



**RIVERBEND IS MOVING FORWARD:** Horizontal infrastructure of Riverbend District and Red Bull Arena nears completion.

## Road and Utility Work Underway in Harrison, N.J.

At a time when many developers are delaying or even halting real estate projects, we are proud to announce that construction is moving ahead at the **Riverbend District**, one of the largest brownfield, mixed-use, redevelopment, transit districts underway in New Jersey. Phase I infrastructure work which includes underground utilities, pedestrian-friendly wide sidewalks, roadways, environmentally-conscious street lights and traffic signals is already more than 75 percent complete. Carson & Roberts, a leading construction and engineering company, is responsible for all horizontal infrastructure work and is on track to complete the project in time for the opening of **Red Bull Arena**, Spring of 2010.

Vertical construction at the **Riverbend District** is scheduled to begin in 2010 and will feature more than 800,000 sf of retail space, including anchor tenant space, a supermarket and additional retailers. The program also includes a 16-screen cinema several notable restaurants; a 175-key hotel and a 350-key, full service hotel with a 25,000 sf conference space; a wellness facility; corporate and boutique office space and approximately 1,900 residential units.

"The redevelopment of this significant property into a vibrant, mixed-use destination is of critical importance to the Town of Harrison in meeting its goals of enhanced economic development and improved quality of life for all residents," stated Harrison Mayor Raymond McDonough. "We are extremely pleased to have a developer as committed and experienced as Advance Realty leading the effort," the mayor added.

As a transit-oriented community, the **Riverbend District** is within close proximity to multiple modes of mass transit, including N.J. Transit, Amtrak and a centrally located, onsite PATH station that will benefit from a \$180 million renovation program to improve service, allowing easy access to Newark Penn Station. The district is also only 15 minutes by train to Manhattan, is highly accessible by all major roadways in Northern New Jersey, and is just minutes from Newark Liberty International Airport via rail service or car.



Mayor McDonough (far right) celebrates the progress with Advance Realty President Peter Coccoziello (middle) and SVP Kevin Tartaglione.

## New Red Bull Arena draws closer to completion

**RIVERBEND**  
Harrison, NJ District

The future home of the **New York Red Bulls** is quickly making progress towards its opening for the first MLS match on March 27, 2010 against conference rival, the Chicago Fire. Vertical construction of the open air arena began just over a year ago and on April 14, 2009, the **Red Bulls** held a "topping off" ceremony with the final piece of steel bolted into place. The field's drainage and heating systems have been installed, the last layers of dirt and gravel are spread and the Kentucky Bluegrass field will be laid down this month. The north and south end roof panel installation is complete and the East and West panels are nearing completion.

Easily accessible by public transportation and located in a diverse soccer hotbed, **Red Bull Arena** is expected to be one of the premier venues of its kind in the United States. With seats as close as seven yards from the touchline and located underneath a dynamic 360-degree roof, **Red Bull Arena** will be the ultimate sporting experience for soccer and casual fans alike. Detailed information regarding **Red Bull Arena** and the team can be found by visiting [www.redbullarena.us](http://www.redbullarena.us) or calling **877.RBSOCCER**.



## OUR VISION IS AS CLEAR AS EVER



### STATISTICS

#### RETAIL

800,000 sf total

Anchor spaces from 80,000 sf to 160,000 sf

Cinema and health club spaces available

40-70,000 sf supermarket

Street-driven retail from 1,000 to 20,000 sf

Excellent customer access via car or rail

#### RESIDENTIAL

1,950 for sale & rental units

#### HOTEL

175-key hotel

350-key hotel & conference center

#### OFFICE

1.5 million sq. ft. of corporate and boutique offices

#### RETAIL PARKING

4 per 1,000