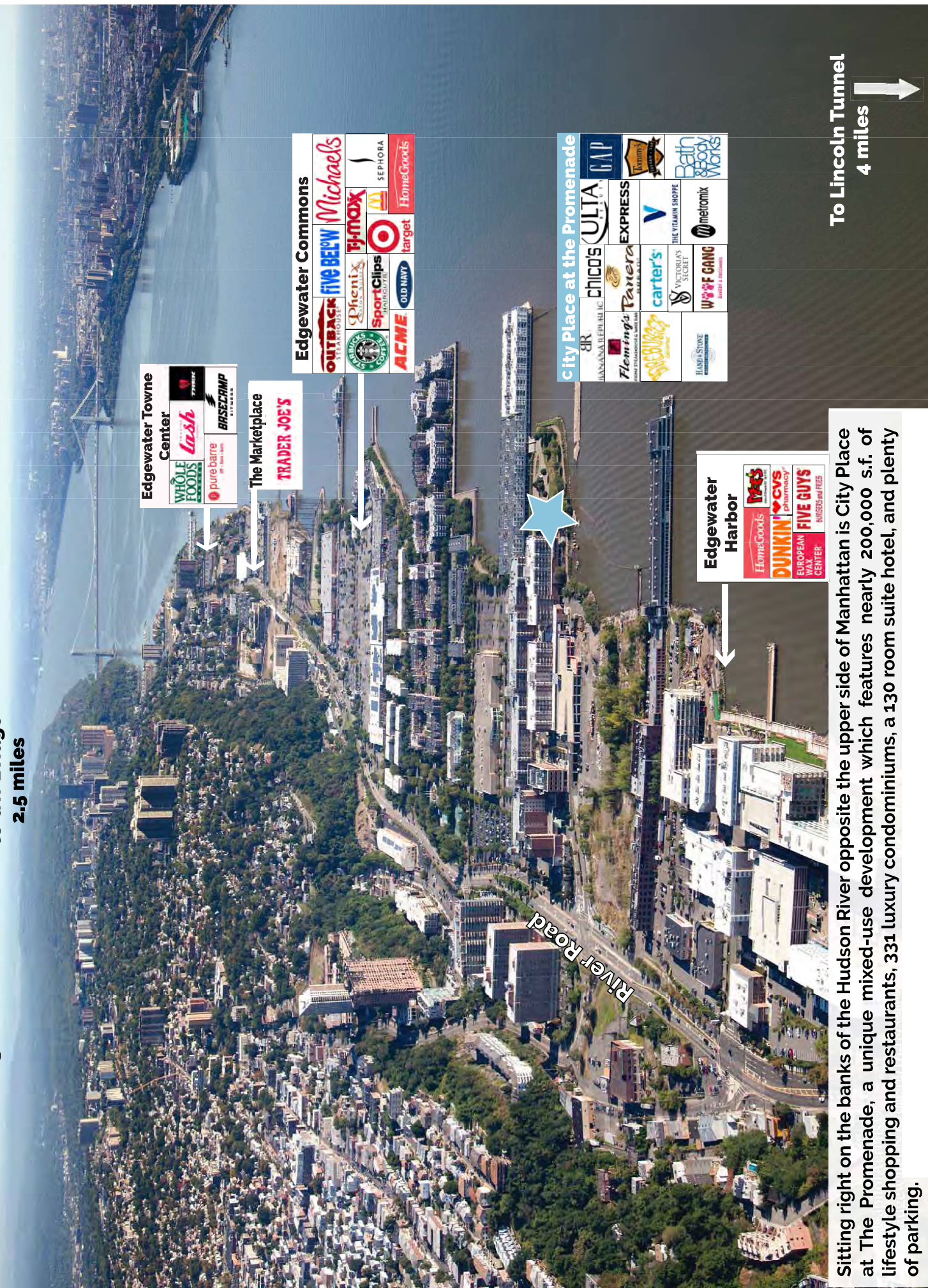


**City Place at the Promenade  
River Road & Gorge Road**

**From City Place  
to GW Bridge  
2.5 miles**



Edgewater Towne Center  
Whole Foods Market  
Lash  
pure barre  
BRSECHAMP

The Marketplace  
TRADER JOE'S

Edgewater Commons  
OUTBACK  
Phenix  
Sport Clips  
ACME  
five BELOW  
T-max  
Target  
Michaels  
SEPHORA  
HomeGoods

City Place at the Promenade  
Chico's  
Panera  
Carter's  
Victoria's Secret  
WOLF GANG  
ULTA  
EXPRESS  
The Vitamin Shoppe  
Bath & Body Works  
metromix

Edgewater Harbor  
HomeGoods  
DUNKIN'  
CVS pharmacy  
FIVE GUYS  
EUROPEAN WAX CENTER

To Lincoln Tunnel  
4 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.

# Edgewater, New Jersey

## City Place at the Promenade

Formerly Baumgart's Cafe - 4,926 s.f.



Formerly Baumgart's Cafe - Outdoor Patio with Water View - 4,926 s.f.

AVAILABLE: 3,417 s.f & 4,926 s.f. - Formerly Baumgart's Cafe - Outdoor patio with water view.

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.



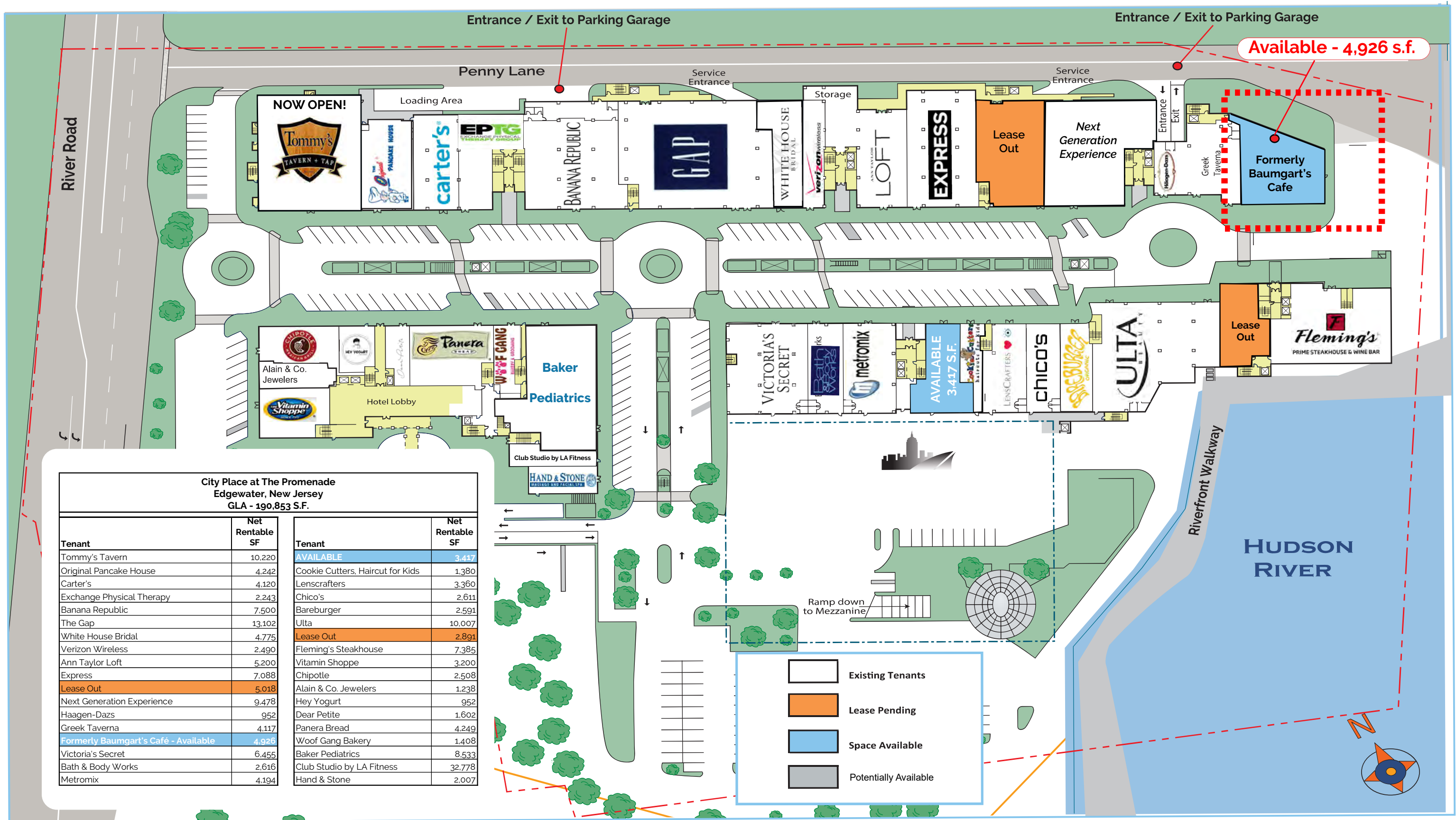
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# City Place at the Promenade Edgewater, New Jersey - Formerly Baumgart's Cafe - 4,926 s.f.



**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          | AVAILABLE                        | 3,417           |
| 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           |
| Formerly Baumgart's Café - Available | 4,926           | Woof Gang Bakery                 | 1,408           |
| Victoria's Secret                    | 6,455           | Baker Pediatrics                 | 8,533           |
| Bath & Body Works                    | 2,616           | Club Studio by LA Fitness        | 32,778          |
| Metromix                             | 4,194           | Hand & Stone                     | 2,007           |

**Legend:**

- Existing Tenants
- Lease Pending
- Space Available
- Potentially Available