

 **ADVANCE**
AT BEDMINSTER

EXECUTIVE
QUARTERS



1420, 1430, & 1545 ROUTE 206 | BEDMINSTER, NEW JERSEY

 **CUSHMAN &
WAKEFIELD**



1430
Route 206

1420
Route 206

Fresh Pet
Headquarters

An aerial architectural rendering of a residential development named Bedminster Village. The scene shows several large, multi-story houses with gabled roofs and stone accents, arranged around a central green lawn. There are multiple parking lots with cars, and the area is surrounded by dense green trees. A text box in the center provides the name and estimated start date of the project.

Bedminster
Village
(est. Q1 2027)

BEDMINSTER VILLAGE



o PROPOSED COMPLETION Q1 2027

o PLANNED APPROX. 20,000 SF OF

BEDMINSTER VILLAGE



RESTAURANTS, FAST CASUAL FOOD, AND SERVICE-ORIENTED RETAIL OPTIONS

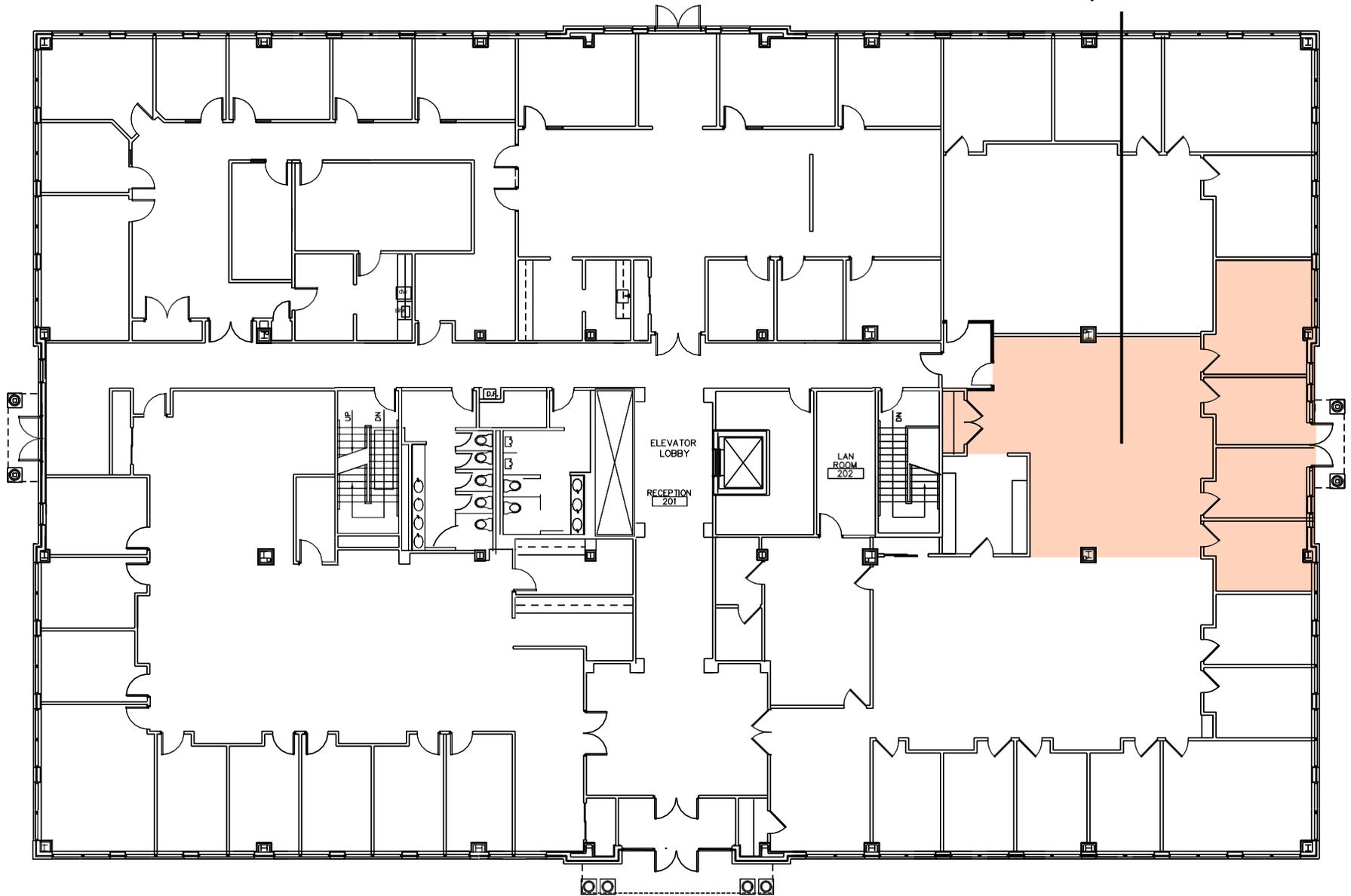
1420 Route 206
Available Units



FLOORPLAN - 1420 Route 206

First Floor - 1,878 SF

AVAILABLE
1,878 RSF

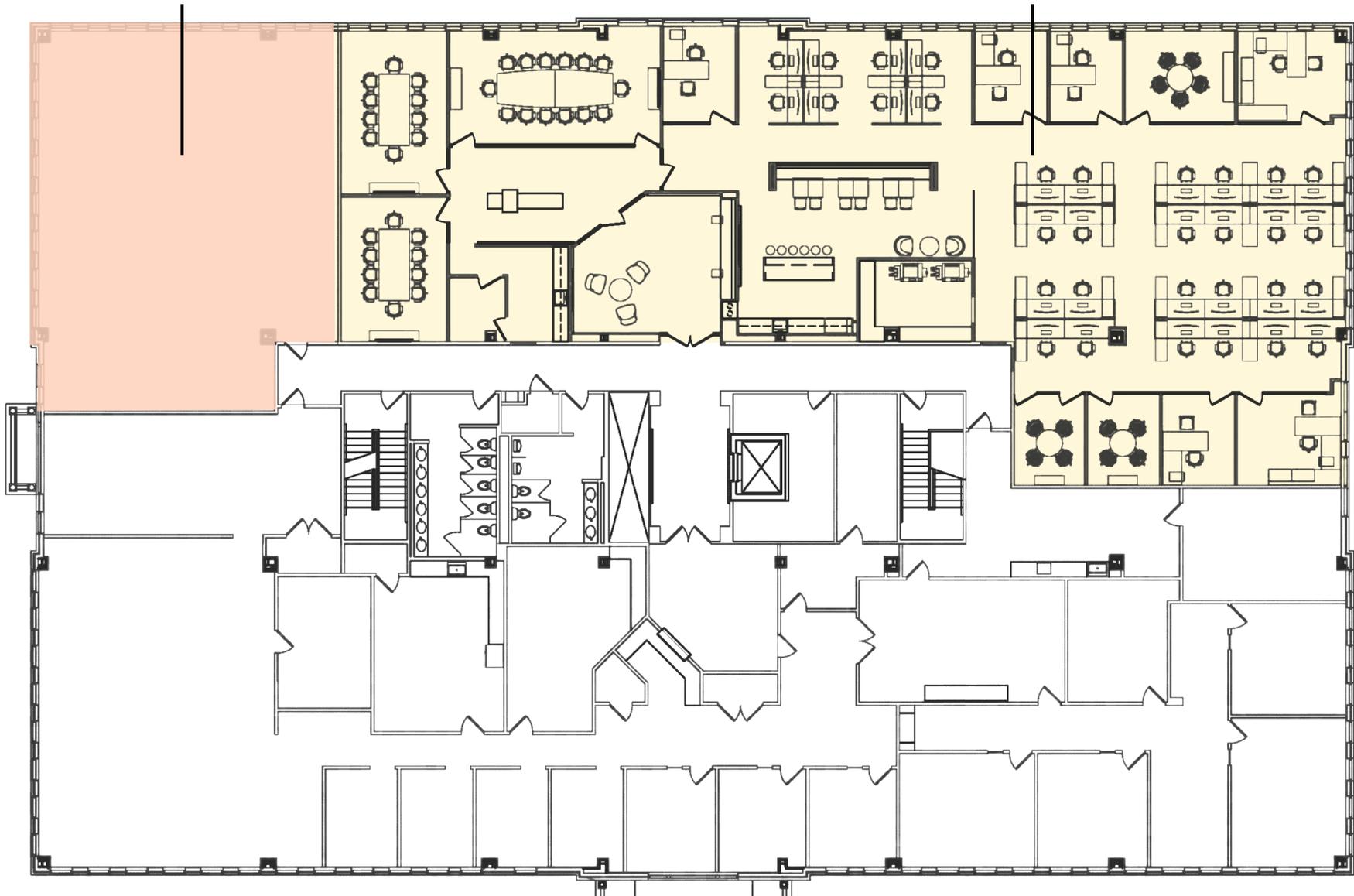


FLOORPLAN - 1420 Route 206

Second Floor - 11,199 SF

AVAILABLE
2,899 SF

AVAILABLE
8,300 SF



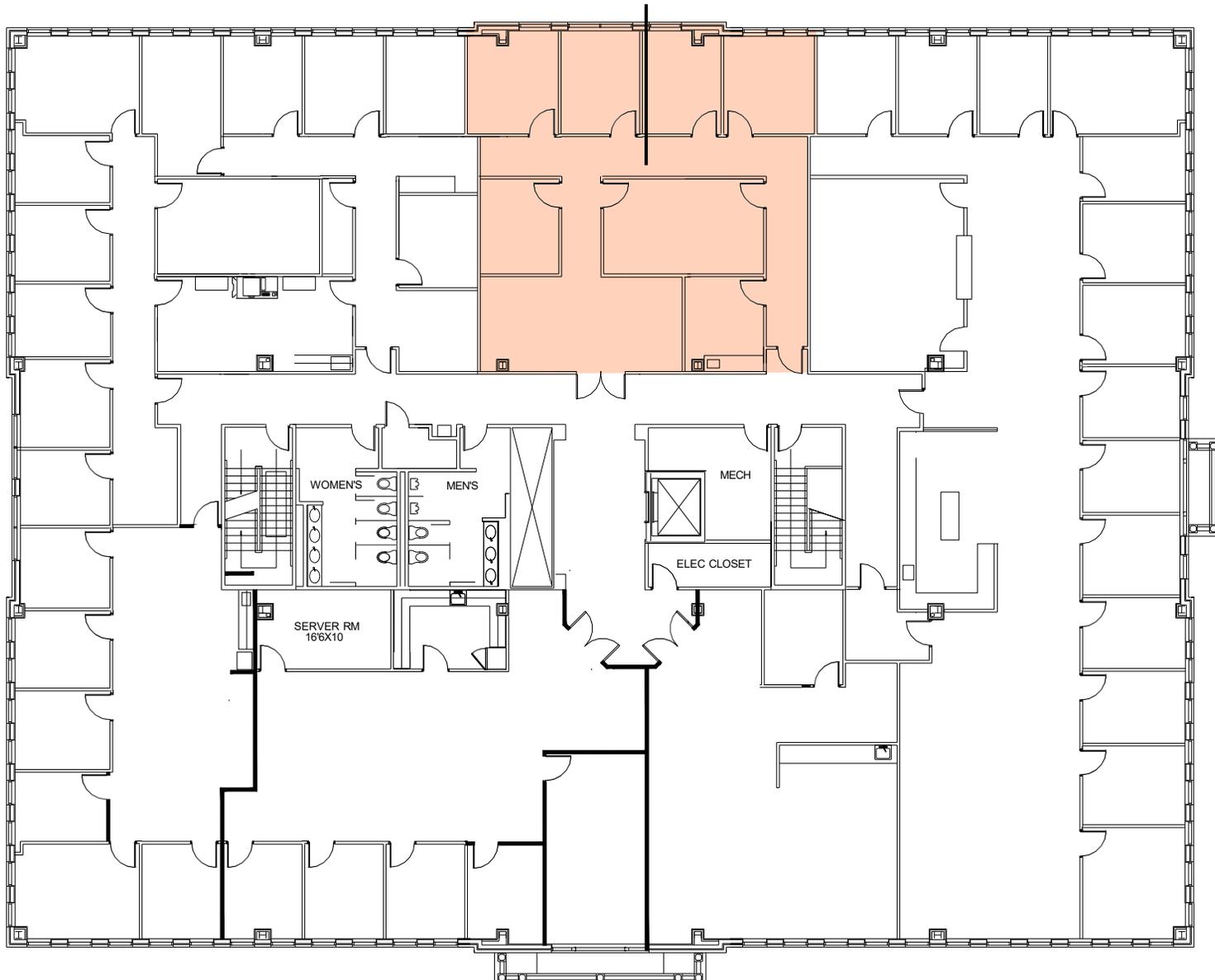
1430 Route 206
Available Units



FLOOR PLAN - 1430 Route 206

Second Floor - 2,142 SF

AVAILABLE
2,142 SF



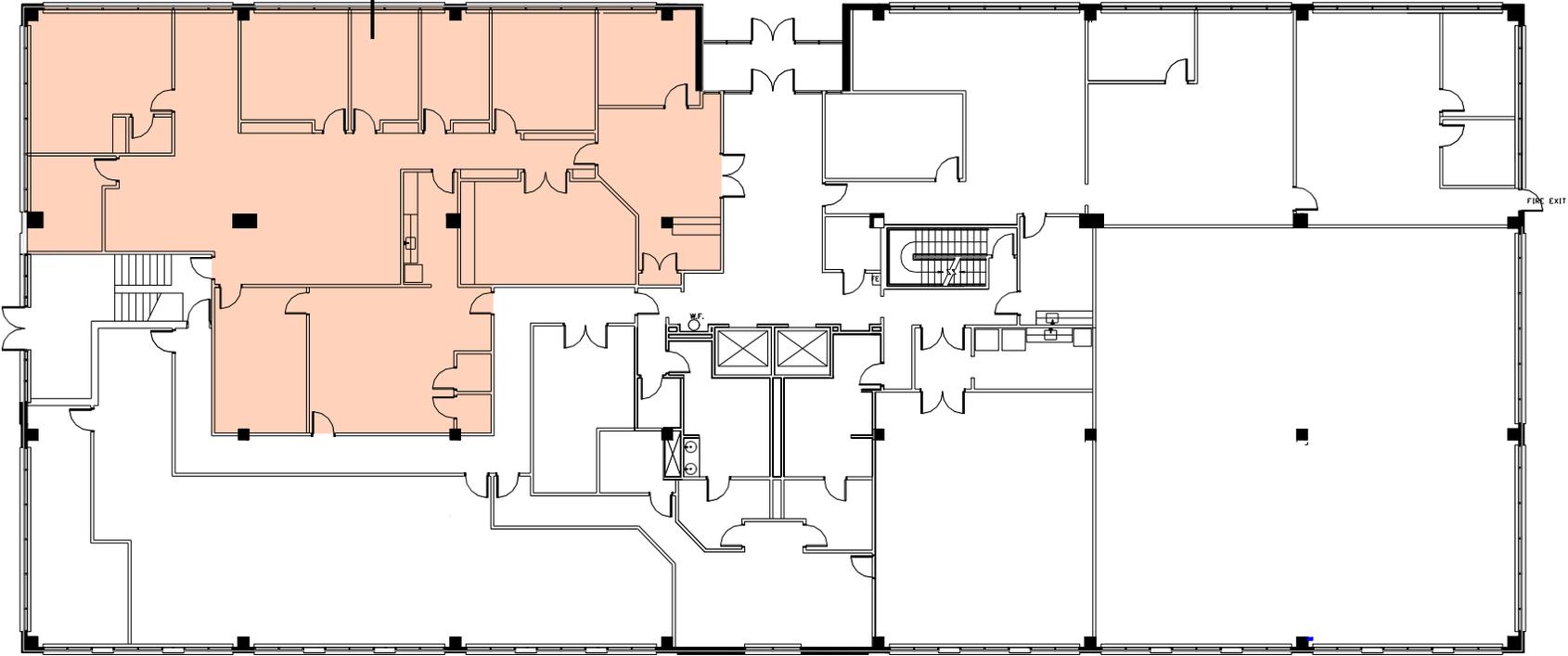
1545 Route 206 Available Units



FLOORPLAN - 1545 Route 206

First Floor - 5,739 SF

AVAILABLE
5,739 SF



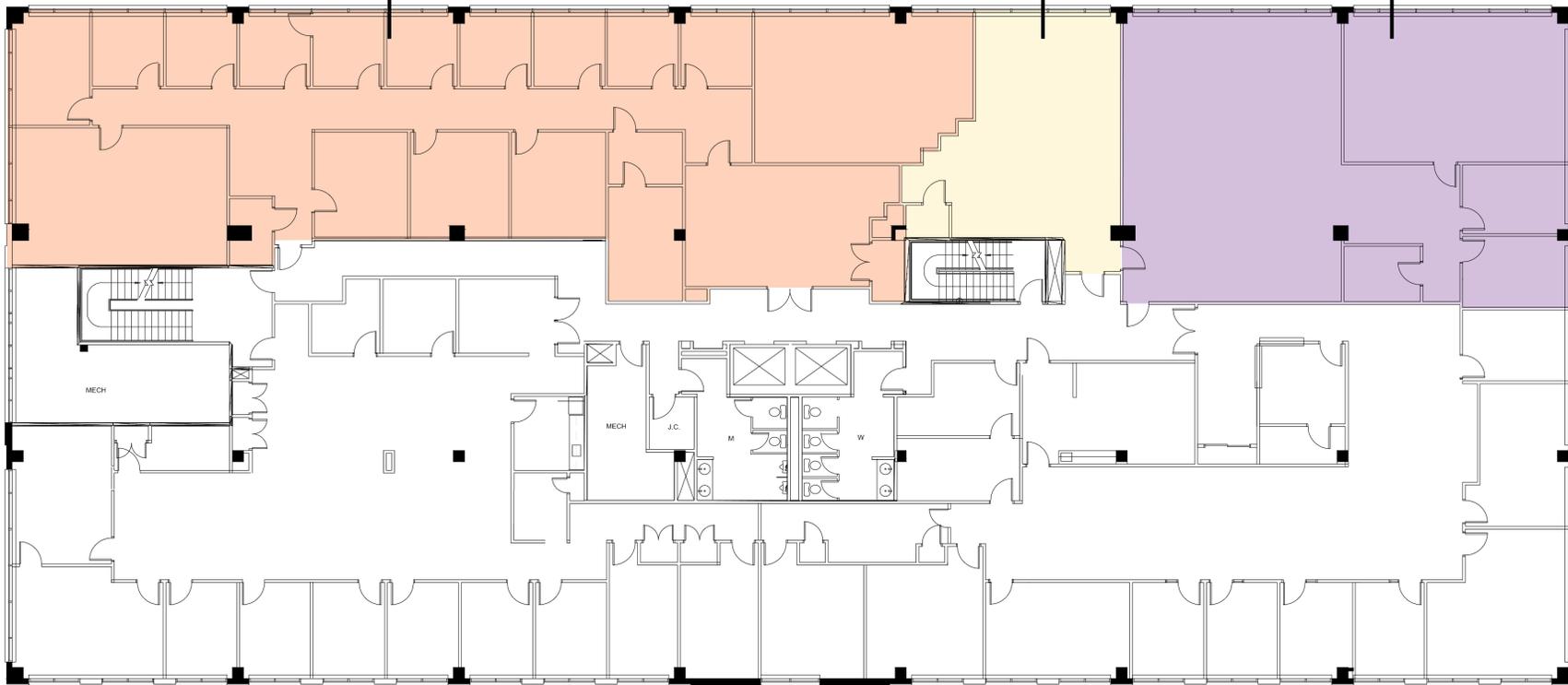
FLOORPLAN - 1545 Route 206

Second Floor - 9,718 SF

AVAILABLE
September 2026
5,300 SF

AVAILABLE
January 2027
1,364 SF

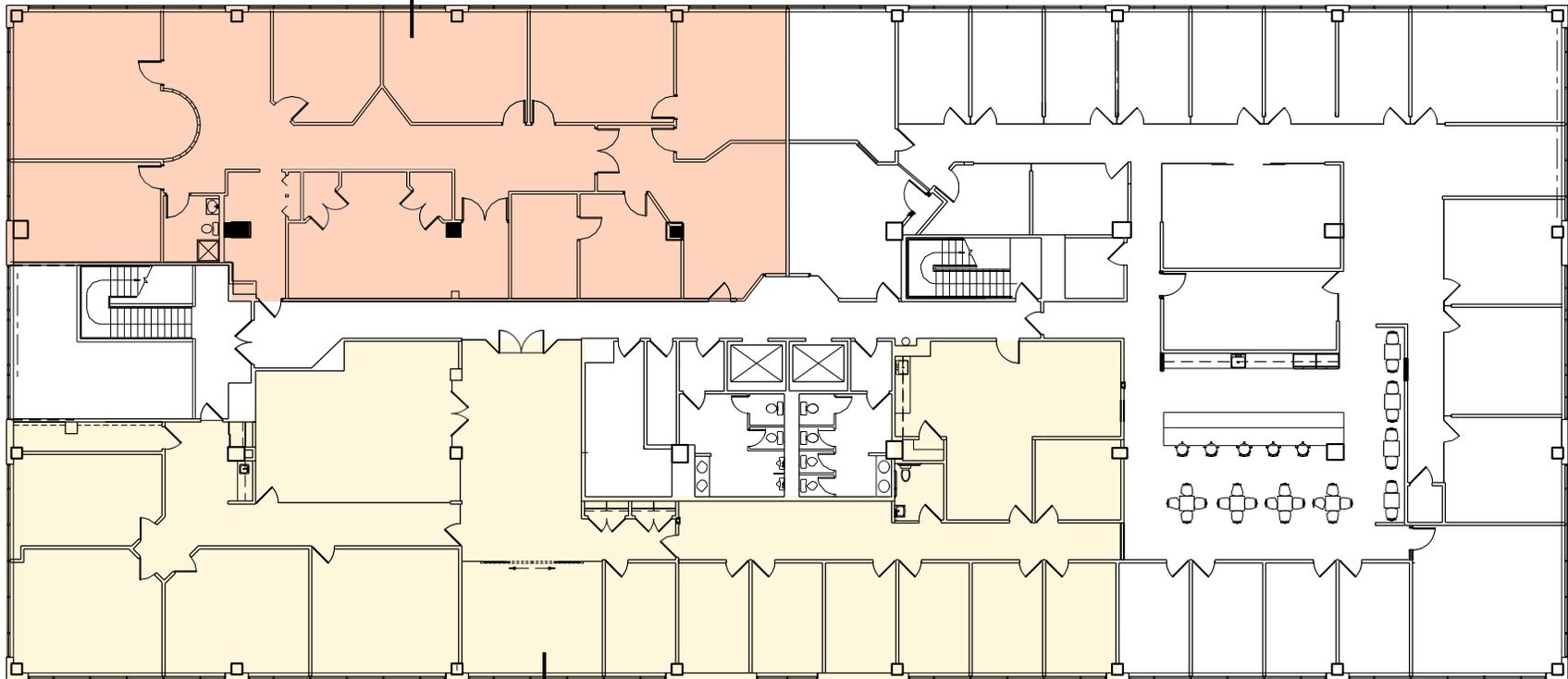
AVAILABLE
January 2027
3,054 SF



FLOORPLAN - 1545 Route 206

Third Floor - 11,950 SF

AVAILABLE
5,000 SF



AVAILABLE
6,950 SF

SPACE IMAGES - 1545 Route 206

Third Floor - 6,950 SF



1545 Route 206 - Fitness Center



- 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



CAMPUS HIGHLIGHTS

WALKABLE AMENITIES

Downtown Bedminster

SUPERIOR ACCESS

I-287 & I-78

REDEVELOPMENT IN PROGRESS

ON-SITE OWNERSHIP AND MANAGEMENT

Advance Realty Investors

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: 7:30am - 6:00 pm 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



BUILDING SPECS

1545 ROUTE 206

OWNER	Advance Realty Management
ZONING	Office
RENTABLE SQUARE FEET	55,073 SF
NUMBER OF FLOORS	Three
1ST FLOOR AREA	+/- 11,334 SF
2ND FLOOR AREA	+/- 21,519 SF
3RD FLOOR AREA	+/- 22,220 SF
LOBBY	Granite, marble, and mahogany
PARKING	133 surface parking spaces
BUILDING FRAME	Steel and concrete
ROOF	Silver coat, roll roof 2" foam
WINDOWS	Fixed glass tinted
HVAC SYSTEMS	Two 70 ton McQuay package rooftop units
ELECTRICAL	120-277 80 Volt; 3 phase; 800 amps
COLUMN SPACING	30' x 30'
ELEVATORS	2
FIBER OPTICS	Verizon
SPRINKLER SYSTEM	Fully sprinkled
AMENITIES	24/7 card key access, fitness center, dry cleaning pick-up and delivery service, shared meeting/conference room, basement storage area



OWNERSHIP & PROPERTY MANAGEMENT

ADVANCE REALTY INVESTORS

For more information, please visit 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 for more information.

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