

211
B R O A D



Red Bank | 211 Broad Street

Two Eleven Broad, located on the main office corridor in charming Red Bank, NJ will be an innovative adaptive reuse of a 62 year-old First Church of Christ Scientist sanctuary. The borough of Red Bank is committed to retaining its historic, small-town ambiance while fostering thriving business and cultural communities. Two Eleven Broad is within walking distance of coffeehouses, over 60 restaurants, two renowned performing arts centers, an art movie house, and shops and galleries.

The conversion of the building will convert over 13,500 square feet of space into business and professional offices of varying sizes and layouts. The building will offer a splendid common conference room for tenant use. Simultaneously, the plan will allow the Church to continue in its current home by leasing a portion of the building to the congregation to be used for a 50-seat chapel, school and administrative offices. The renovation will keep the beautiful architectural bones of the exterior intact.

There will also be a community art gallery in the building's common area and exhibition space for local artists on a pro bono basis. This provides a welcoming environment for tenants and their visitors, enhances connectivity with the community, and maximizes the use of energy and resources by utilizing existing space for multiple purposes.

Currently leasing, the building will be ready for occupancy during the 3rd quarter of 2015.

1st Floor

- Beautiful suites centrally located near common conference room and main building lobby
- Several smaller suites easily combined to form a splendid larger office suite
- Vintage sanctuary windows outside your door
- Beautiful private suites with wonderful nooks and crannies

2nd Floor

- One space includes an open area with 13 foot ceiling and breath-taking exposed steeple structure
- Offices with private mezzanines that can be used as a collaboration space, conference room, or cool private office
- Architectural features including skylights, soaring ceilings, arched windows, exposed trusses and beams
- Office space in former organ loft chock full of details including an 18' x 12' mezzanine
- A multitude of windows create a light-filled oasis

Interior Design Features

- Office suites of varying sizes and layouts
- Customized interiors uniquely designed and tailored for each tenant
- A variety of large open spaces and high ceilings to add architectural interest
- Unique architectural details retained such as hardwood floors and exposed beams, columns and trusses
- Large operable insulated windows to flood offices with natural light yet guard against reflective heat
- Each suite individually metered
- Interior walls acoustically treated
- High-speed Internet (FiOS), cable, telecom, and security wiring

Exterior Amenities

- Ample, well-lit, on-site parking (70 dedicated spaces)
- Bike rack
- Electric car charging station
- Designated parking for low-emitting and fuel efficient vehicles
- Park-like setting with beautiful professionally landscaped green areas

All New Common Areas

- Large open central foyer Barrier-free (ADA compliant) elevator for first and second floors
- Designated gallery for local artists
- ADA compliant elevator and restrooms
- On-site shower and changing room
- Common conference room
- Video security with 24/7 tenant access

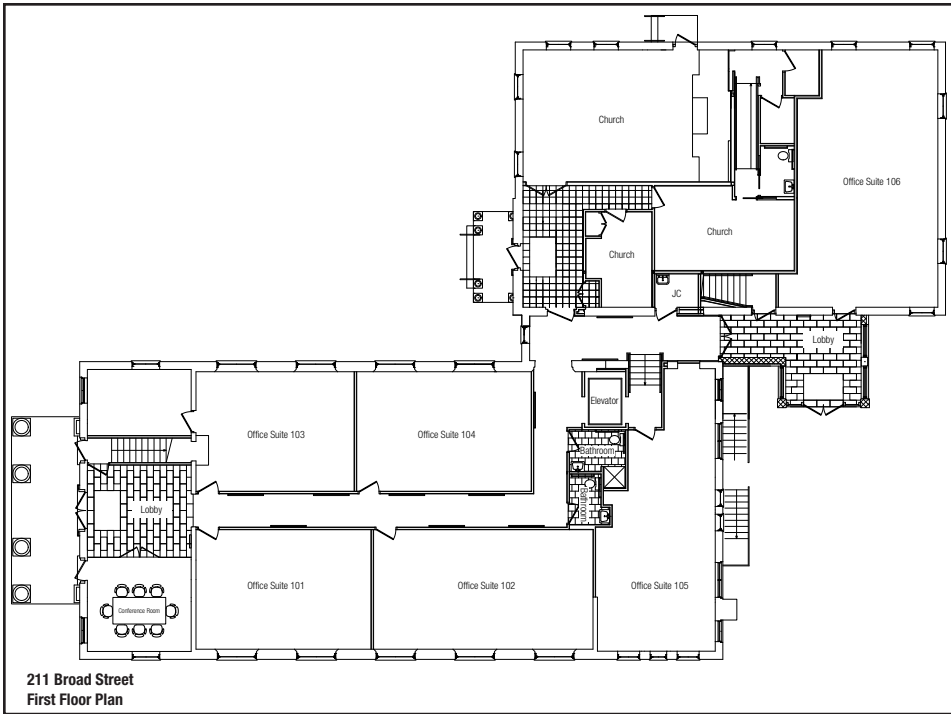
Environmental Commitment

- Will be built to comply with LEED certification requirements of the U.S. Green Building Council
- Super efficient HVAC system
- Low or No VOC paints or adhesives
- New thermal pane openable windows
- Environmentally efficient electrical and plumbing fixtures
- Construction waste recycled

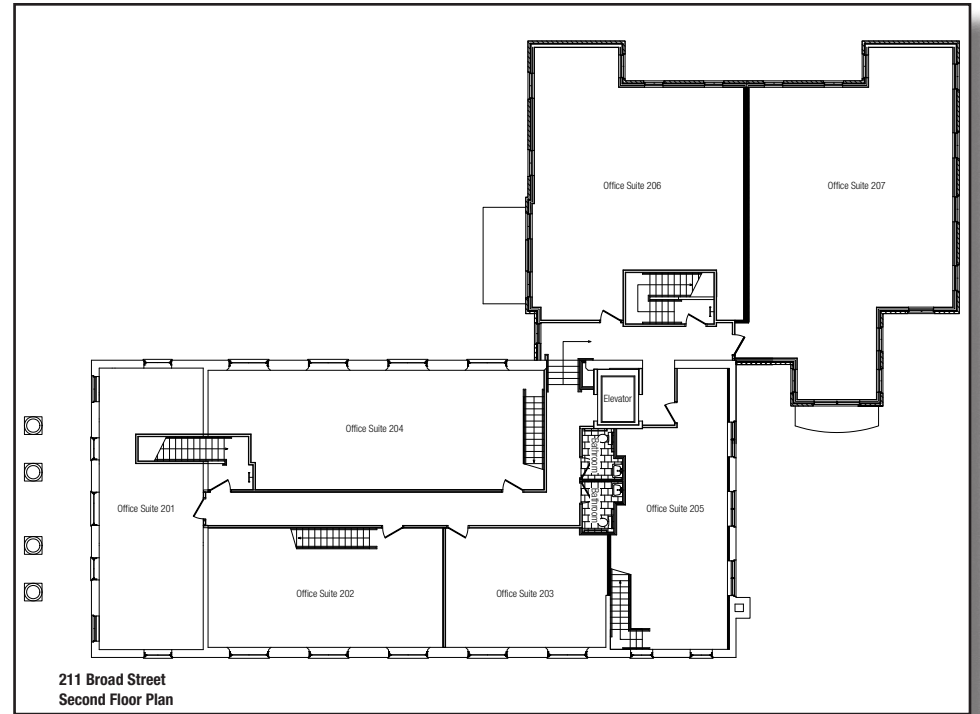
For more information
(973) 783-8700
chrystyna@bravitas.com

bravitas.com/211broad

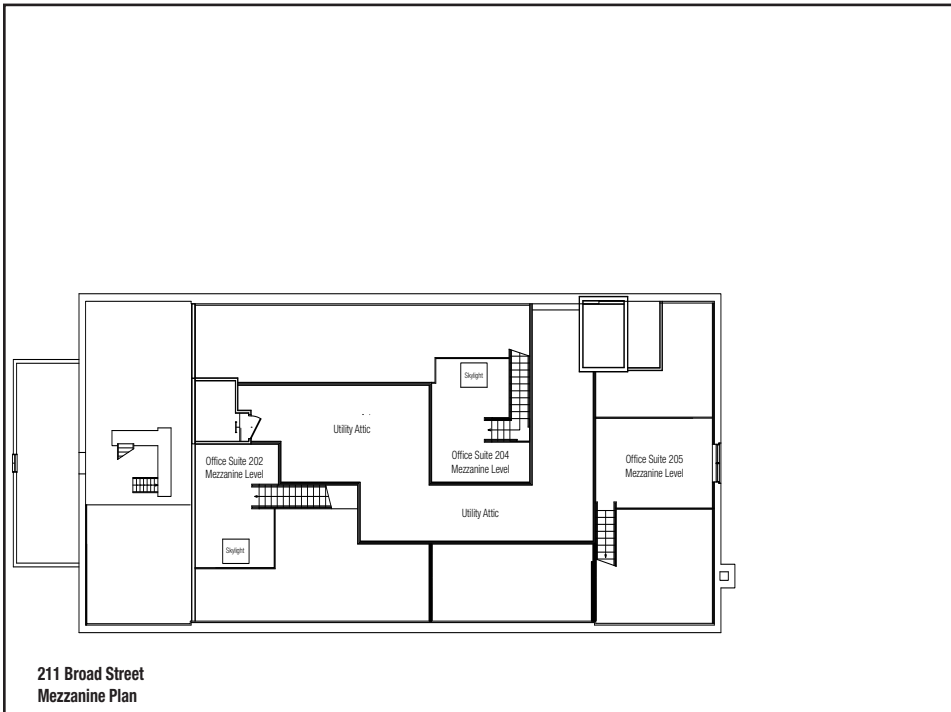




211 Broad Street
First Floor Plan



211 Broad Street
Second Floor Plan



211 Broad Street
Mezzanine Plan

Our Team



ARCHITECTURE • INTERIORS
RHG A+D

Sionas Architecture, PC
ARCHITECTURE + LANDSCAPE ARCHITECTURE + PLANNING