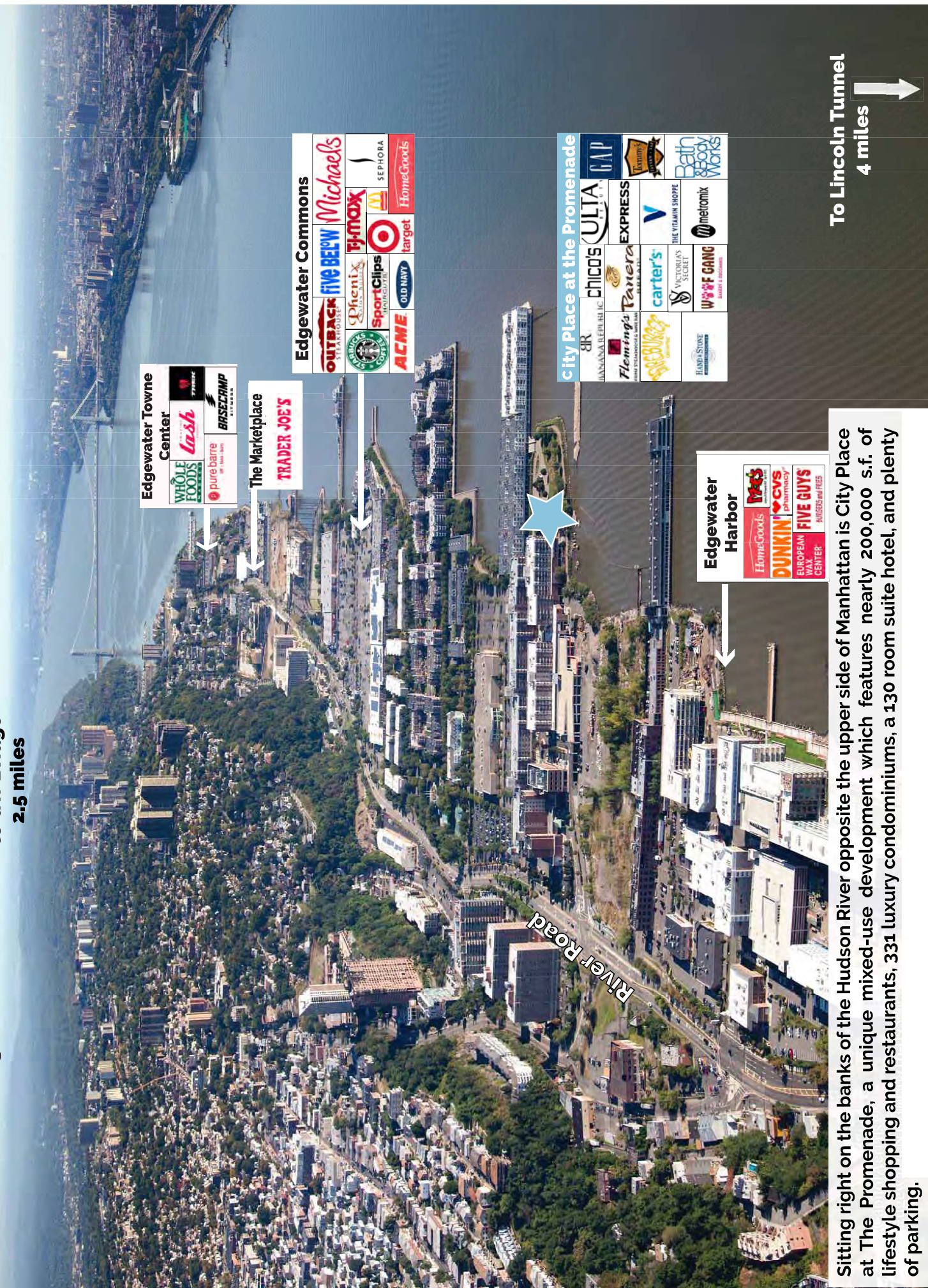


**City Place at the Promenade
River Road & Gorge Road**

**From City Place
to GW Bridge
2.5 miles**



Edgewater Towne Center
Whole Foods Market
Lash
pure barre
BIRSE CAMP

The Marketplace
TRADER JOE'S

Edgewater Commons
OUTBACK
Phenix
Sport Clips
ACME
Five Below
Michaels
T-max
Target
HomeGoods
SEPHORA

City Place at the Promenade
Chico's
Panera
Carter's
Victoria's Secret
W&W Gang
Ulta
Express
The Vitamin Shoppe
Bath & Body Works
Metromix

Edgewater Harbor
HomeGoods
Dunkin'
CVS pharmacy
Five Guys
European Wax Center

To Lincoln Tunnel
4 miles

Sitting right on the banks of the Hudson River opposite the upper side of Manhattan is City Place at The Promenade, a unique mixed-use development which features nearly 200,000 s.f. of lifestyle shopping and restaurants, 331 luxury condominiums, a 130 room suite hotel, and plenty of parking.

Edgewater, New Jersey

City Place at the Promenade

Formerly Baumgart's Cafe - 4,926 s.f.



Formerly Baumgart's Cafe - Outdoor Patio with Water View - 4,926 s.f.

AVAILABLE: 3,417 s.f & 4,926 s.f. - Formerly Baumgart's Cafe - Outdoor patio with water view.

Co-Tenants: Gap, Banana Republic, Ann Taylor Loft, Victoria's Secret, Ulta Cosmetics, Tommy's Tavern, Chico's, Panera Bread, Carter's, Chipotle Mexican Grill, Express, Vitamin Shoppe, Bath & Body Works, Lenscrafters, Metromix, Fleming's Steakhouse, BareBurger, White House Bridal, Next Generation Experience & Alain & Co. Jewelers.

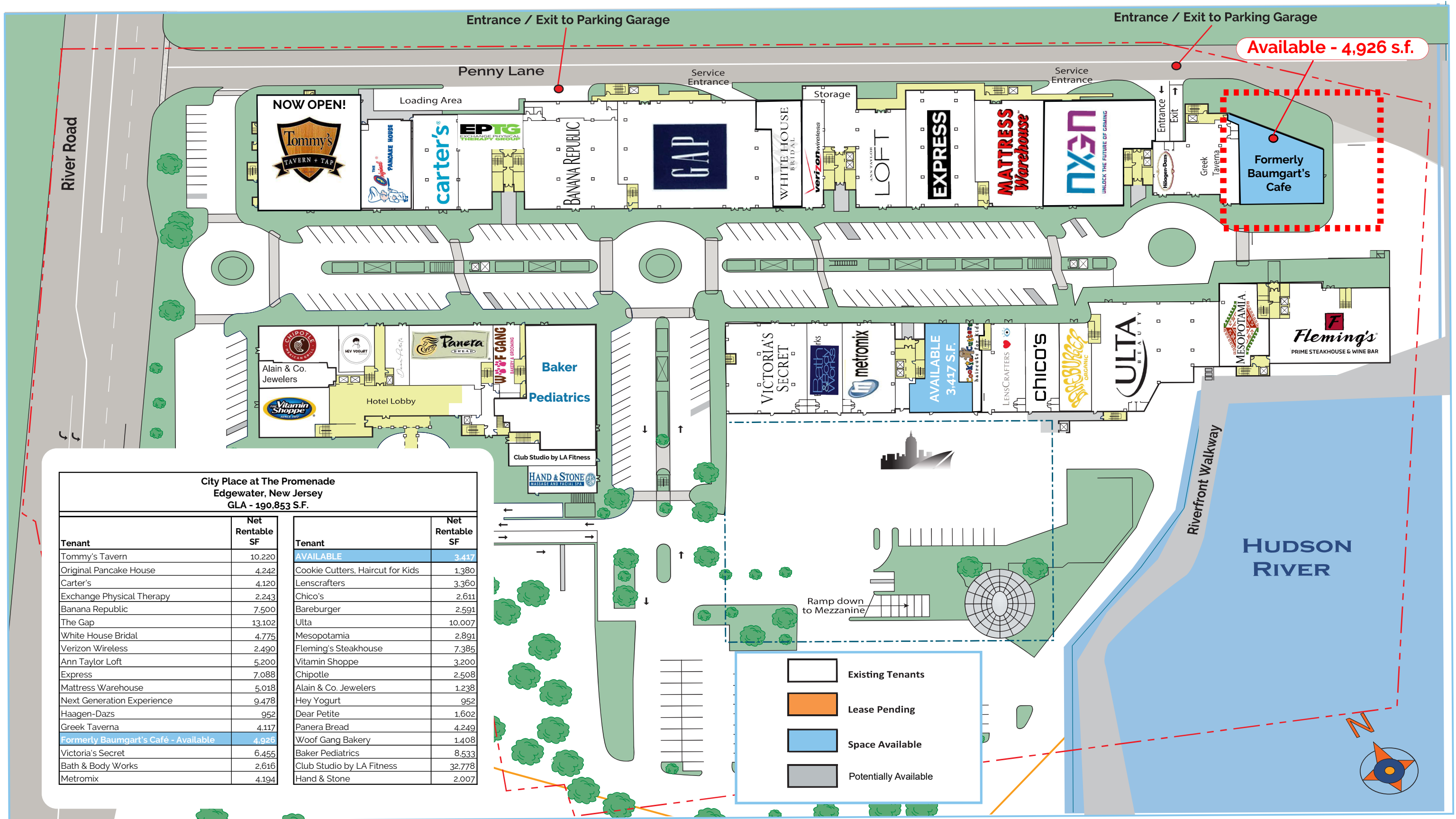


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City Place at the Promenade Edgewater, New Jersey - Formerly Baumgart's Cafe - 4,926 s.f.



**City Place at The Promenade
Edgewater, New Jersey
GLA - 190,853 S.F.**

Tenant	Net Rentable SF	Tenant	Net Rentable SF
Tommy's Tavern	10,220	AVAILABLE	3,417
Original Pancake House	4,242	Cookie Cutters, Haircut for Kids	1,380
Carter's	4,120	Lenscrafters	3,360
Exchange Physical Therapy	2,243	Chico's	2,611
Banana Republic	7,500	Bareburger	2,591
The Gap	13,102	Ulta	10,007
White House Bridal	4,775	Mesopotamia	2,891
Verizon Wireless	2,490	Fleming's Steakhouse	7,385
Ann Taylor Loft	5,200	Vitamin Shoppe	3,200
Express	7,088	Chipotle	2,508
Mattress Warehouse	5,018	Alain & Co. Jewelers	1,238
Next Generation Experience	9,478	Hey Yogurt	952
Haagen-Dazs	952	Dear Petite	1,602
Greek Taverna	4,117	Panera Bread	4,249
Formerly Baumgart's Café - Available	4,926	Woof Gang Bakery	1,408
Victoria's Secret	6,455	Baker Pediatrics	8,533
Bath & Body Works	2,616	Club Studio by LA Fitness	32,778
Metromix	4,194	Hand & Stone	2,007

Ramp down to Mezzanine

- Existing Tenants
- Lease Pending
- Space Available
- Potentially Available