Asbury Park. A city with rich history, known for creating a fusion of art, culture, fashion, food and music. With the ever-evolving Asbury Park Boardwalk coastal lifestyle, Madison Marquette collaborates with thought and style to provide retailers, residents and visitors with a best-in-class, multi-sensory experience in shopping, entertainment, food and beverage, all while maintaining the authenticity of Asbury Park.
FULL PROJECT DEVELOPMENT TO EXCEED 350,000SF

THE ASBURY PARK BOARDWALK IS HOME TO SIX NATIONALLY RECOGNIZED MUSIC VENUES, FIVE OF WHICH ARE OWNED AND OPERATED BY MADISON MARQUETTE WITH OVER 600 SHOWS PRODUCED ANNUALLY AND OVER $30 MILLION GENERATED ANNUALLY

THE ASBURY PARK BOARDWALK AND WATERFRONT DISTRICT HOST 2.5M VISITORS ANNUALLY, WITH OVER $2 MILLION IN BEACH BADGE SALES IN 2017

MUSIC AND EVENT PARTNER WITH BOTH LIVE NATION & NJPAC

30 MINUTE DRIVE TIME

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<table>
<thead>
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<tbody>
<tr>
<td>ESTIMATED POPULATION (2017)</td>
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<td>FOOD &amp; BEVERAGE</td>
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A historic building with extraordinary mid-century architecture, 5th Avenue Pavilion is unique to the Asbury Park Boardwalk and Waterfront District. Anchored by diverse, year-round destination dining and a calendar of live entertainment, this pavilion preserves and exudes classic boardwalk charm. Boardwalk level retail is a mix of food and beverage along with exciting dry goods retail. The development of the second-floor restaurant and reimagining of the historic rooftop bandshell to once again host live performances is one of the most exciting additions to the Boardwalk.

**5th Ave Pavilion – 85% Leased**

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5th Ave Pavilion – 85% Leased

At the midpoint of the Boardwalk, 3rd Avenue Pavilion is activated with destination dining and live entertainment venues influenced by surf culture. These restaurants provide visitors with a relaxed beach experience and offer casual food and entertainment. 3rd Avenue Pavilion’s entertainment offerings include local musical acts, films and the always popular Silverball Museum, voted New Jersey’s #1 Attraction in USA Today.

**3rd Ave Pavilion – 100% Leased**

Currently under construction for a complete gut renovation, 4th Avenue Pavilion will be delivered to tenants in the Spring of 2019 with a new creative and stylish facade and will be the talk of the Boardwalk. Located across the street from the Asbury Ocean Club Surfside Resort, 4th Avenue Pavilion will offer a mixture of coffee, food, beverage, dry goods retail and specialty fitness. The second level will be a co-working or shared office workspace which will lend itself well to what Asbury is becoming – a year-round destination. The third-floor roof deck will be accessible through the co-working space to host events and gatherings.

**4th Ave Pavilion – 15% Leased**

3020SF, 900SF, up to 4733SF – Divisions will be entertained

Flanked by year-round oceanfront dining, rooftop bars and lounges, 1st Avenue Pavilion connects downtown Asbury Park’s Cookman and Asbury Avenues with the Waterfront District. Each restaurant provides both Boardwalk and Ocean Avenue views for the ultimate beach dining experience. Boardwalk and Ocean Avenue facing retail spaces form the start of the Waterfront District retail which runs from Wesley Lake to Convention Hall.

**1st Ave Pavilion – 91% Leased**

2,254SF Former Restaurant Space Available

A National Landmark on the Jersey Shore and home to the iconic 1,600 seat Paramount Theater, the 3,500 seat Convention Hall and Boardwalk thoroughfare, the Grand Arcade. This complex hosts an eclectic mix of small format retailers and food offerings that cater to year-round concerts, corporate events and programming. The North and South sides of the building are homes to Anchor’s Bend and The Beach Bar, two very popular outdoor options in the warmer months. Overlooking the beach and ocean, The Beach Bar, lauded as one of America’s best beach bars in 2017.

**Convention Hall Complex**

250SF Available for Short-Term Lease

A National Landmark on the Jersey Shore and home to the iconic 1,600 seat Paramount Theater, the 3,500 seat Convention Hall and Boardwalk thoroughfare, the Grand Arcade. This complex hosts an eclectic mix of small format retailers and food offerings that cater to year-round concerts, corporate events and programming. The North and South sides of the building are homes to Anchor’s Bend and The Beach Bar, two very popular outdoor options in the warmer months. Overlooking the beach and ocean, The Beach Bar, lauded as one of America’s best beach bars in 2017.

**2nd Avenue Pavilion**

New Construction to be delivered in Q1 2021.
Pre-leasing to begin Spring 2019.

2nd Avenue Pavilion will be Madison Marquette’s chance to put a true stamp on the Asbury Park Boardwalk. With unique architecture, an elevated retail experience with exciting new food and beverage offerings, 2nd Avenue Pavilion will round out the Asbury Park Boardwalk. A creative suite on the second floor will provide full time office tenants a place to work and will be year-round, built-in guests for the Boardwalk level retail.

**1st Ave Pavilion – 91% Leased**

2,254SF Former Restaurant Space Available

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