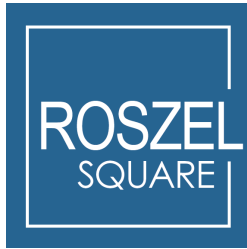




Where you want to be



**19 Roszel Road** | Princeton, NJ



**Build to Suit** | 38,000 SF Life Science Building



ROSZEL  
SQUARE

19  
21

Bioclinica

211  
CARNEGIE CENTER



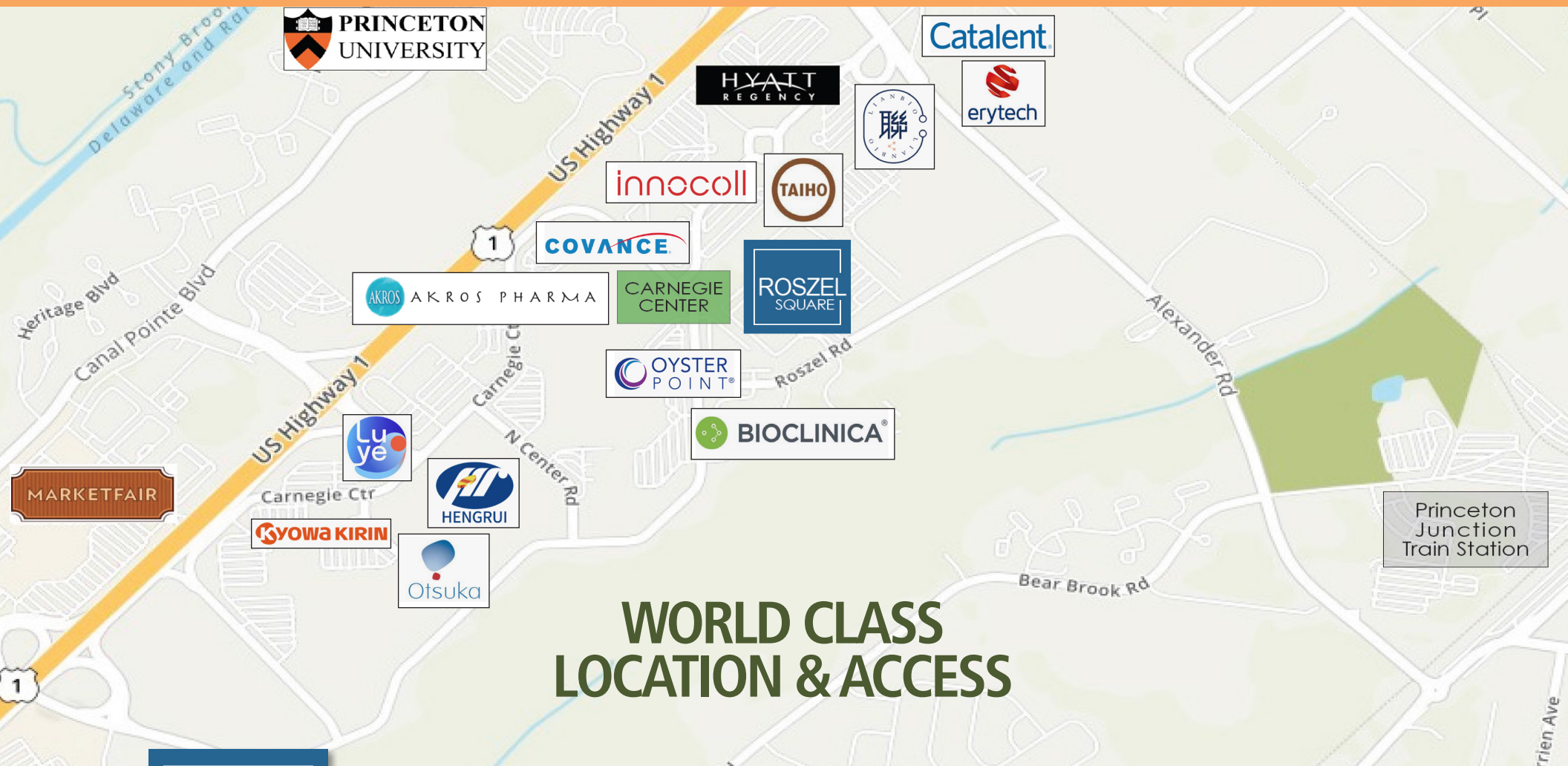
## FEATURES

- Two-story Life Science building
- 16' Ceiling heights
- Freight elevator and service corridor
- Loading dock
- HVAC sized for life science use
- Heavy power and floor loads
- Naming opportunity for a 19,000 sf tenant
- Back-up generator for critical functions

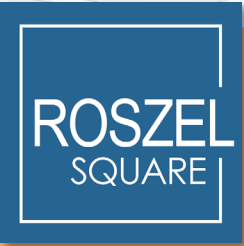
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19 ROSZEL ROAD  
**38,000 SF**  
BUILD-TO-SUIT PAD SITE  
FOR LEASE

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# WORLD CLASS LOCATION & ACCESS



Roszel Square is at the center of one of the most desirable corporate locations in the United States - the Princeton Route 1 corridor - home to many Fortune 500 and Life Science companies and the professional firms that service them. The area also features Princeton University and the research and technology region known as Einstein's Alley.

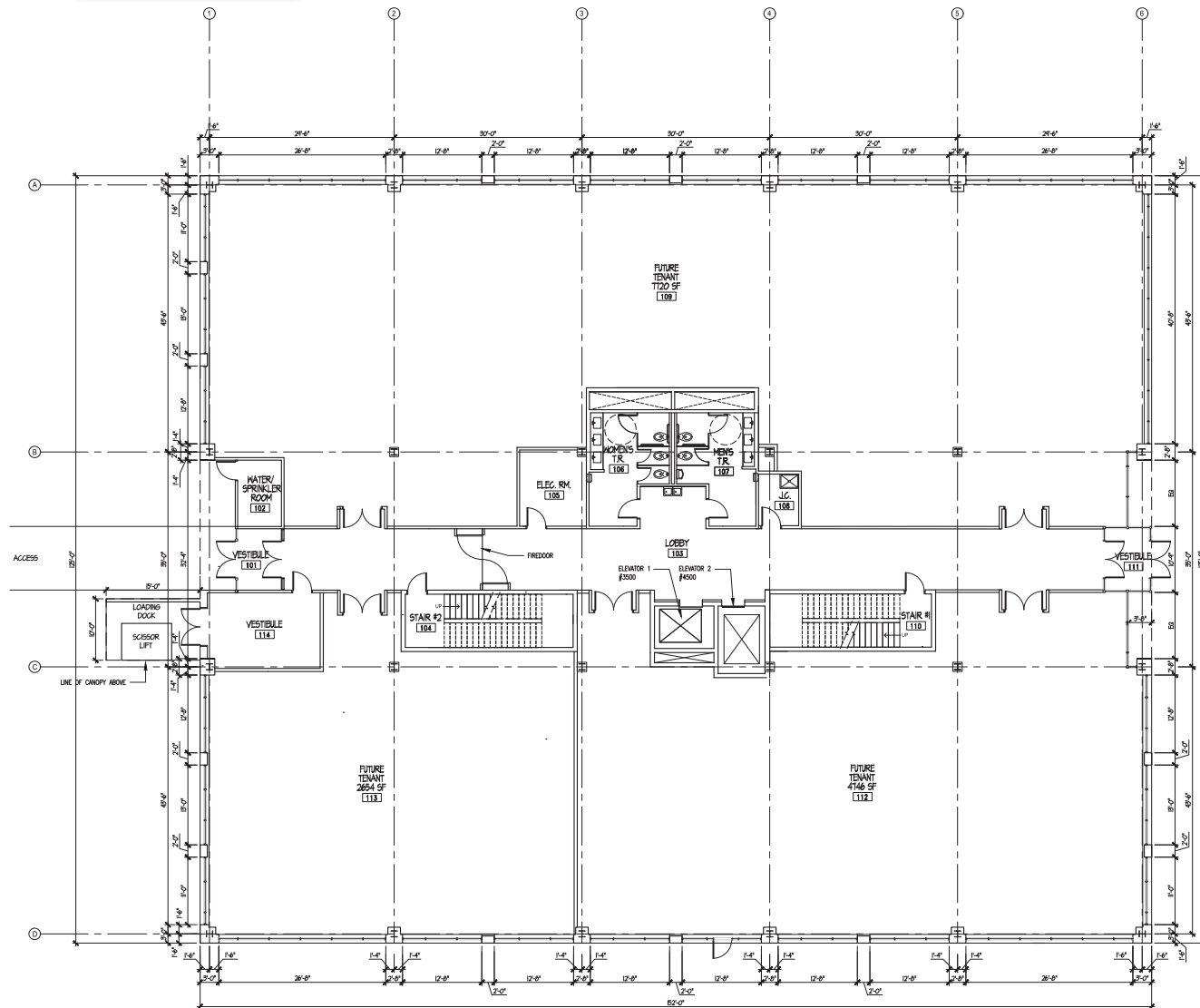
Abundant shopping, dining and hospitality are located along Route 1, and in downtown Princeton, which is a 5-minute drive from Roszel Square.

Roszel Square is easily accessible to Route 1 via the Alexander Road exit and to the nearby Princeton Junction train station.

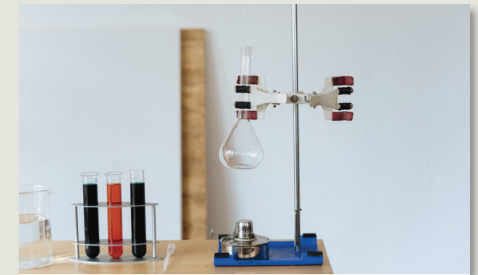
# ROSZEL SQUARE

19 Roszel Road | Princeton, NJ

Build to Suit | 38,000 SF Life Science Building



\*1ST FLOOR AREA: 18,055 SF



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