

AN OPPORTUNITY ON THE MOST UPSCALE SHOPPING STREET IN SOUTH NJ



21 Broad Street, Red Bank, NJ *Between Front Street & Mechanic Street*

PBS Real Estate, as the exclusive agent is pleased to offer the following space for lease:

Area: Basement - 3,665 sf
Ground - 3,665 sf
Second Floor - 3,307 sf
Third Floor - 1,572 sf
Total - 12,209 sf

Rental: Please call for pricing

Term: Long term

Frontage: 39' on Broad Street

Neighboring Tenants: Restoration Hardware, Tiffany & Co., CoCo Pari, Urban Outfitters, Hamilton Jewelers, Garmany Designer Clothing, Starbucks

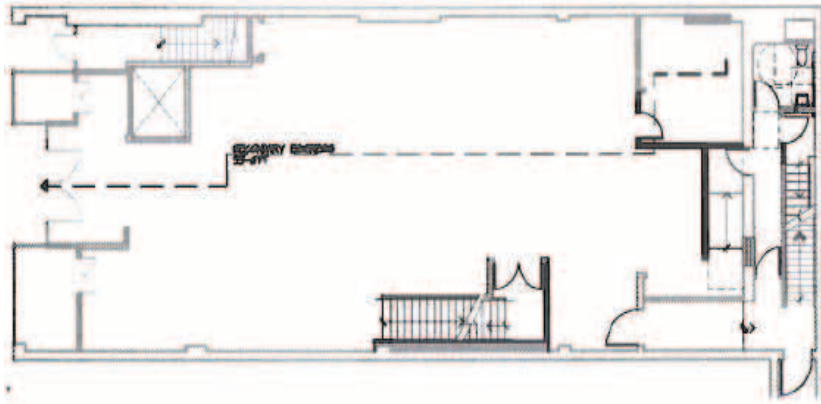
Comments: • Currently Agostino Antiques

For further information and/or inspection, please contact:

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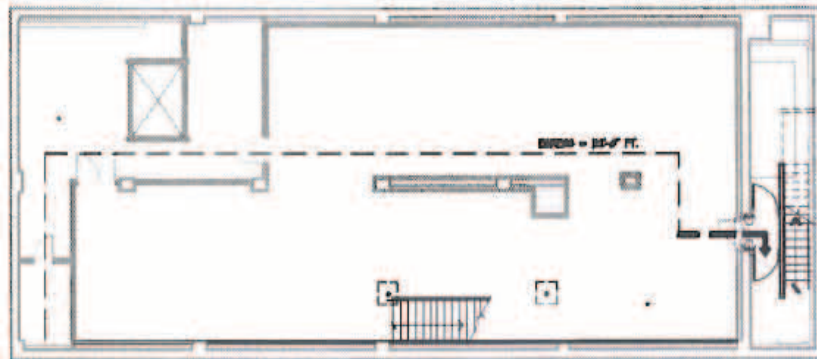




① **FIRST FLOOR PLAN** 3,665 SF
SCALE 1/8"=1'-0"



② **SECOND FLOOR PLAN** 3,307 SF
SCALE 1/8"=1'-0"



③ **BASEMENT PLAN** 3,665 SF
SCALE 1/8"=1'-0"



④ **THIRD FLOOR PLAN** 1,572 SF
SCALE 1/8"=1'-0"



		<i>Front Street</i>	
		3	Red Restaurant
		5	
Urban Outfitters		9	Zaksons
		11	Mustillo's
Office	12	13	Artisan Hair Design
Bistro	14	15	Lavish Kids
If The ShoE Fits	18	17	Wisteria / Coco Parl Women's Boutique
Zebu	20	19	Hamilton Jewlers
The Bee's Knees	24	21	* SITE *
Murphy Style Grill	26	23	Dor L' Dor (opening soon)
Primas Home	28	<i>Mechanic Street</i>	
Jack's Music Shop	30	33	Ashes
Chase Bank	34	35	River's Edge Café
Ballew (jewelry)	36	35	Secret Stash (Jay & Silent Bob store)
Funk & Standard	40	37	Duxiana
Starbuck's		39	Soupman / Nathan's Famous Hot Dogs
<i>White Street</i>		39	J&S Jewlers
A.H. Fisher Designs	46	41	Fashion Nails
A Time To Kill	48	43	Backward Glances
	50	43	Bella Mystique
Restoration Hardware	52	45	Via 45
Luxury Rentals (residential)	54	47	Hi-Def (opening soon)
Rok & Lola	56	49	Red Bank Drapery Shop
Footloose	58	51	No Joe's Café
GMI Home Loans	60	53	Jace Jewlers
Red Bank Nail Spa	62		Smith Barney
T. Berry Square	64	<i>Wallace Street</i>	
Love Lane Tuxedos	66	65	Red Bank Gallery
Caesar's Creations (jewelry)	68	65	Nevada Exchange
Nat's Jewlers	70	65	Smoothie King
Valley National Bank	72	67	Chic Optique
<i>Monmouth Street</i>		67	Marisa
Broadway Grill		69	Ten Thousand Villages
	80	69	The Language School
	80	69	Monticello
	80	73	Wells Fargo
Ricky's Candy	86	73	Skin Science Medical Spa
Eye-Candy	88	75	Merril Lynch
		<i>Linden Place</i>	
		89	Morgan Stanley
		91	Torcello
Eye-Design		93	Jonathan Salon
Church		95	Pizza Fusion
			Pierre Deux
		97	Tiffany & Co.
		<i>Canal Street</i>	
			Garmany

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