



**EXCELLENT LEASING OPPORTUNITY**

# RIVER | CENTRE

OFFICE CAMPUS

RED BANK, NEW JERSEY



**PARAMOUNT**  
REALTY





River Centre, a six-building Class A office campus, is ideally located in Red Bank, NJ. Situated just off the Garden State Parkway at Exit 109, tenants benefit from excellent visibility and access to highways as well as close proximity to Red Bank's vibrant cuisine and entertainment offerings.

## HIGHLIGHTS:

- Great visibility from Garden State Parkway (Exit 109) and easy accessibility at four-way interchange
- Lifetime Fitness coming soon, adjacent to buildings 5&6
- Minutes from many other major roadways including County Route 520, Route 18, Route 35, and Route 195
- Newly renovated on-site amenities and common areas including state-of-the-art fitness centers, cafes, conference center, casual lounge and recreation areas
- Ample parking
- On-site property management and ownership
- Easily accessible via NJ TRANSIT and Academy Bus Lines



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- Join Starbucks
- Bank Pad Site Available for Lease



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# LOCATION & DEMOGRAPHICS

The River Centre Office Campus is located in Red Bank, Monmouth County, New Jersey. Located directly off the Garden State Parkway, the Property offers excellent access throughout the region and surrounding affluent neighborhoods. There are numerous neighborhood amenities, national hotel chains, renowned golf courses, and local attractions within close proximity to the Campus, highlighted by the proximity to the Jersey Shore beaches. Red Bank, which overlooks the Navesink River, is both a social and commercial destination filled with boutiques, parks, newly developed apartments, and restaurants. The town is also considered the most walkable Jersey shore downtown and was named the 3rd best small town in America by *Smithsonian Magazine*.

**55,665**

2024 POPULATION  
(3-MILE RADIUS)



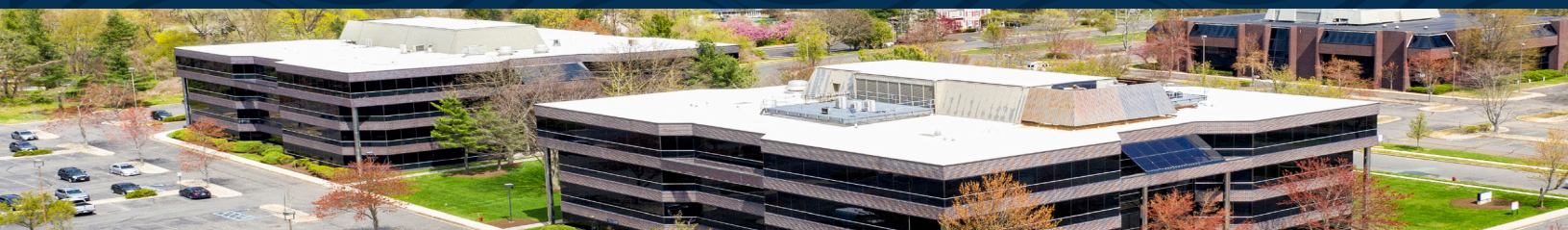
**#3**

BEST SMALL TOWN  
IN AMERICA  
*Smithsonian Magazine*



**\$193,838**

2024 AVG. HOUSEHOLD  
INCOME (3-MILE RADIUS)



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## ACCESSIBILITY

### MAJOR ROADWAYS



0.1 MILES

1 MINUTE

35

2.2 MILES

6 MINUTES

9

5 MILES

7 MINUTES

18

12.5 MILES

22 MINUTES



20.6 MILES

20 MINUTES

### TRANSIT

RED BANK  
NJ TRANSIT  
STATION

1.9 MILES

5 MINUTES

LITTLE SILVER  
TRANSIT  
STATION

4.1 MILES

9 MINUTES

SEASTREAK FERRY  
ATLANTIC  
HIGHLANDS

9.3 MILES

21 MINUTES

NEWARK LIBERTY  
INT'L  
AIRPORT

33.1 MILES

32 MINUTES

### MAJOR CITIES

NEW YORK  
CITY

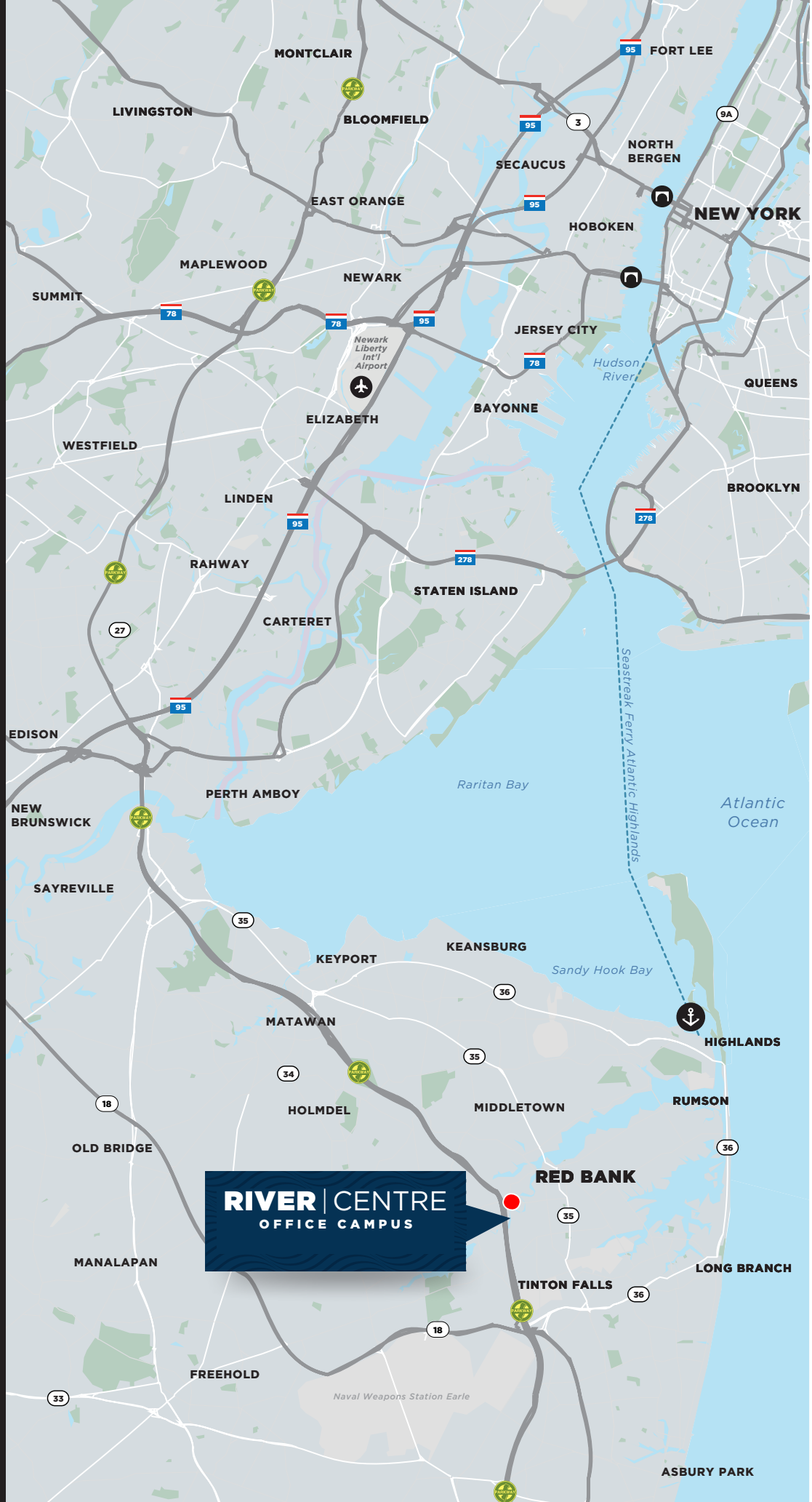
44 MILES

42 MINUTES

PHILADELPHIA

80.9 MILES

80 MINUTES



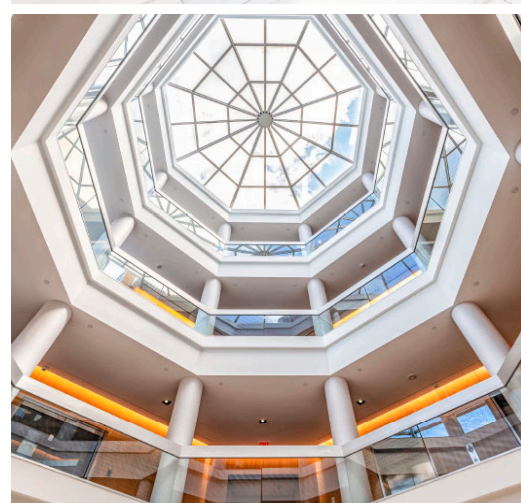
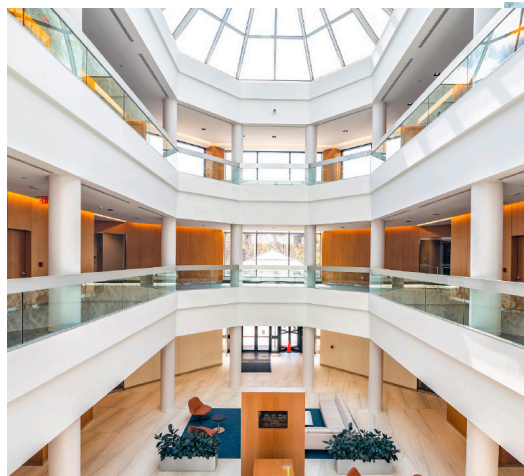


# FACADE RENOVATION PLANS



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## OFFICE CAMPUS

RED BANK, NEW JERSEY



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