



## Creating Value for a Key Tenant and New Jersey's Capitol City

Advance completed the acquisition of this 330,000 square foot office complex, and then negotiated with the State of New Jersey to increase its leased space in the property to 300,000 square feet for a term of 25 years. At the same time, the company agreed to construct a 930-car parking deck, which would not only solve a parking problem for the State's workers in its three buildings, but also allow Mercer County to comply with its contractual obligation to Waterfront Park, the 6,500-seat minor league baseball stadium for the Trenton Thunder, adjacent to the site. Advance structured an arrangement to share the cost of the parking deck, providing a cost-effective and value-enhancing solution for all parties. This public/private working relationship is now moving forward with plans for \$100 million of future waterfront development comprising an additional 400,000 square feet of office and retail space, and additional structured parking.



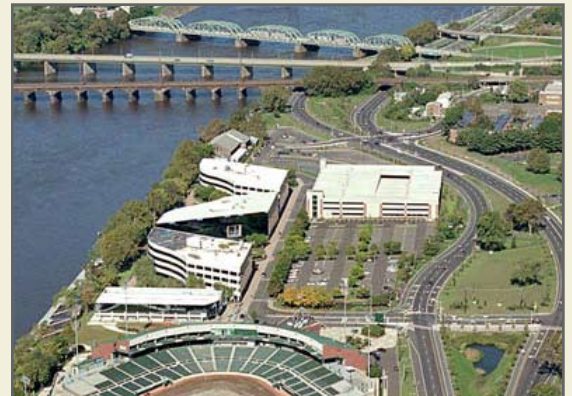
Riverview Executive Park

1430 State Highway 206, Suite 100  
Bedminster, New Jersey 07921  
Phone: 908.719.3000  
Fax 908.719.9444  
www.advancerealtygroup.com

Riverview Executive Park  
Trenton, New Jersey  
330,000 SF Office Complex

*"Riverview is one of the three corner-stones to the redevelopment of New Jersey's Capitol City. Having Advance as the owner/developer of this project has enabled us to move our master planning forward at an accelerated pace. The company understood our vision and put its capital on the line to make it a reality."*

*Robert Prunetti  
Former Mercer County Executive*



*"Advance is an organization that understands how to bridge the Public and Private Sector and to make a multi-use project such as Riverview a reality. Their ownership of these buildings has enhanced our business and created a real asset for the community."*

*Rick Brenner  
General Manager/COO  
Trenton Thunder*

*"As a member of the governmental committee charged with approving major property transactions, I was proud to count on Advance to meet some difficult requirements we had with this key state occupied facility. Advance's performance has always justified our trust in them."*

*Jack Ewing  
Former New Jersey State Senator*