



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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REALTY



- Join Starbucks
- Bank Pad Site Available for Lease



PARAMOUNT
REALTY



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*.

12,086

2019 POPULATION



#3

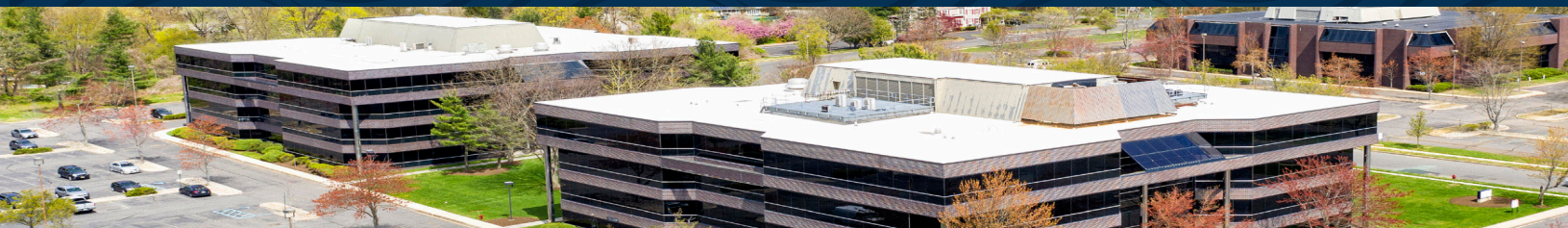
BEST SMALL TOWN
IN AMERICA

Smithsonian Magazine



\$193,862

2019 AVG. HOUSEHOLD
INCOME (3-MILE RADIUS)



PARAMOUNT

REALTY

ACCESSIBILITY

MAJOR ROADWAYS



0.1 MILES
1 MINUTE



2.2 MILES
6 MINUTES



5 MILES
7 MINUTES



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

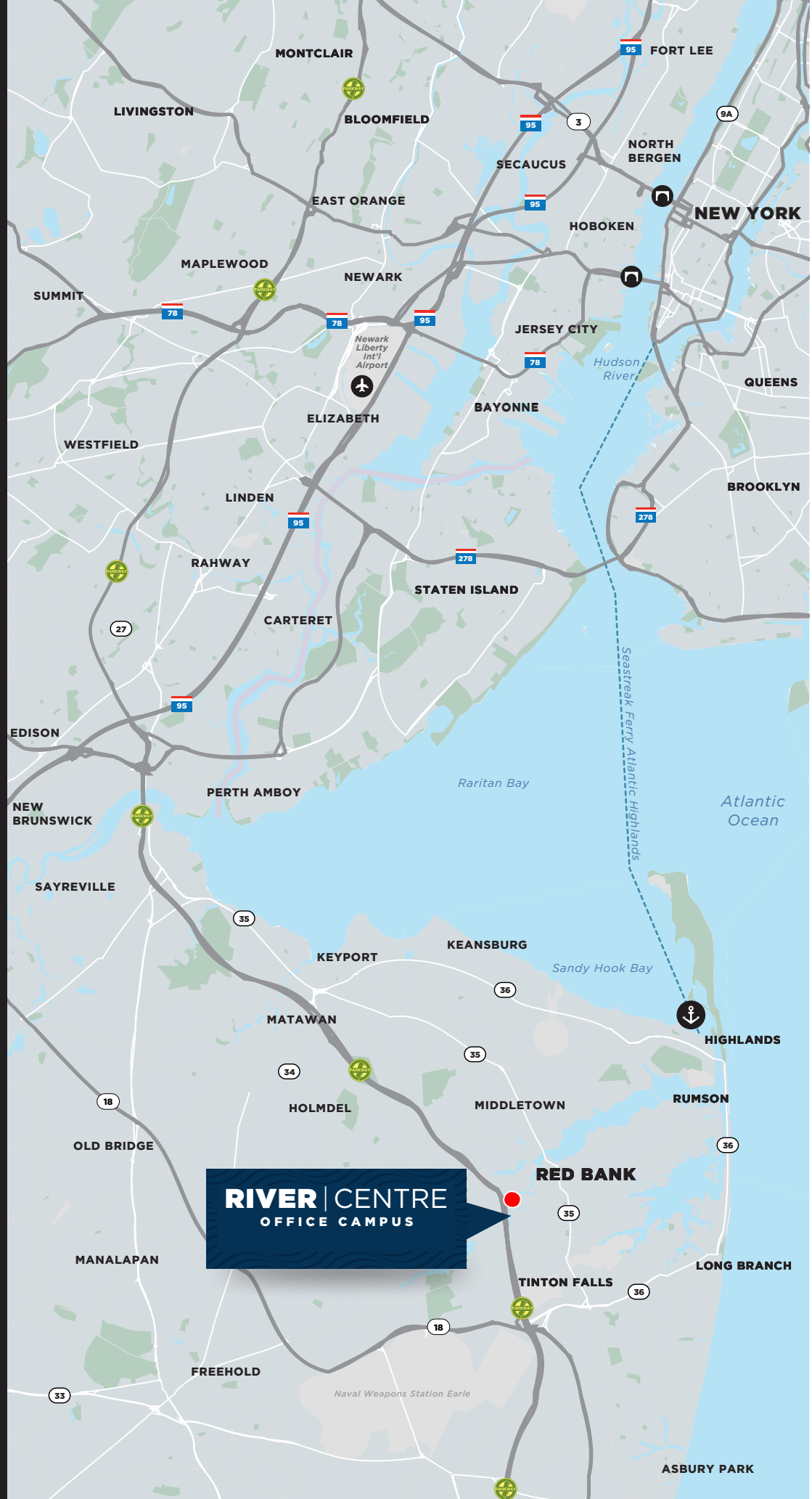
MAJOR CITIES

**NEW YORK
CITY**

44 MILES
42 MINUTES

PHILADELPHIA

80.9 MILES
80 MINUTES

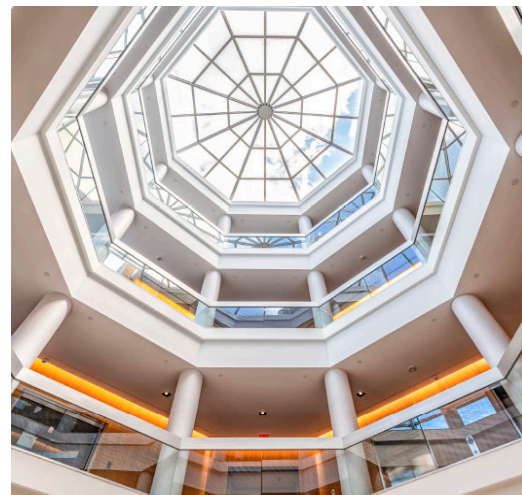
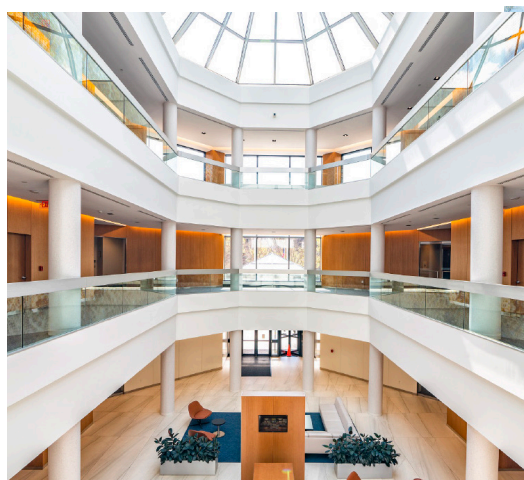


RIVER | CENTRE
OFFICE CAMPUS

FACADE RENOVATION PLANS



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