

AVAILABILITY UP TO 6,950 SF





1545  
Route 206

206

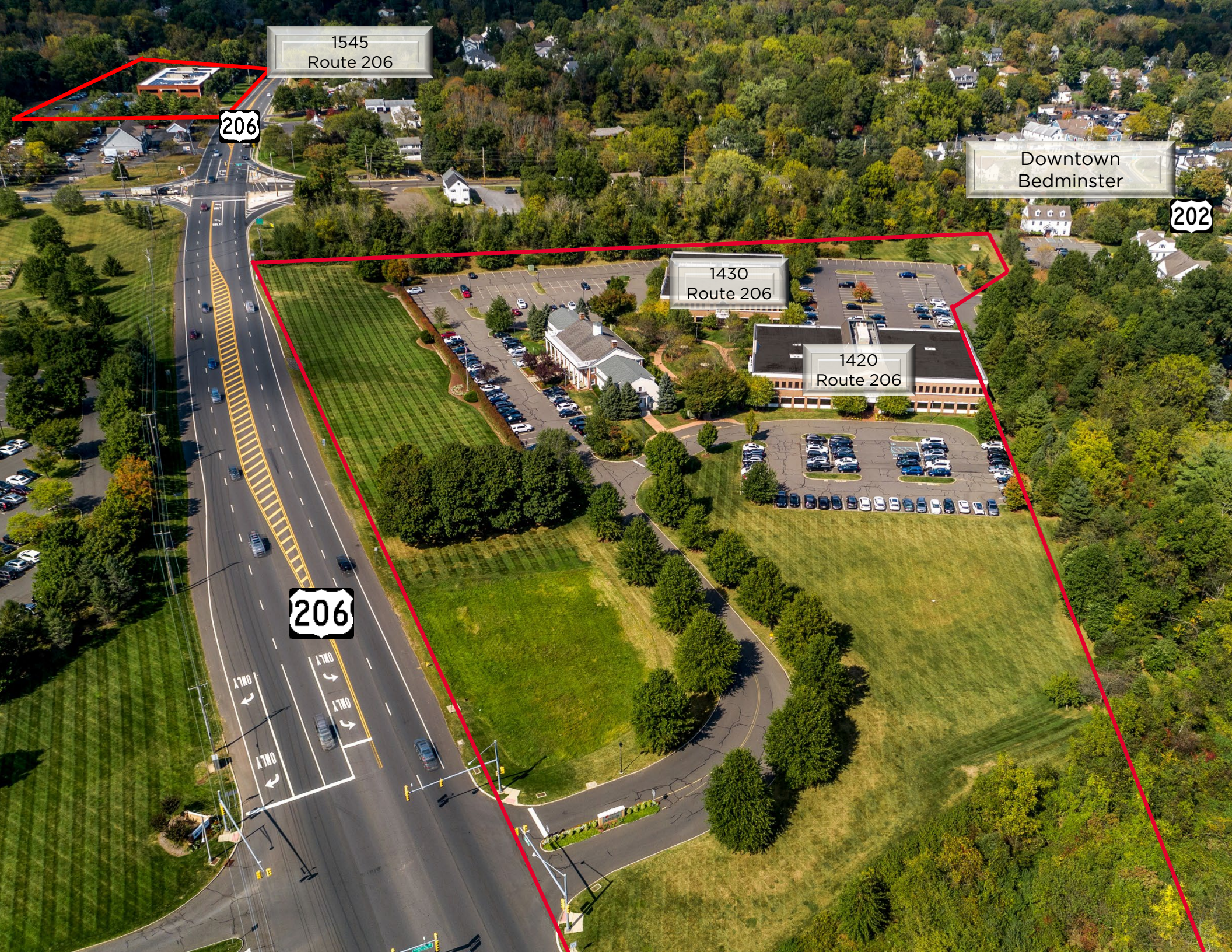
Downtown  
Bedminster

202

1430  
Route 206

1420  
Route 206

206





# CAMPUS HIGHLIGHTS

## WALKABLE AMENITIES

Downtown Bedminster

## SUPERIOR ACCESS

I-287 & I-78

## PLANNED IMPROVEMENTS

## ON-SITE OWNERSHIP AND MANAGEMENT

Advance Realty Investors



# COURTYARD





# CONVENIENT HIGHWAY ACCESS





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

**GLADSTONE STATION**  
Peapack

**PEAPACK STATION**

**FAR HILLS STATION**

**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
- 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

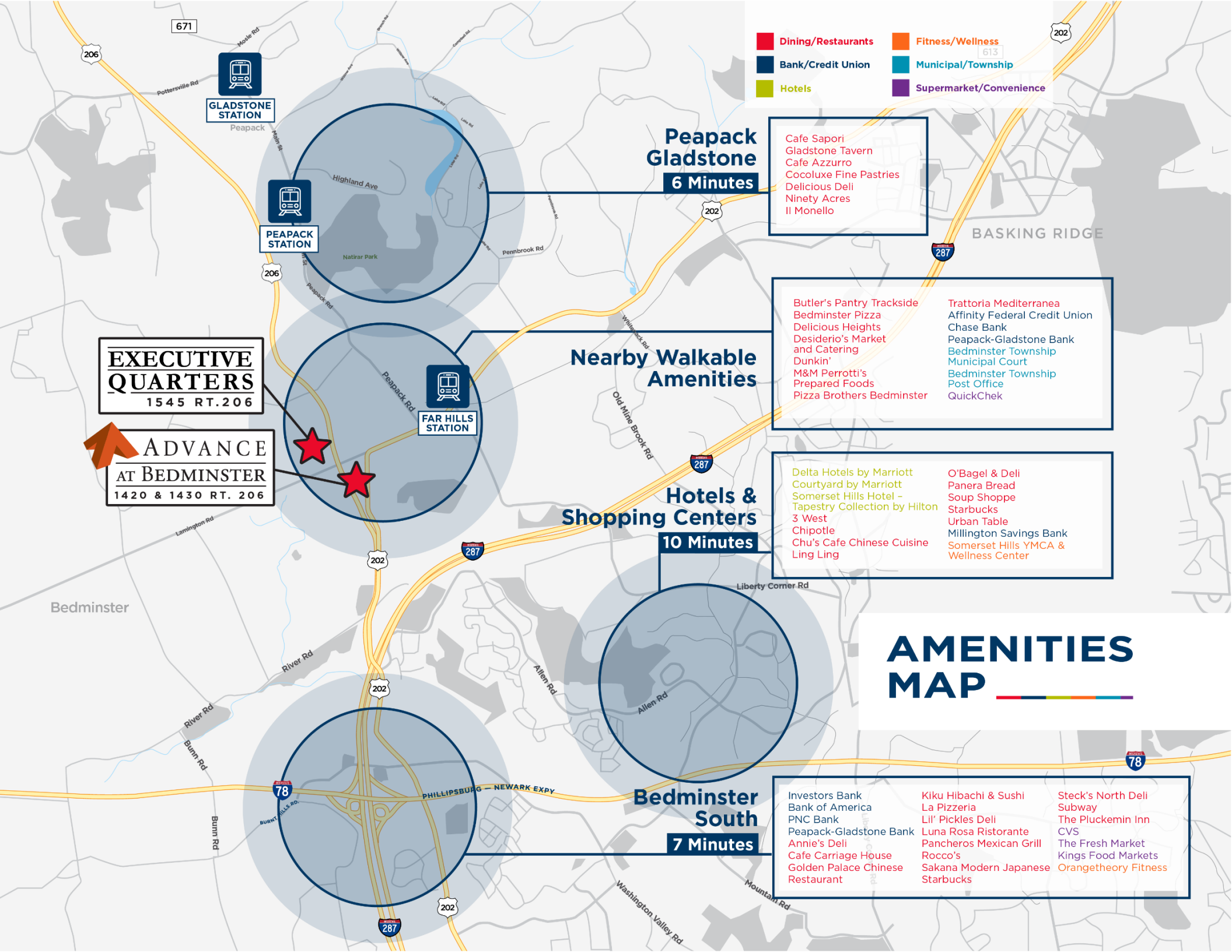
**Bedminster South**  
7 Minutes

- 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

# AMENITIES MAP





# 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





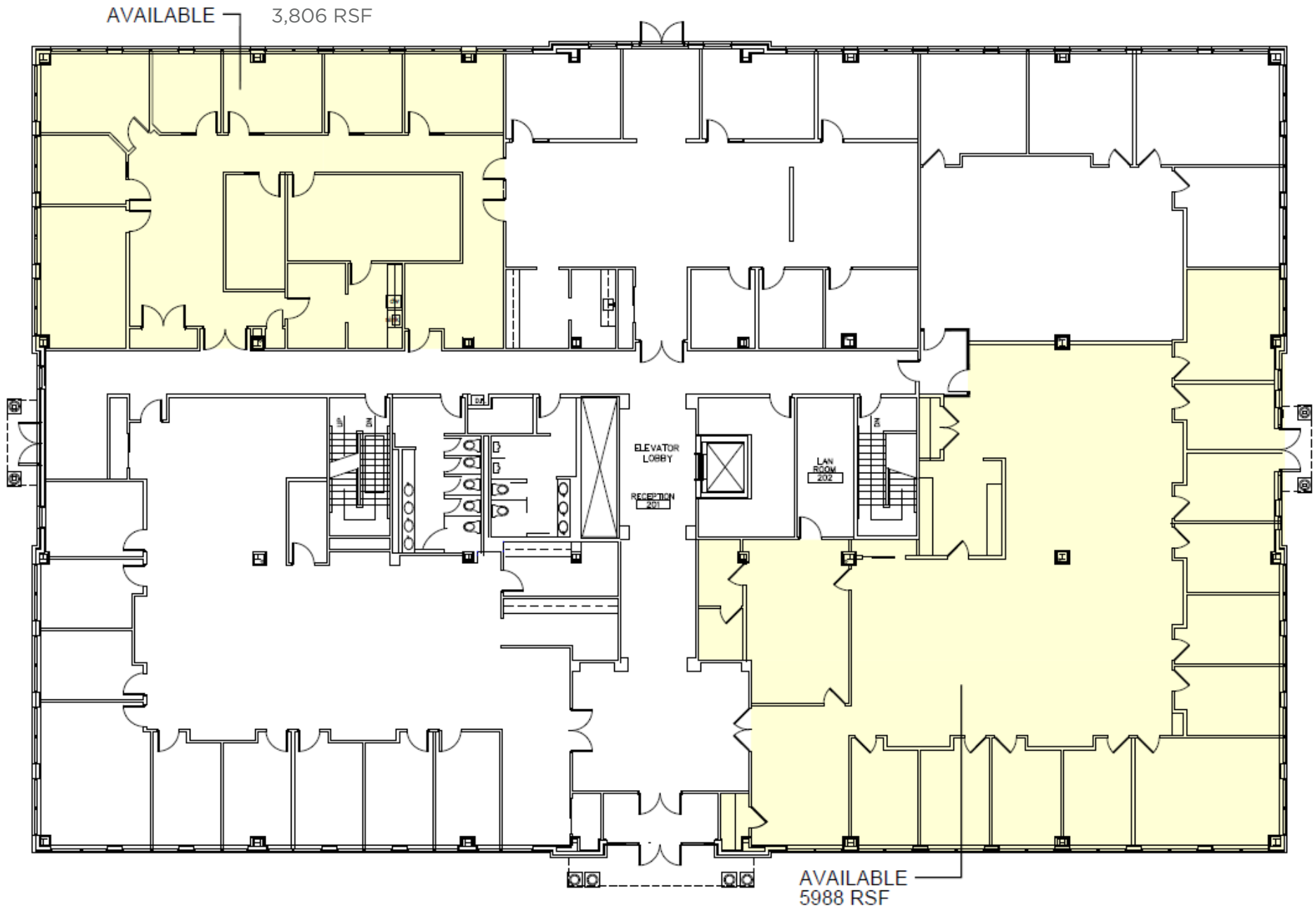
1420 Route 206  
Available Units





# FLOOR PLAN - 1420 Route 206

## First Floor





1430 Route 206  
Available Units



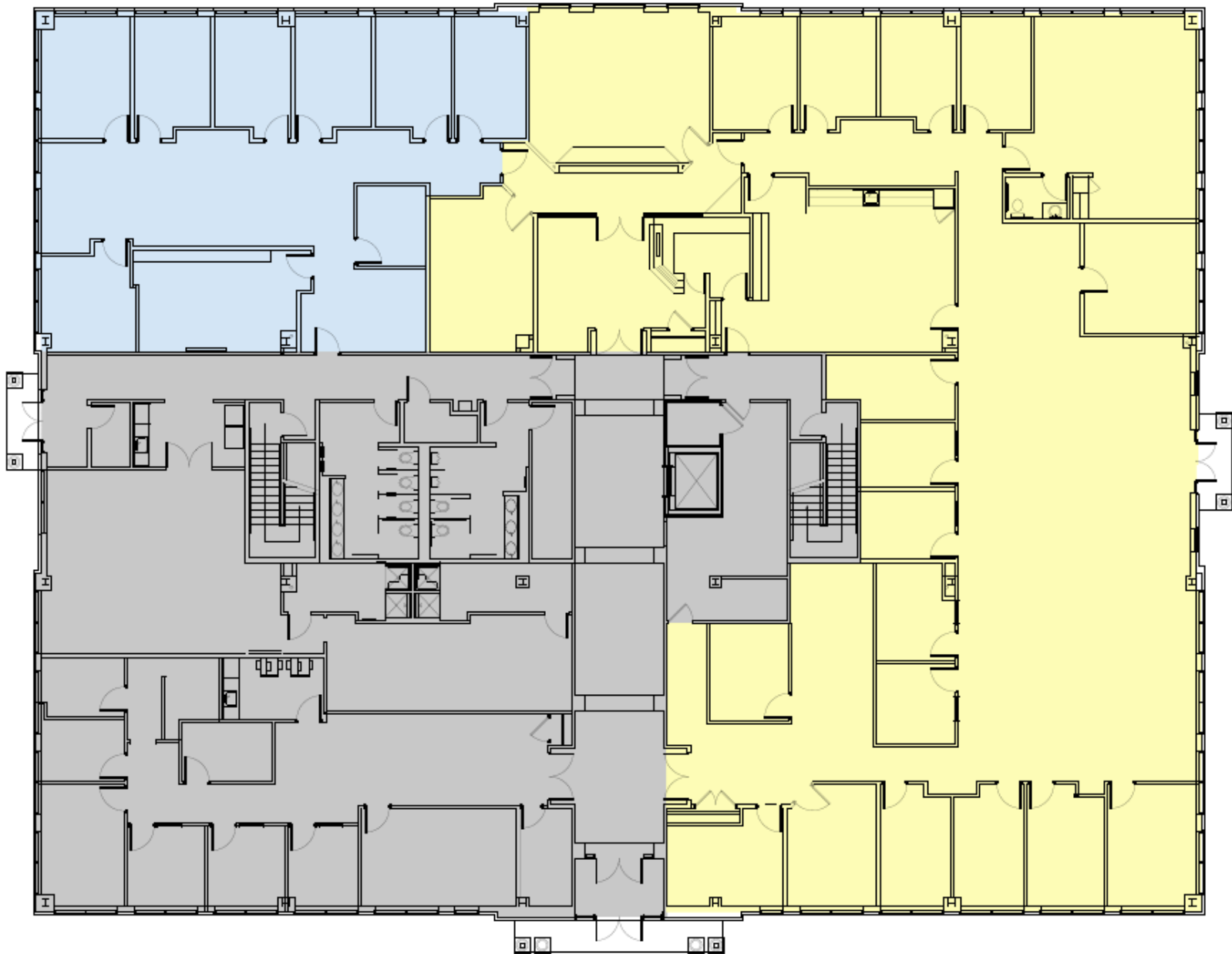


# FLOOR PLAN - 1430 Route 206

## First Floor

AVAILABLE  
2596 RSF

OCCUPIED





# FLOOR PLAN - 1430 Route 206

## Second Floor

AVAILABLE  
2,142 SF



AVAILABLE  
1,899 SF



1545 Route 206  
Available Units

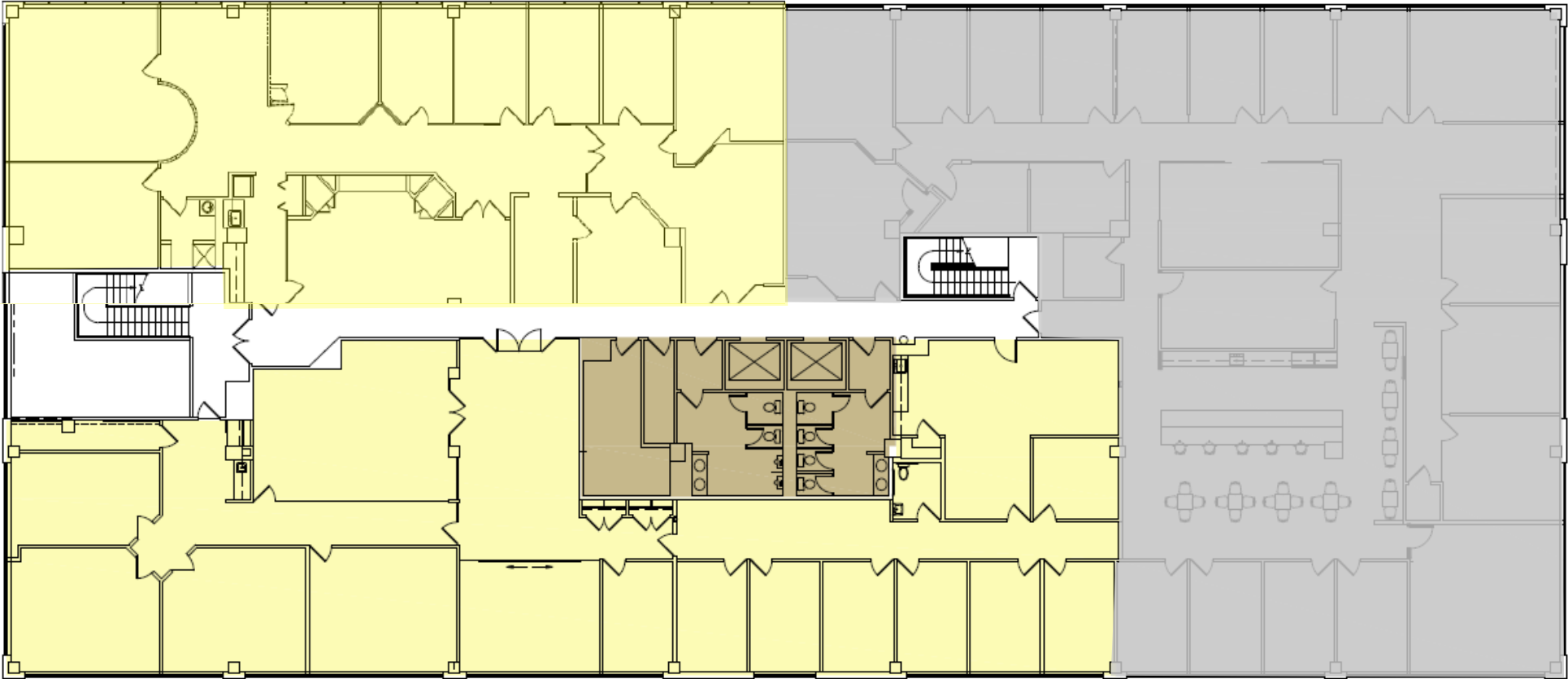




# FLOOR PLAN - 1545 Route 206

## Third Floor

AVAILABLE  
+/- 5,000 SF



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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