





Fresh Pet
Headquarters

1430
Route 206

1420
Route 206

An aerial architectural rendering of a proposed development named 'Bedminster Village'. The scene shows three large, light-colored buildings with dark, gabled roofs and extensive glass facades. These buildings are arranged in a cluster, with one building on the left and two larger ones in the center and right. They are surrounded by landscaped grounds featuring various trees, including some with vibrant autumn foliage in shades of red, orange, and purple. Several parking lots with marked spaces and a few cars are visible around the buildings. A paved road curves through the lower left portion of the image. In the background, a large, open green field is visible, bordered by a dense forest of tall, green trees. The overall atmosphere is bright and sunny, with shadows cast by the trees and buildings.

Bedminster
Village
(est. Q4 2026)

BEDMINSTER VILLAGE



○ PROPOSED COMPLETION Q4 2026

○ PLANNED APPROX. 20,000 SF OF

BEDMINSTER VILLAGE



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

1420 Route 206

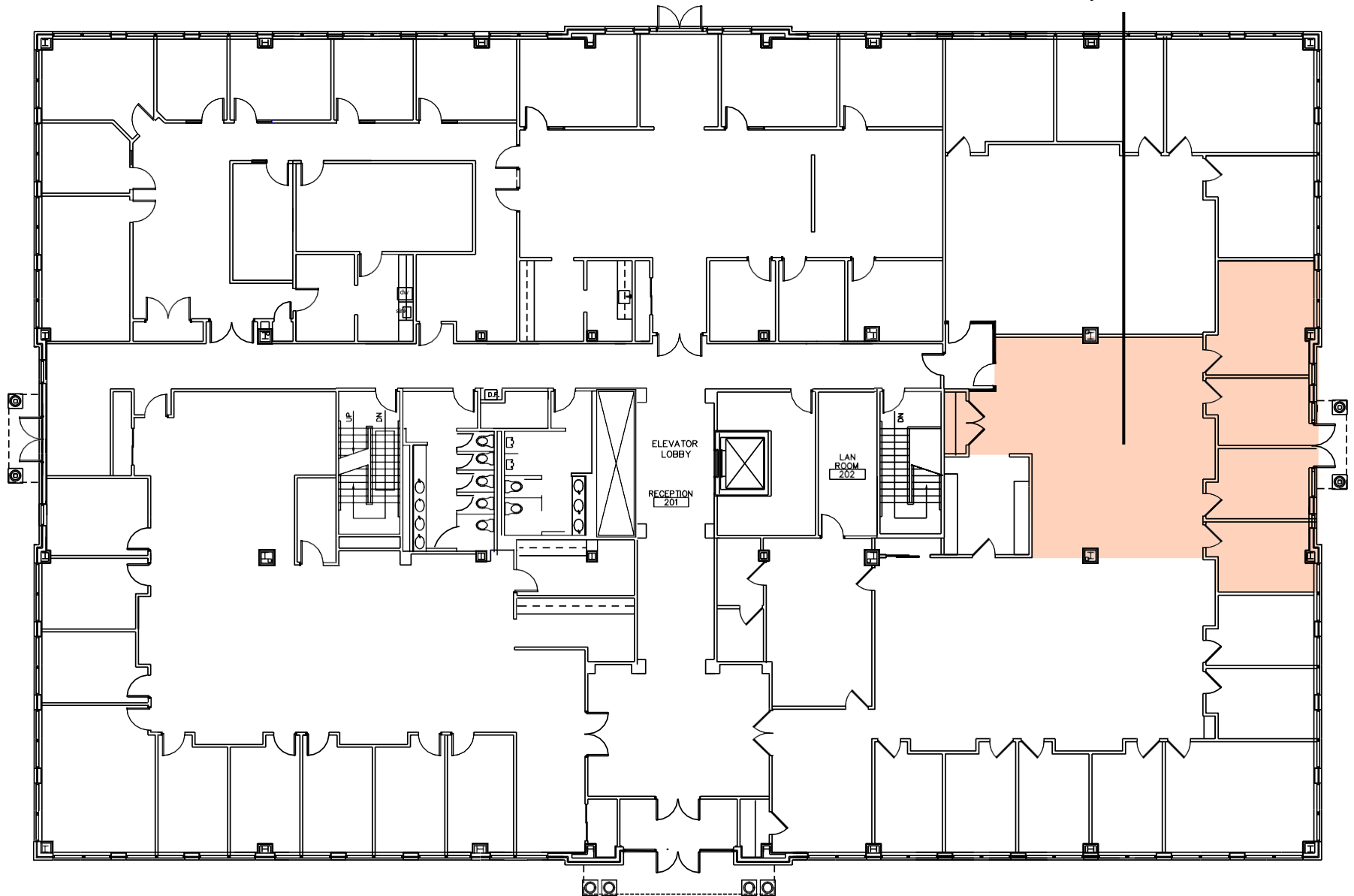
Available Units



FLOORPLAN - 1420 Route 206

First Floor - 1,878 SF

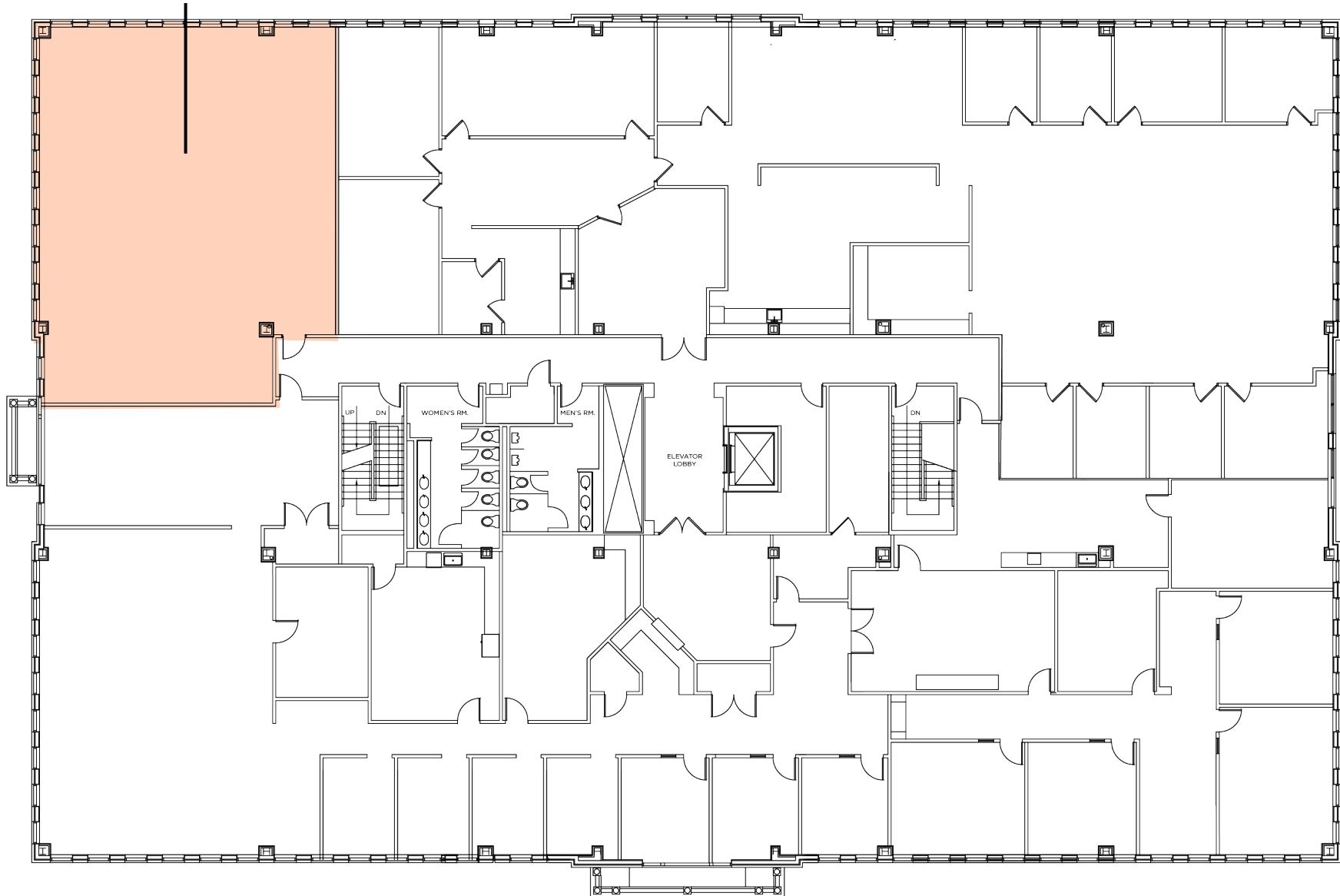
AVAILABLE
1,878 RSF



FLOORPLAN - 1420 Route 206

Second Floor - 2,899 SF

AVAILABLE
2,899 SF



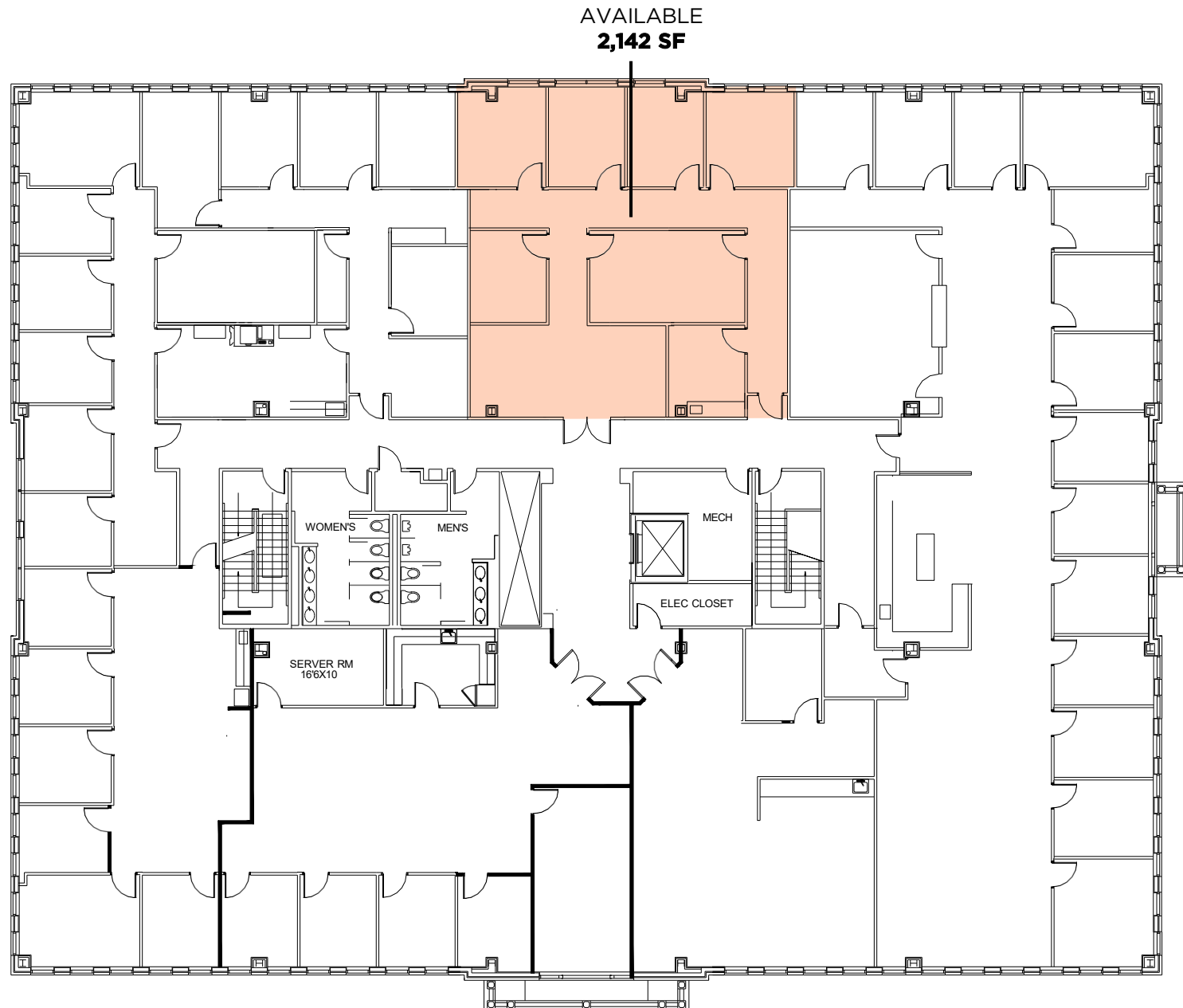
1430 Route 206

Available Units



FLOOR PLAN - 1430 Route 206

Second Floor - 2,142 SF



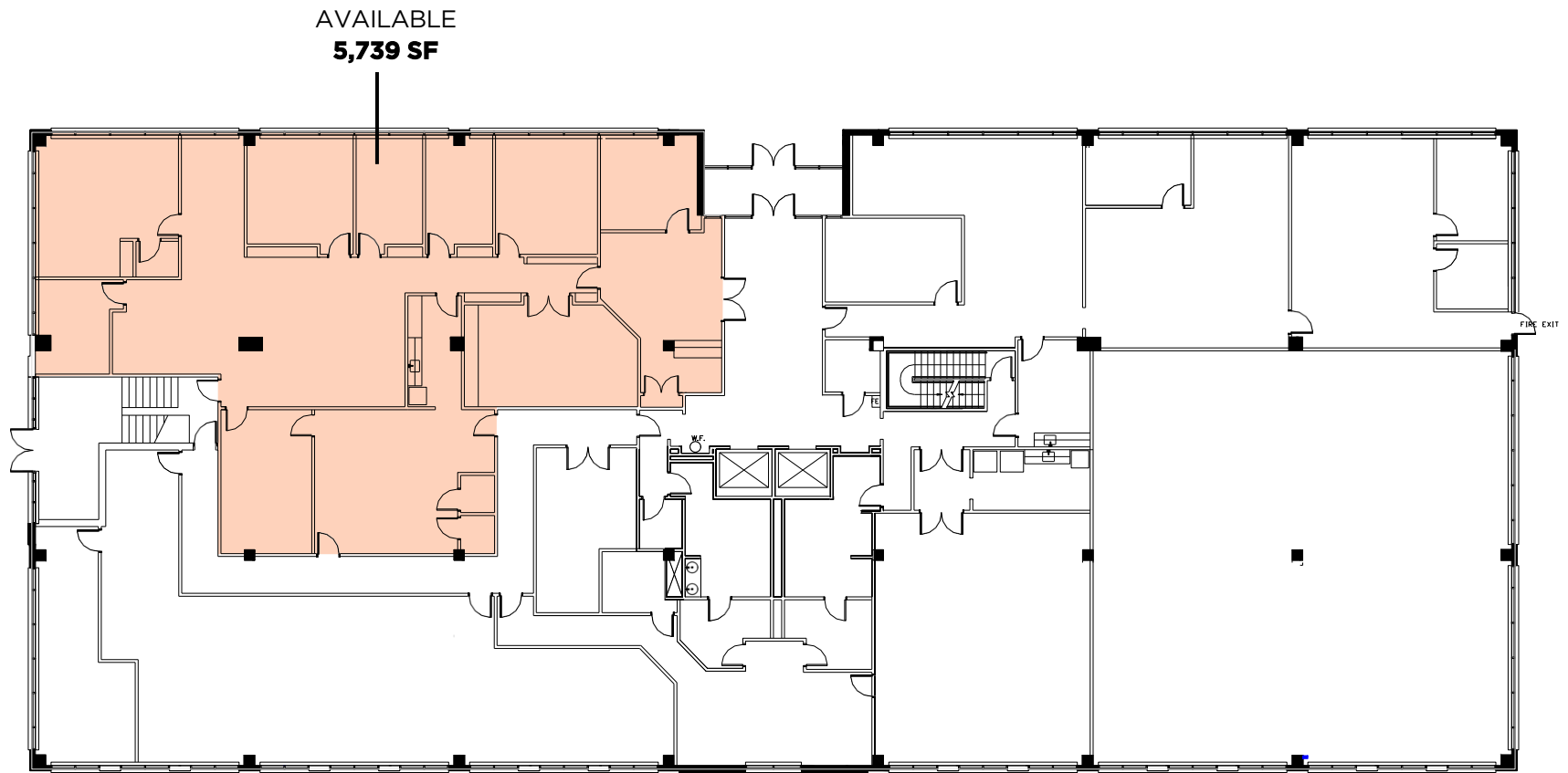
1545 Route 206

Available Units



FLOORPLAN - 1545 Route 206

First Floor - 5,739 SF



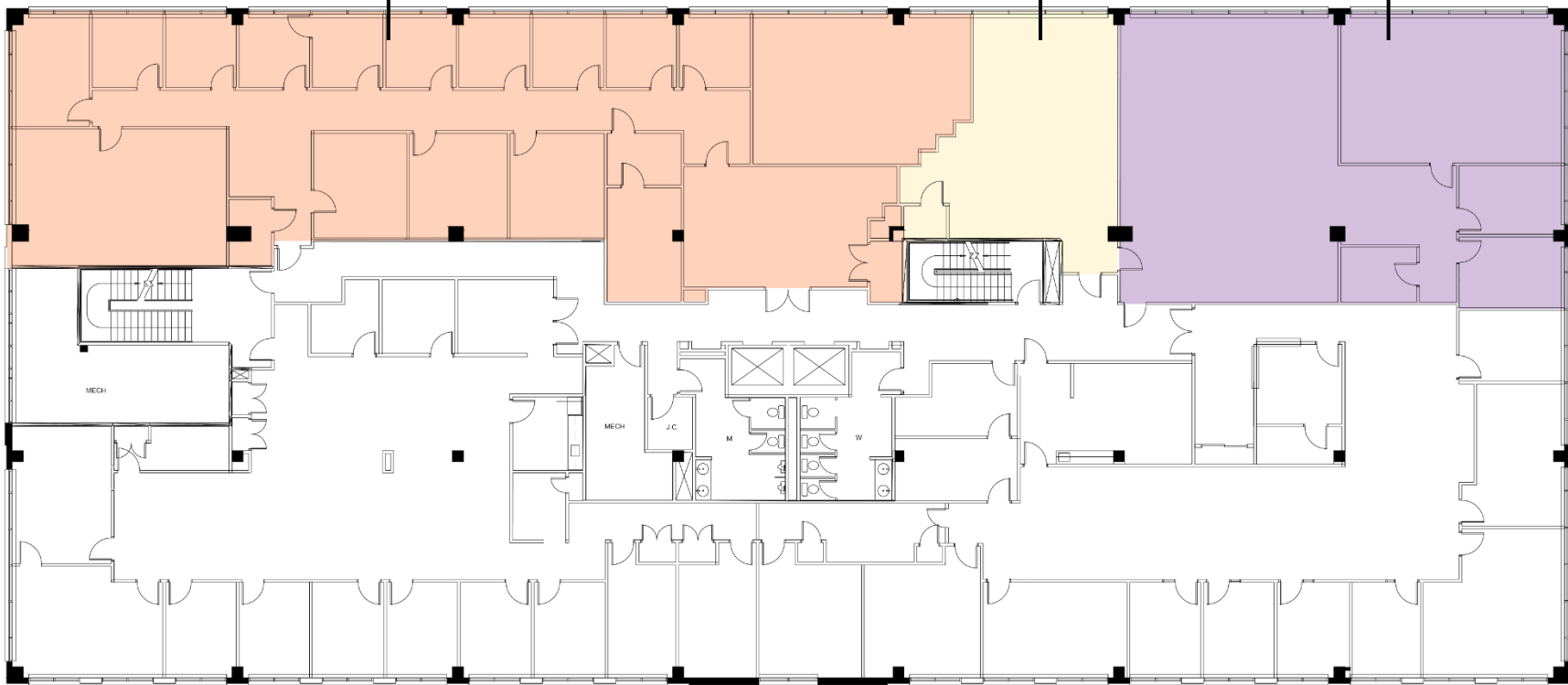
FLOORPLAN - 1545 Route 206

Second Floor - 9,718 SF

AVAILABLE
September 2026
5,300 SF

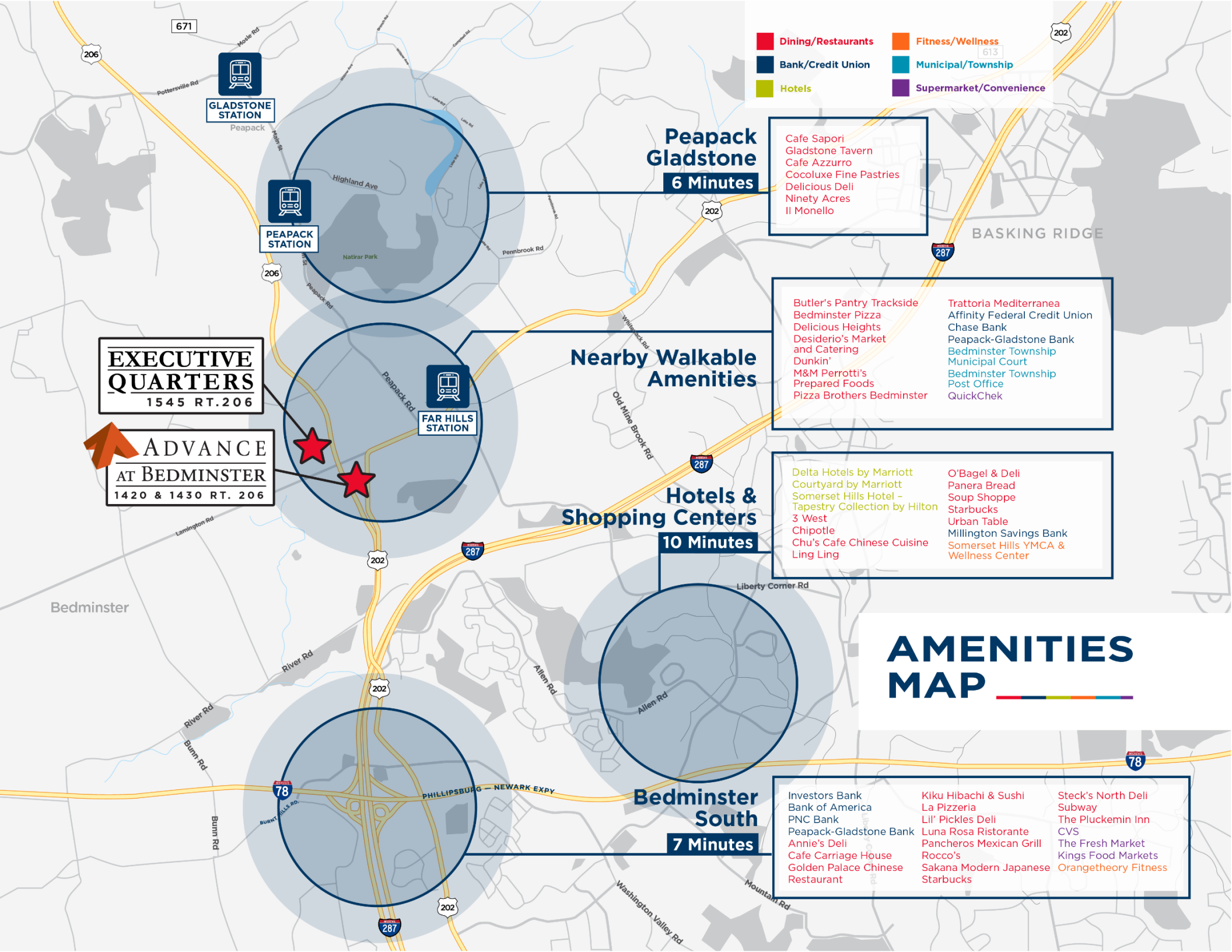
AVAILABLE
January 2027
1,364 SF

AVAILABLE
January 2027
3,054 SF



1545 Route 206 - Fitness Center





GLADSTONE STATION



PEAPACK STATION



FAR HILLS STATION

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

Peapack Gladstone
6 Minutes

- Cafe Saponi
- 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

AMENITIES MAP

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

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 - 6:00pm 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
1 ST FLOOR AREA	+/- 11,334 SF
2 ND FLOOR AREA	+/- 21,519 SF
3 RD 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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