

**City Place at the Promenade  
River Road & Gorge Road**

From City Place  
to GW Bridge  
2.5 miles



Sitting right on the banks of the Hudson River opposite the upper side of Manhattan is City Place at The Promenade, a unique mixed-use development which features nearly 200,000 s.f. of lifestyle shopping and restaurants, 331 luxury condominiums, a 130 room suite hotel, and plenty of parking. Adjacent to City Place is a 16-screen multiplex movie theater.

To Lincoln Tunnel  
4 miles

**Edgewater, New Jersey  
City Place at the Promenade  
Presently Baumgart's Cafe - 4,926 s.f.**



AVAILABLE: 3,417 s.f. & 4,926 s.f. (Presently Baumgart's Cafe)

Co-Tenants: Gap, Banana Republic, Ann Taylor Loft, Victoria's Secret, Ulta Cosmetics, Tommy's Tavern, Chico's, Panera Bread, Carter's, Chipotle Mexican Grill, Express, Vitamin Shoppe, Bath & Body Works, Lenscrafters, Metromix, Fleming's Steakhouse, BareBurger, White House Bridal, Next Generation Experience & Alain & Co. Jewelers.

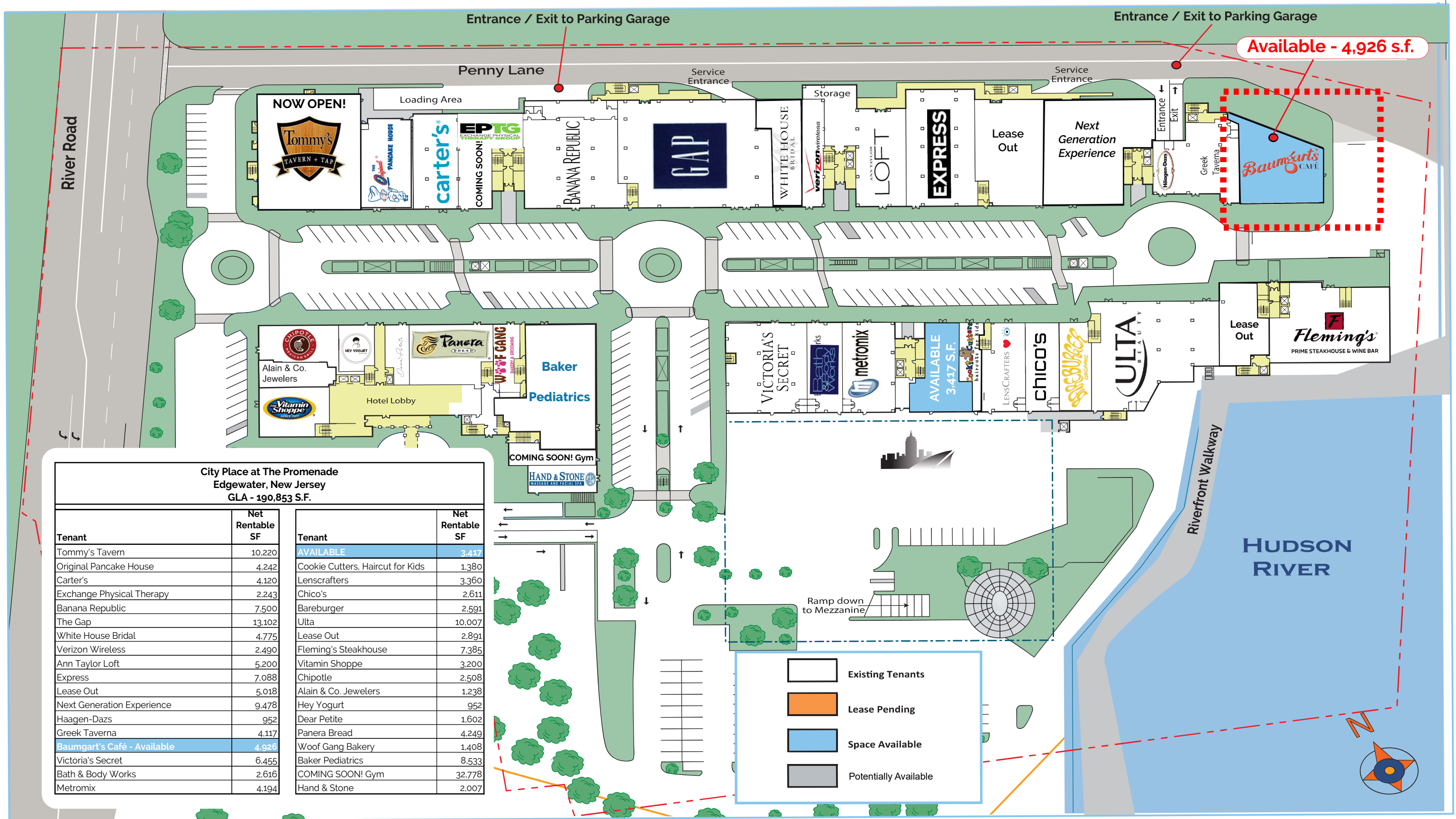


WELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • T (914) 576-7500 / Fax: 7596 • [www.welcorealty.com](http://www.welcorealty.com)

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, Connecticut & Pennsylvania.



# City Place at the Promenade Edgewater, New Jersey - Presently Baumgart's Cafe - 4,926 s.f.



**City Place at The Promenade  
Edgewater, New Jersey  
GLA - 190,853 S.F.**

Tenant	Net Rentable SF	Tenant	Net Rentable SF
Tommy's Tavern	10,220	<b>AVAILABLE</b>	<b>3,417</b>
Original Pancake House	4,242	Cookie Cutters, Haircut for Kids	1,380
Carter's	4,120	Lenscrafters	3,360
Exchange Physical Therapy	2,243	Chico's	2,611
Banana Republic	7,500	Bareburger	2,591
The Gap	13,102	Ulta	10,007
White House Bridal	4,775	Lease Out	2,891
Verizon Wireless	2,490	Fleming's Steakhouse	7,385
Ann Taylor Loft	5,200	Vitamin Shoppe	3,200
Express	7,088	Chipotle	2,508
Lease Out	5,018	Alain & Co. Jewelers	1,238
Next Generation Experience	9,478	Hey Yogurt	952
Haagen-Dazs	952	Dear Petite	1,602
Greek Taverna	4,117	Panera Bread	4,249
<b>Baumgart's Café - Available</b>	<b>4,926</b>	Woof Gang Bakery	1,408
Victoria's Secret	6,455	Baker Pediatrics	8,533
Bath & Body Works	2,616	COMING SOON! Gym	32,778
Metromix	4,194	Hand & Stone	2,007