

# WINDSOR

CORPORATE PARK



Commercial Real Estate Investment Firm



50 Millstone Rd, East Windsor, NJ

[www.sfaofficespace.com](http://www.sfaofficespace.com)

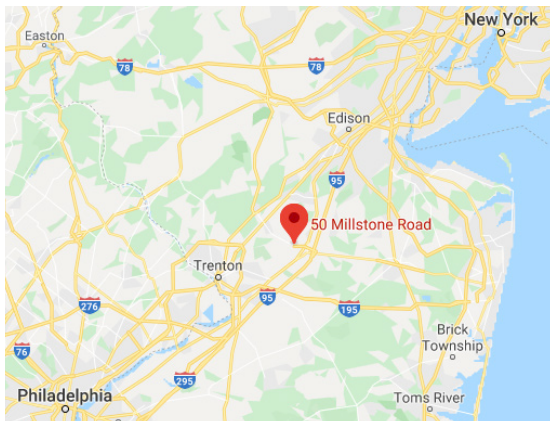
# CLASS A OFFICE PARK



**291,550**  
Square Feet

**4**  
Buildings

**39.34**  
Acres



## WINDSOR CORPORATE PARK

offers the advantage of close proximity to New York (54 miles) and Philadelphia (45 miles).

### EASY ACCESS TO:

- Route 133 Bypass
- Princeton Hightstown Rd
- Exit 8 of the New Jersey Turnpike
- Route 130
- Route 1
- Princeton Junction NJ Transit Train Station





SFA renovated common area restrooms throughout with touchless controls; renovated the auditorium for tenant and visitor use; added outdoor seating areas.

## RECENT CAPITAL IMPROVEMENTS:

- Façade
- HVAC
- Flooring
- Lighting
- Signage
- Lobby renovations

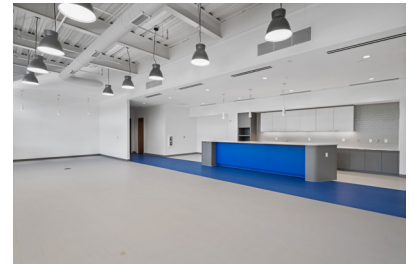
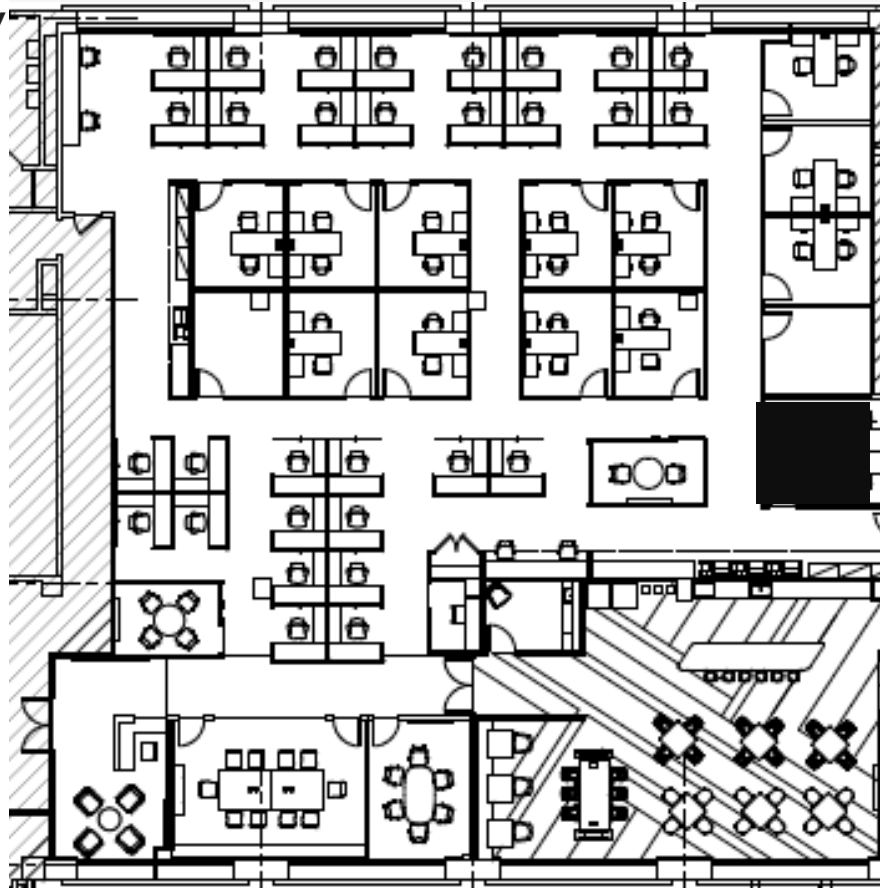


## AMENITIES:

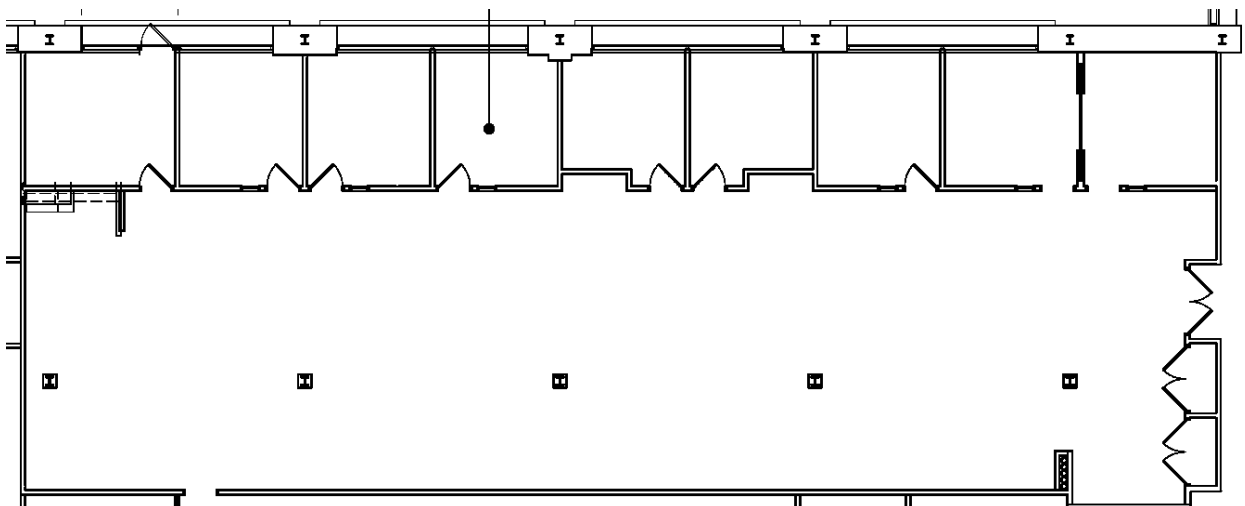
- Auditorium
- Recently upgraded fitness center
- On-site storage
- On-site bus stop with direct service to the Princeton Junction Train Station
- Parking ratio 6/1,000 SF

# Building 100 Suite 110: 9,618 SF

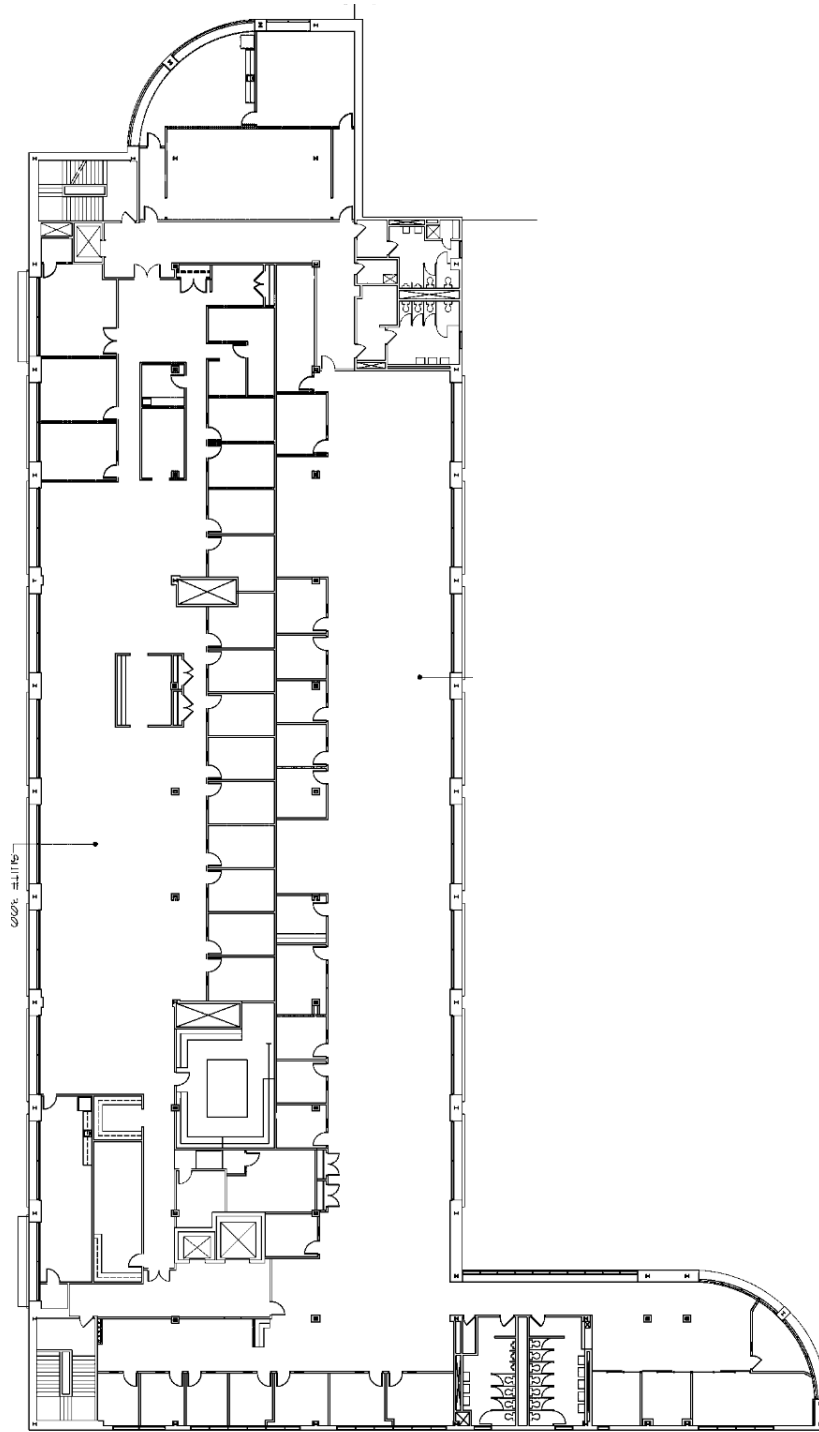
Move In Ready



# Building 100 Suite 120: 6,149 SF



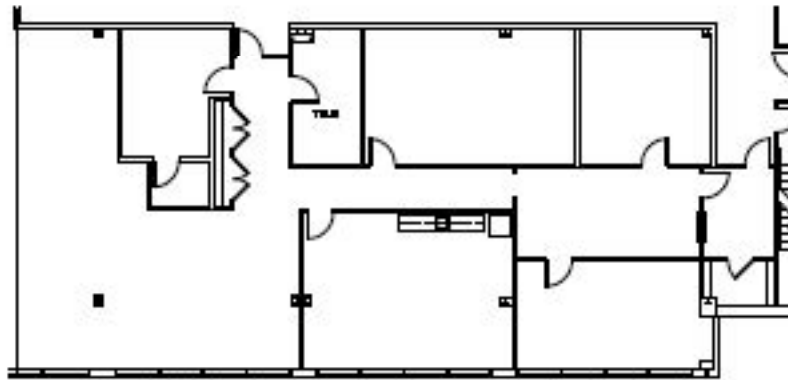
# Building 100 Suite 300: 31,420 SF



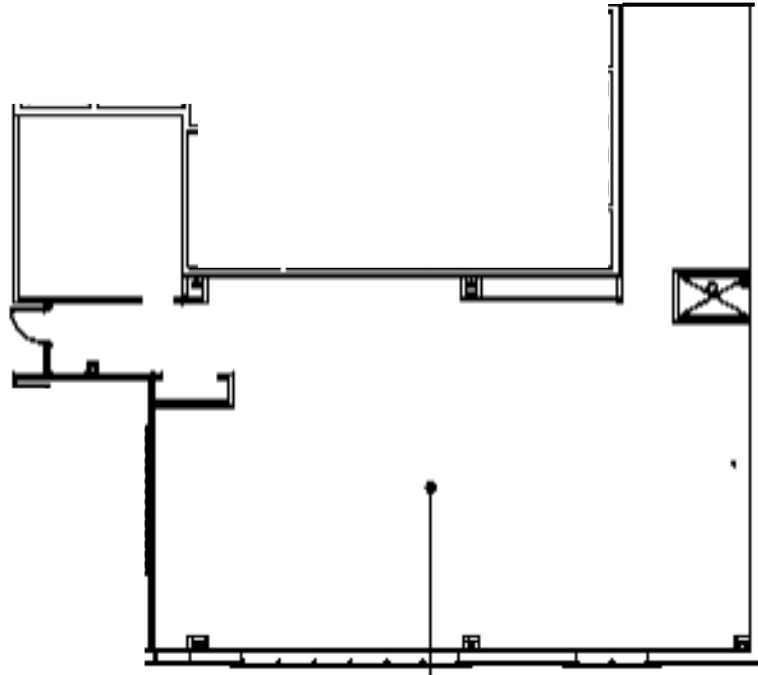
**Building 200 Suite 180: 6,781 SF**



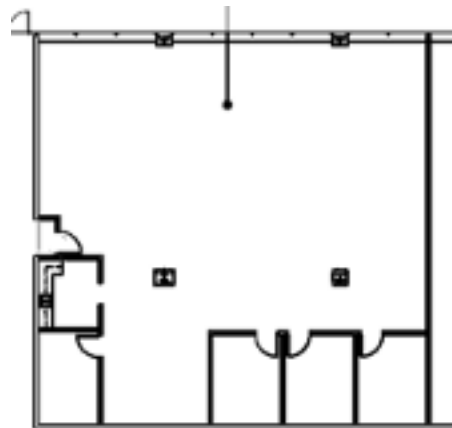
**Building 200 Suite 240: 3,903 SF**



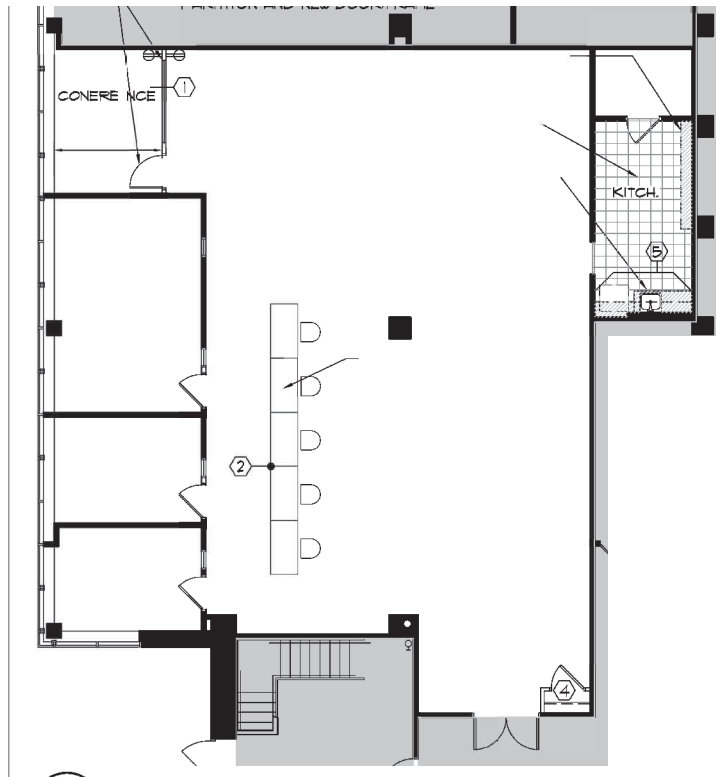
**Building 200 Suite 250: 2,745 SF**



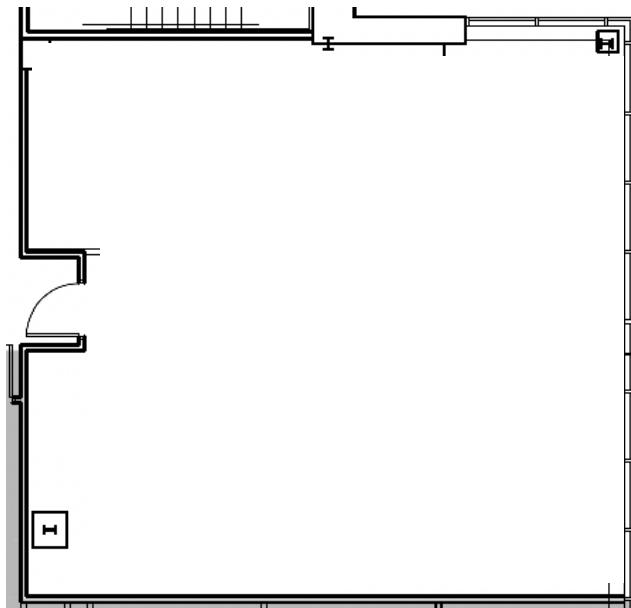
**Building 300 Suite 115: 3,389 SF**



Building 400 Suite 110: 3,667 SF



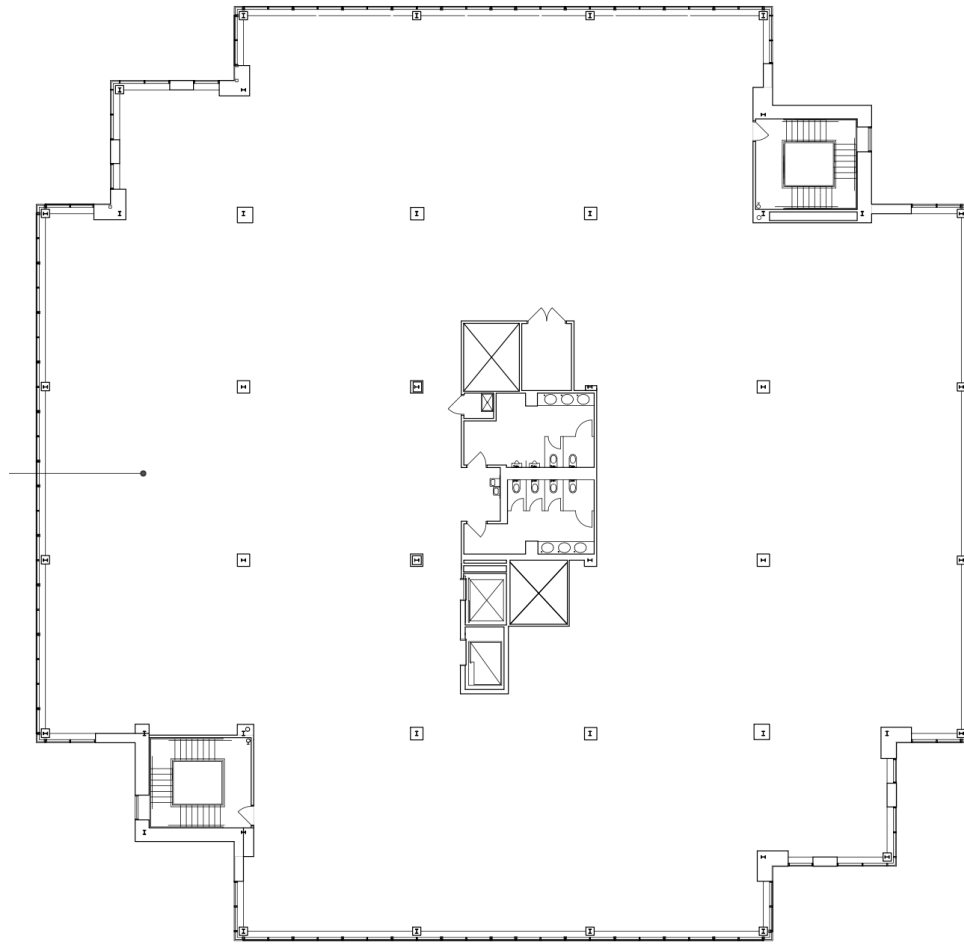
Building 400 Suite 202: 1,200 SF





# Building 400 Suite 300: 20,308 SF

Build to Suit



# Office Space Available

## Virtual Tours

[www.sfaofficespace.com](http://www.sfaofficespace.com)  
856-437-6196

### 0-5,000 SF

Building 200 - Suite 240	3,903 SF
Building 200 - Suite 250	2,745 SF
Building 300 - Suite 115	3,389 SF
Building 400 - Suite 110	3,667 SF
Building 400 - Suite 202	1,200 SF

### 5,000-10,000 SF

Building 100 - Suite 110	9,618SF
Building 100 - Suite 120	6,149 SF
Building 200 - Suite 180	6,781 SF

### 10,000+ SF

Building 100 - Suite 300 (Divisible)	31,420 SF
Building 400 - Suite 300	20,308 SF



Commercial Real Estate Investment Firm