



ONE RIVER CENTRE

331 Newman Springs Road, Red Bank, NJ

One River Centre, ideally located at Exit 109 of the Garden State Parkway, offers tenants a superb campus environment with excellent access to downtown Red Bank, numerous highways, and amenities. At this three-building, 457,472-square-foot, class A office complex, tenants enjoy a full-service cafeteria, walking paths, volleyball courts, a picnic area, and responsive on-site property management.

Situated in a wooded, park-like setting, the buildings offer stunning interior and exterior features including skylit atrium lobbies, sophisticated and efficient floor plates, and storage facilities.

Features:

- Telecom providers: Verizon, FiOS, Cablevision/Lightpath, and Comcast
- Full service café with catering services
- Abundant parking: 4:1,000 sf
- 24/7 card key access; security guard
- NJ Transit bus service to New York City across the street



Tenants and visitors to the complex are greeted by attractive, full-height, skylit atrium lobbies.



Location

- Situated at the four-way interchange of Newman Springs Road and the Garden State Parkway at Exit 109, and near routes 18, 34, and 35
- Park-and-ride bus center located directly across the street, offering a 50-minute commute to Manhattan
- Just minutes to Red Bank's many restaurants, retail shops, theaters, and marinas
- Convenient to NJ Transit Red Bank train station
- Proximity to hotels and conference facilities
- Skilled labor pool and affluent residential community nearby

One River Centre

Office Buildings

Square Feet

Building I - three stories	122,594
Building II - three stories	120,360
Building III - four stories	214,518*

*With a 20,000-square-foot annex for tenant storage



One River Centre offers a full-service, on-site cafeteria.

Mack-Cali offers a seamless, streamlined leasing process, providing a full suite of in-house services covering lease negotiation, design and build-out, space planning, and more. Infrastructures and building systems are first rate and a strong financial position allows exceptional maintenance and investment in building improvements.

For more information contact:

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