

RIVER

CENTRE

A STATE-OF-THE-ART OFFICE CAMPUS
MINUTES FROM THE JERSEY SHORE

RIVER CENTRE SOUTH, BUILDINGS I, II, III
331 Newman Springs Road, Red Bank NJ

RIVER CENTRE NORTH, BUILDINGS V, VI
100 & 200 Schulz Drive, Red Bank NJ

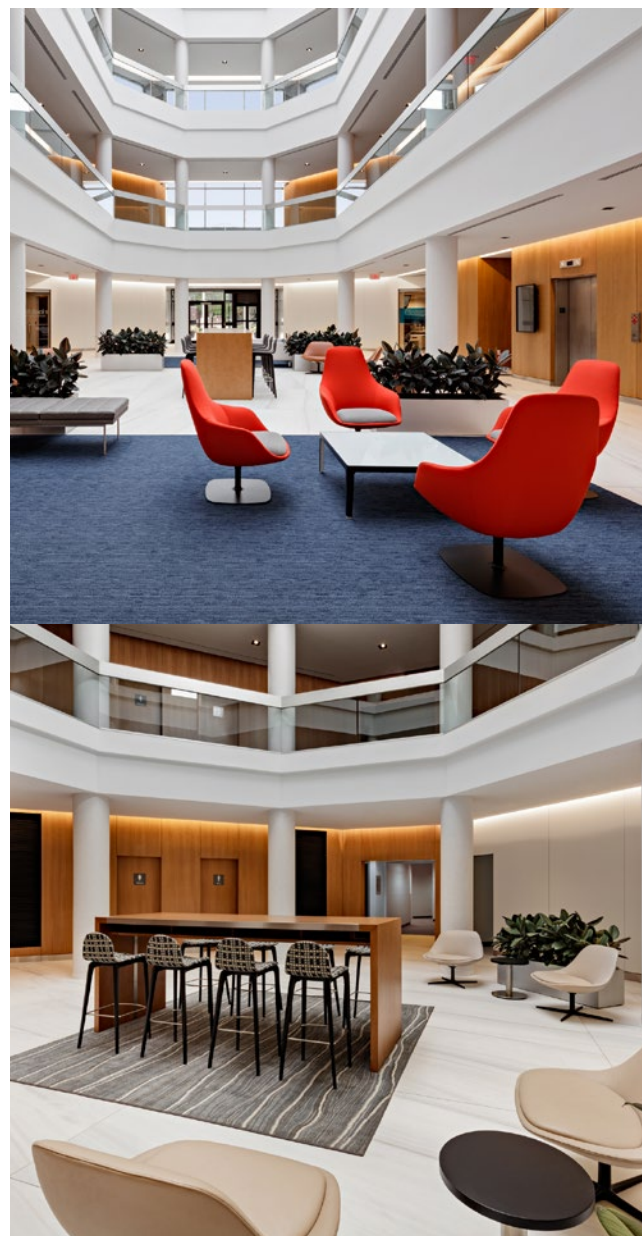
RED BANK'S MOST MODERN OFFICE PROPERTY

River Centre is a six-building office campus conveniently located just off the **Garden State Parkway at Exit 109** in Red Bank, NJ. The property provides a fully amenitized work environment just minutes from Monmouth County's residential suburbs and vibrant shore towns.

THE PROPERTY IS UNDERGOING A \$25+ MILLION CAMPUS-WIDE CAPITAL IMPROVEMENT PROJECT

Campus-wide improvements include new building entrances, facades, activated terraces, new corridors, and upgraded common spaces.

Availabilities range from **2,500 SF to over 50,000 SF of contiguous space** in River Centre South.



NEWLY RENOVATED CAMPUS AMENITIES AND COMMON AREAS



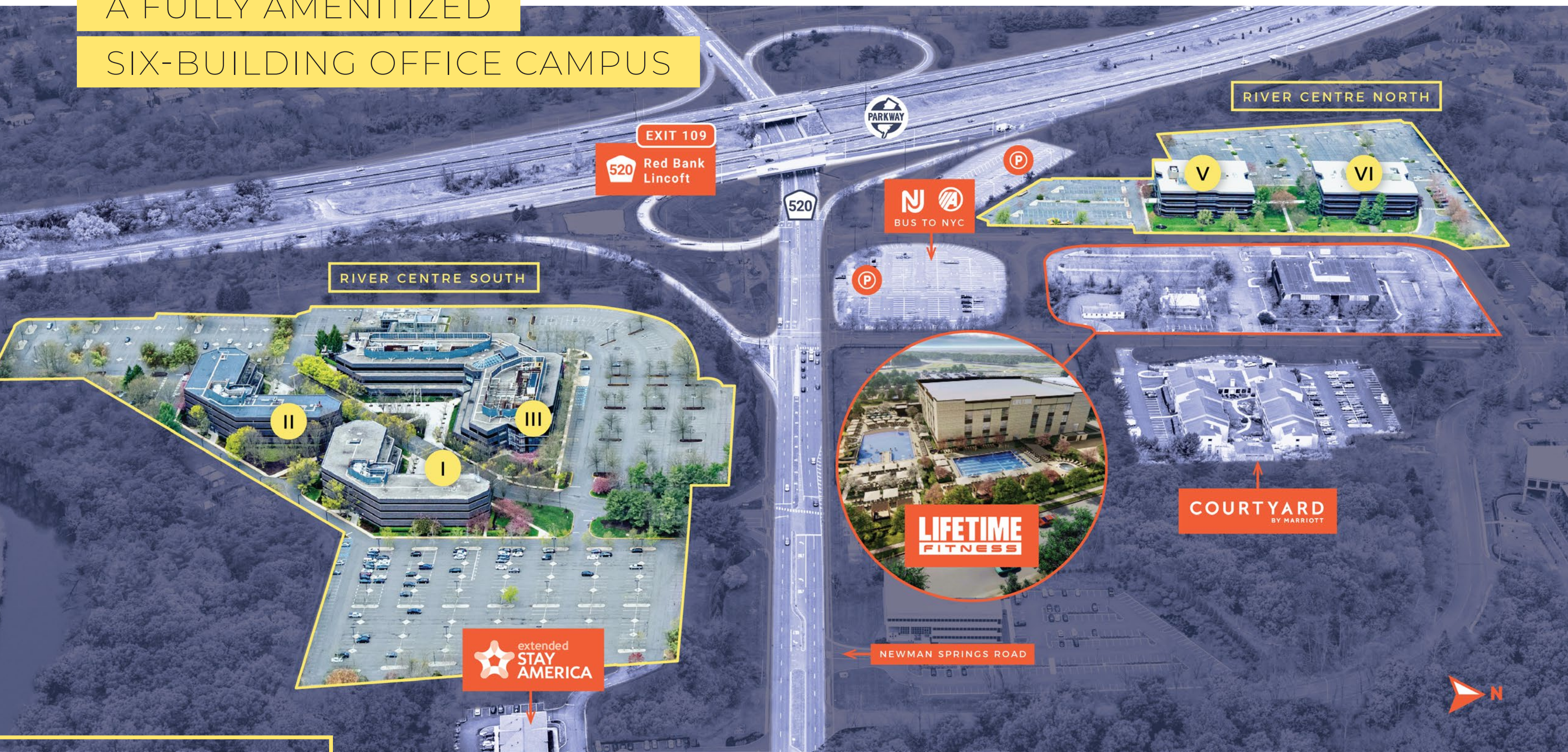
UPCOMING AMENITIES INCLUDE A LIFETIME FITNESS COMING IN 2023

Improvements will include state-of-the-art fitness centers, food service with indoor and outdoor dining, a grab-and-go café, and tenant lounge areas. Exterior amenities will include new collaboration & seating areas, walking paths, and enhanced riverfront views.

Additional planned improvements include on-site car charging stations and significant upgrades to the property's HVAC, technology, lighting, landscaping, parking, and signage/wayfinding.



A FULLY AMENITIZED
SIX-BUILDING OFFICE CAMPUS



CONVENIENTLY
LOCATED JUST OFF
THE GARDEN STATE
PARKWAY AT EXIT 109

Tenants benefit from on-site property management and ownership, immediate access to mass transit (bus & transit services), and multiple hotels.



MINUTES FROM GSP, FERRIES, AND NYC TRANSIT

NJ HIGHWAYS AND CROSSINGS

- GARDEN STATE PARKWAY** → Immediate Access
- ROUTE 35** → 2 mi / 6 min
- ROUTE 36** → 5 mi / 7 min
- ROUTE 18** → 5 mi / 7 min
- ROUTE 9 (AT ROUTE 18)** → 13 mi / 24 min
- NJ TURNPIKE / I-95 AT EXIT 11** → 21 mi / 20 min
- ROUTE 287** → 21 mi / 22 min
- OUTERBRIDGE CROSSING** → 21 mi / 25 min
- VERRAZZANO BRIDGE** → 41 mi / 50 min

TRANSPORTATION

- PARKWAY PARK & RIDE** → On-Site
- RED BANK STATION (NJ TRANSIT)** → 2 mi / 5 min
- LITTLE SILVER NJ TRANSIT STATION** → 4 mi / 9 min
- SEASTREAK FERRY TERMINAL** → 9 mi / 21 min
- BELFORD FERRY TERMINAL** → 8 mi / 20 min
- NEWARK LIBERTY INTERNATIONAL AIRPORT** → 33 mi / 32 min

CITIES

- NEW YORK CITY** → 44 mi / 42 min
- PHILADELPHIA** → 81 mi / 80 min





HIGHLIGHTED BY ITS PROXIMITY TO JERSEY SHORE BEACHES

There are numerous neighborhood amenities, national hotel chains, renowned golf courses, and local attractions near the River Centre campus.

RESTAURANTS

- 1 Nicholas Barrel & Roost
- 2 Birravino
- 3 Urban CoalHouse Pizza + Bar
- 4 Triumph Brewing Company
- 5 B2 Bistro + Bar
- 6 Juanito's Restaurant
- 7 Pazzo MMX
- 8 Buona Sera
- 9 Teak Restaurant
- 10 Dublin House
- 11 Semolina Restaurant
- 12 Patrizia's
- 13 The Robinson Ale House
- 14 Char Steakhouse
- 15 Catch 19
- 16 Yumi Sushi
- 17 26 West On The Navesink
- 18 Red Rock Tap + Grill

ACCOMMODATIONS

- 1 The Oyster Point Hotel
- 2 The Molly Pitcher Inn
- 3 Courtyard by Marriott
- 4 Extended Stay America

ATTRACTIONS

- 1 Two River Theater
- 2 Count Basie Center for the Arts





THE THIRD BEST SMALL TOWN IN AMERICA

Smithsonian
MAGAZINE

Overlooking the Navesink River, Red Bank is both a social and commercial destination filled with boutiques, restaurants, art galleries, parks, and newly developed apartments. With a walkability score of 95, Red Bank is considered the most walkable Jersey shore downtown.

WELCOME TO RED BANK



20

ART GALLERIES



80

RESTAURANTS



300

SHOPS & BOUTIQUES

#2

BEST SUBURB WITH
AN URBAN FEEL

Asbury Park Press, 2017

\$167,060

AVERAGE
HOUSEHOLD INCOME

in a 5 mile radius

27 MILES
OF SANDY BEACHES

NETFLIX

\$900 MILLION
PRODUCTION
STUDIO

Coming to nearby Fort Monmouth

MIDDLETOWN VOTED

#9

BEST PLACE TO LIVE
IN NEW JERSEY

Travel + Leisure, 2023

BUILDING SPECIFICATIONS

	RIVER CENTRE 1	RIVER CENTRE 2	RIVER CENTRE 3
BUILDING ADDRESS	331 Newman Springs Road	331 Newman Springs Road	331 Newman Springs Road
TOTAL SF	122,829	122,867	196,225
STORIES	4	4	3
LOBBY	4-story open atrium	4-story open atrium	3-story open atrium
YEAR BUILT	1984, Renovated 2023	1983, Renovated 2023	1984, Renovated 2023
PARKING	3.5 spaces / 1,000 SF	3.5 spaces / 1,000 SF	3.5 spaces / 1,000 SF
SF PER FLOOR	+/- 30,000	+/- 30,000	+/- 65,000
ACCESS	24-7	24-7	24-7
SECURITY	CCTV	CCTV	CCTV
BUILDING HOURS	M-F 8:00AM – 6:00PM SAT 8:00AM – 12:00PM	M-F 8:00AM – 6:00PM SAT 8:00AM – 12:00PM	M-F 8:00AM – 6:00PM SAT 8:00AM – 12:00PM
AMENITIES	Full-service café with catering services, gym, lounge area, walking paths, and picnic areas		
TRANSIT & LOCATION	Convenient access to NJ Transit Rail, Red Bank, commuter parking, bus to NY/Atlantic City/airports, and adjacent to the Garden State Parkway		
MAIL	USPS daily pickup and dropoff, on-site Federal Express & UPS pick up boxes		
BUILDING CONSTRUCTION	Steel Frame Concrete Slab	Steel Frame Concrete Slab	Steel Frame Concrete Slab
BUILDING SHELL	Brick Exterior w/ Glass	Brick Exterior w/ Glass	Brick Exterior w/ Glass
COLUMNSPACES	25' X 25'	25' X 25'	30' x 30'
WINDOW MULLION SIZE	5'	5'	5'
CEILING HEIGHTS	Slab-to-Slab: 12'4" / Finished: 9'	Slab-to-Slab: 12'4" / Finished: 9'	Slab-to-Slab: 15' / Finished: 9'6"
LOADING DOCK	1 bay with dock lift	N/A	1 bay with dock lift
FLOOR LOAD	100 lbs live load	100 lbs live load	145 lbs live load
POWER, WATTS PSF (FOR TENANT USE)	2,000 amps @ 480 volts = 13 Watts PSF	2,000 amps @ 480 volts = 13 Watts PSF	4-2,000 amps @ 480 volts = 8 Watts PSF
BACKUP POWER (I.E., REDUNDANCY OF SERVICE, GENERATOR)	60 KW Kohler Diesel Fuel Generator (Supports Bldg #1 & #2 Life Safety)	60 KW Kohler Diesel Fuel Generator (Supports Bldg #1 & #2 Life Safety only)	200 KW Caterpillar Diesel Fuel Generator (Supports Bldg #3 Life Safety); Pad sites available with existing conduit for tenant-installed generator
PASSENGER ELEVATOR	(2) 4,000 lbs, Otis Hydraulic, Original/Cabs updated/modified in 2004 & 2010	(2) 4,000 lbs, Otis Hydraulic, Original/Cabs updated/modified in 2004 & 2010	(3) 3,500 lbs, Otis Hydraulic, Original/Cabs updated/modified in 2004 & 2010
FREIGHT ELEVATOR	(1) 8000 lbs, Otis Hydraulic	N/A	(1) 8000 lbs, Otis Hydraulic
ROOF	Ballasted Versico Roof Systems .060 EPDM w/ EPS Insulation	Carlisle Syntec Systems Fully Adhered/Ballasted .060 EPDM	Firestone Ballasted .060 EPDM with Polyisocyanurate Insulation
SPRINKLERS/FIRE ALARM SYSTEM	Fully sprinklered and addressable fire system/Edwards io Series	Fully sprinklered and addressable fire system/Edwards io Series	Fully sprinklered and addressable fire system/Edwards io Series
HVAC	Shared 150 ton Carrier Chiller (2005) with Bldg #2 with Supplemental Chilled Water Loop; 100 MXL Heat Pumps totalling 300 tons; Carrier Chiller Installed 2005; ICC	Shared 150 ton Carrier Chiller (2005) with Bldg #1 with Supplemental Chilled Water Loop; 98 MXL Heat Pumps totaling 294 tons for all HP's; Carrier Chiller Installed 2005; ICC	5 Chillers totaling 430 tons: Two are basement-located Multistack Chillers totaling 90 tons/Three are roof-located Carrier Chillers, each 90 tons, totaling 270 tons. Perimeter Base Baseboard & Heating/Air Handler/ Main Boiler Plant; Chilled Water Plant; Air Handler w/ VAV; Boiler Chiller Plants 2005; ICC
ENERGY MANAGEMENT	I-Net	I-Net	I-Net
PHONE & DATA	Comcast & Verizon FIOS	Comcast, Verizon FIOS, & Optimum	Comcast & Verizon FIOS



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NEWMARK

 **PARAMOUNT**
REALTY

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