



Bedminster One

135 ROUTE 206, BEDMINSTER, NJ

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NEWMARK

201 Route 17 North, Rutherford, NJ 07070

One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816

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135 ROUTE 206, BEDMINSTER, NJ

Bedminster One

Features

- Newly renovated lobby, indoor and outdoor common areas, restrooms, full-service cafe, and fitness center
- Three story 161,632 SF Class A office building located in the heart of Bedminster's business district
- Dramatic three-story skylit atrium lobby finished with polished granite. Set on a 20-acre site with park-like grounds including ponds, walking trail, and picnic areas overlooking Routes I-78 and I-287

Amenities & Specifications

- Full building backup generator
- Full-service cafe
- Security desk/guard at main entrance
- Fitness center with men's and women's locker rooms with showers
- Executive covered parking
- Secure storage space
- Loading dock with large staging area
- Strong local ownership
- Shared conferencing center

Location

- Located at the interchange of I-287, I-78, and Route 202/206 offering exceptional regional access
- Walking distance to downtown Bedminster for restaurants, shopping, parks, and more

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LOBBY

Bedminster One



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OUTDOOR COMMON AREA

Bedminster One



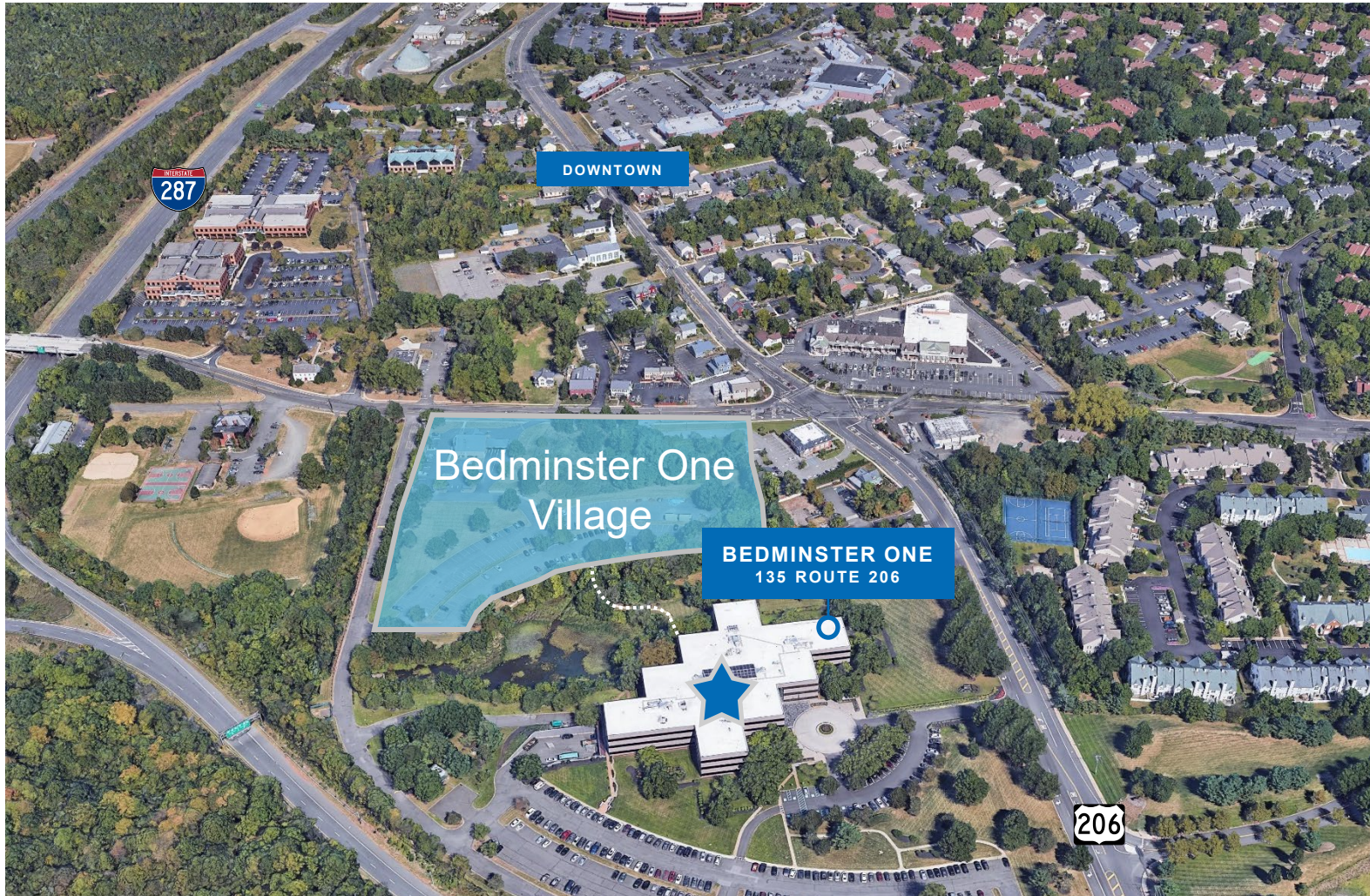
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AREA AMENITIES

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AREA AMENITIES

Bedminster One Village



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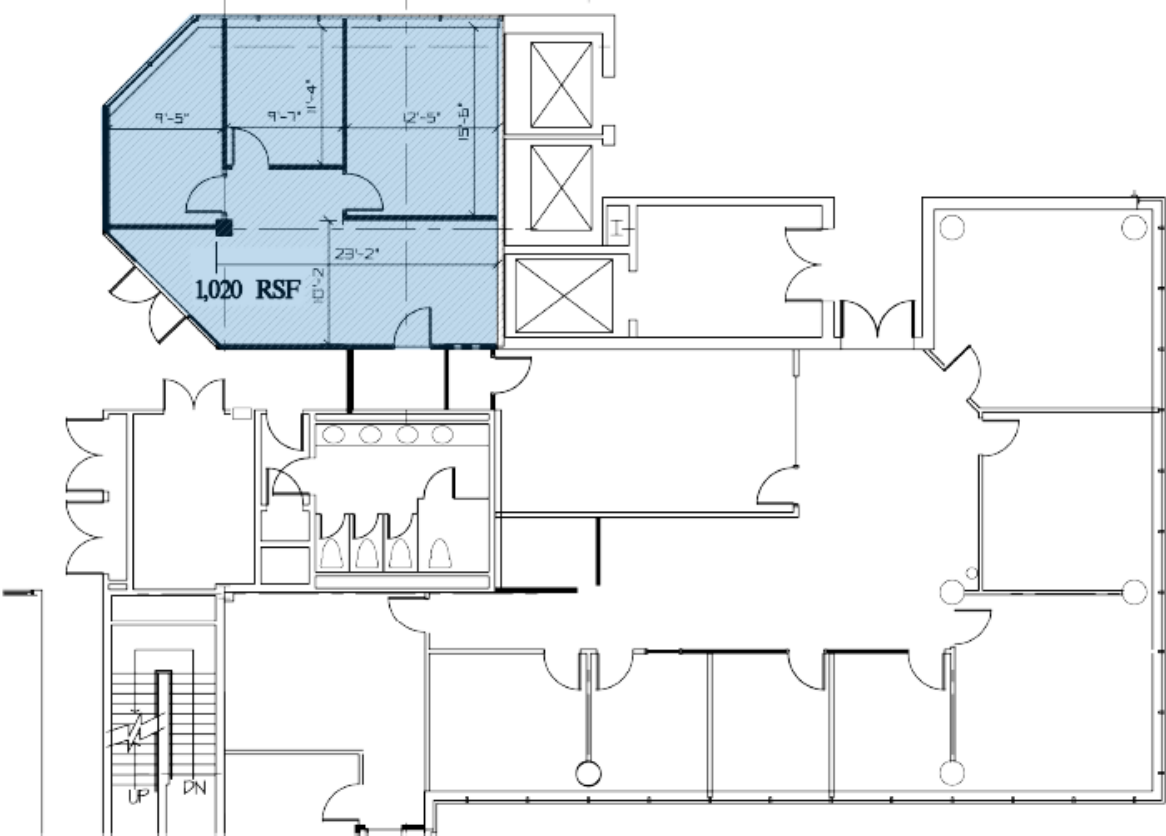
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FLOOR PLAN

Bedminster One

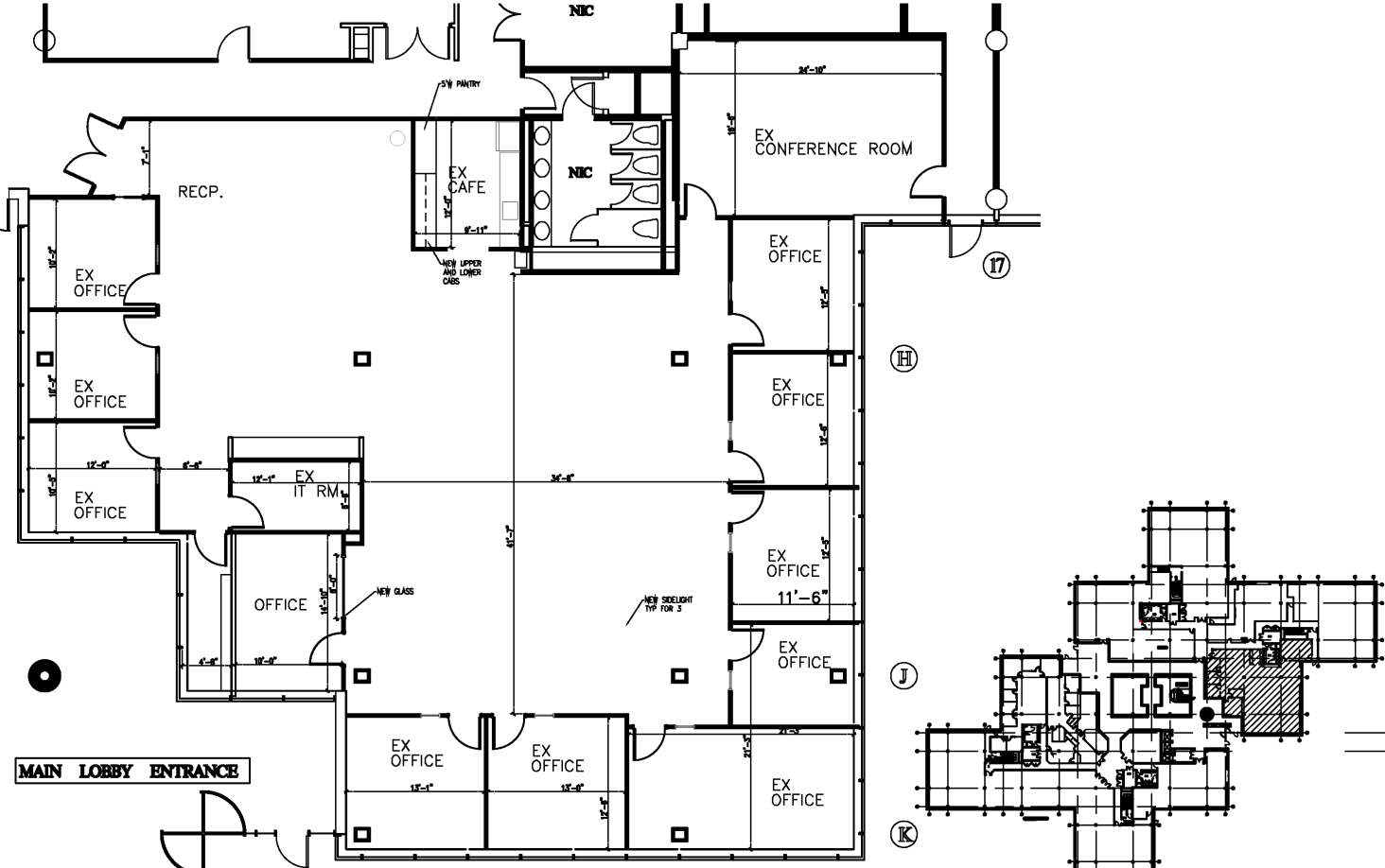
1st Floor: 1,020 SF



FLOOR PLAN

Bedminster One

1st Floor: 6,167 SF



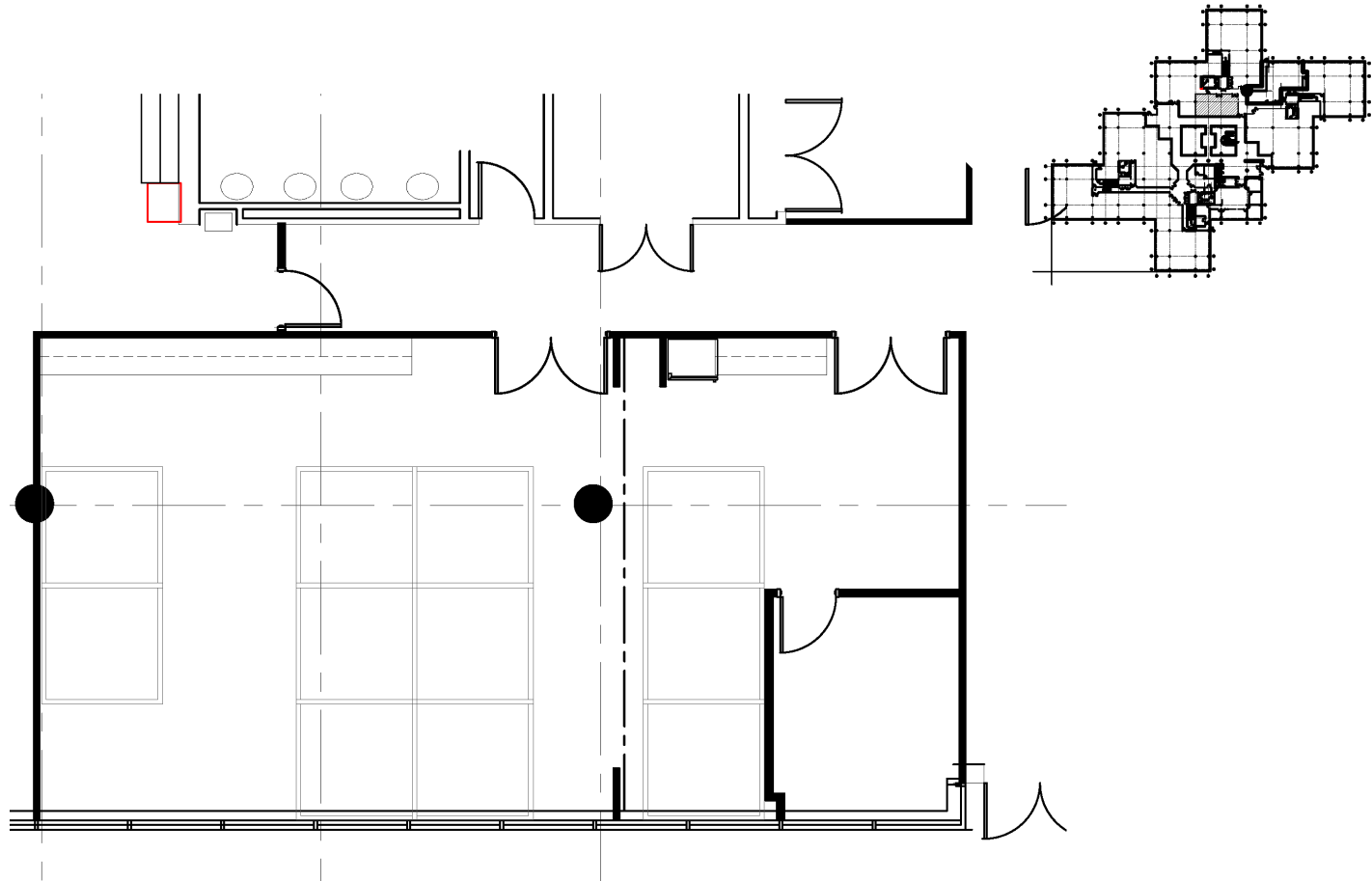
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FLOOR PLAN

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1st Floor: 1,688 SF



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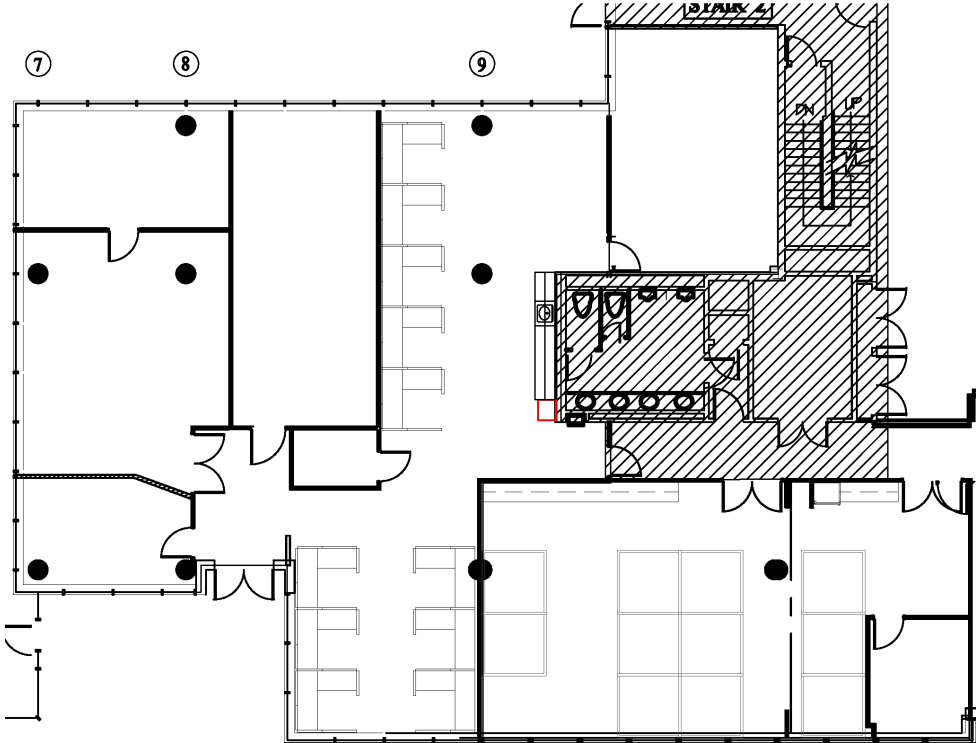
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FLOOR PLAN

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1st Floor: 6,538 SF



FLOOR PLAN

Bedminster One

1st Floor: 4,850 SF

