



19 Roszel Road | Princeton, NJ



Build to Suit 38,000 SF Trophy Office Building | **Fully Approved / Improved Pad site**

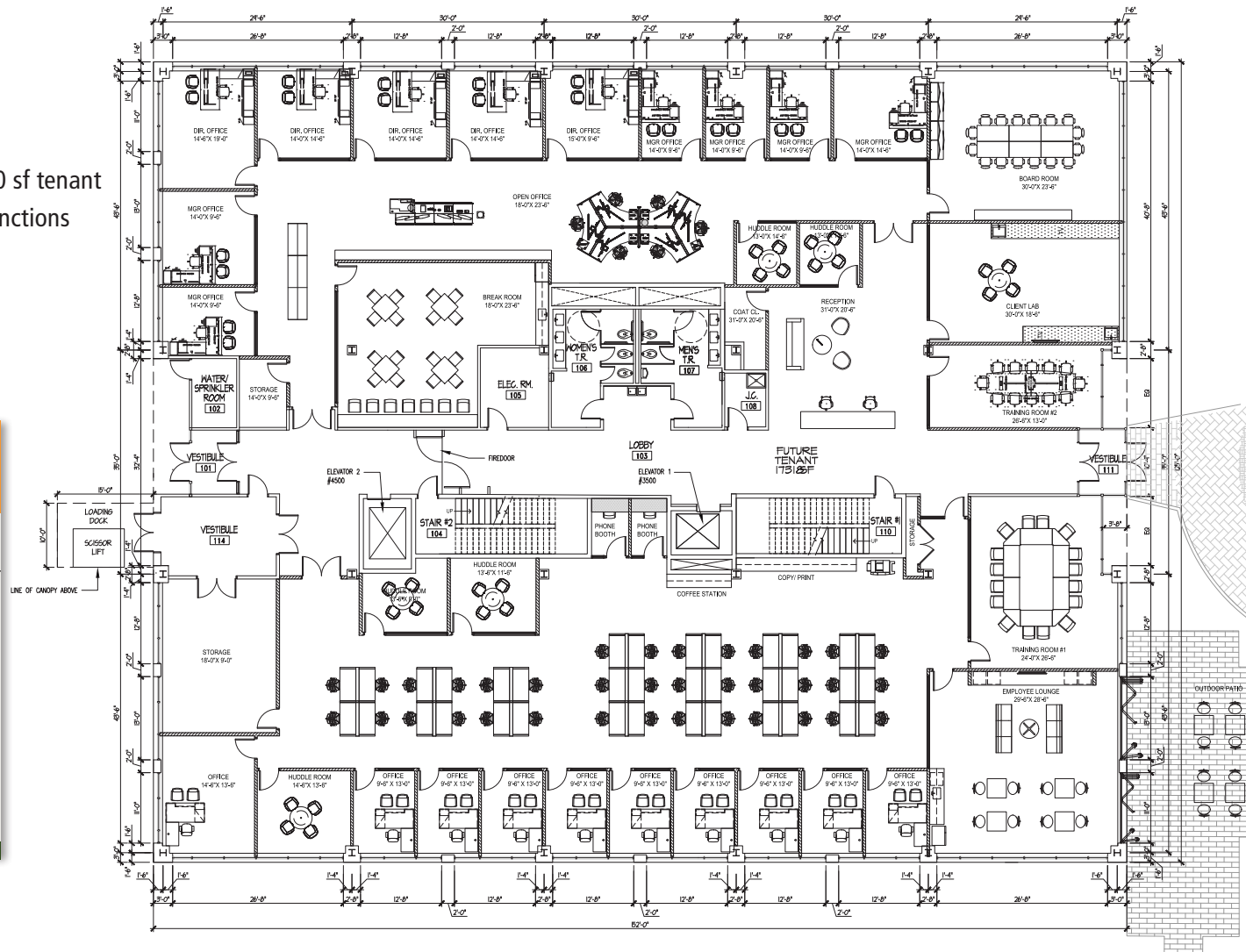
Sample Floor Space Plan

- Rooftop Patio (Optional)
- Two-story Building
- Naming opportunity for a 19,000 sf tenant
- Back-up Generator for critical functions
- Cafeteria
- Fitness Center
- EV Charging Stations
- Incredible window line

PROGRAM SUMMARY Sample Floor Space Plan

ROOM

Conference Room 3	
Board Room	1
Private Office	21
Huddle Room	5
Employee Lounge	1
Break Room	1
Workstations	46





Position your business to thrive in a corridor of strength, innovation, talent and hospitality.

Carnegie Center Princeton

19 Roszel Road

19 Roszel Road, Princeton, NJ

PRINCETON JUNCTION TRAIN STATION
(N.E. CORRIDOR)

MARKETFAIR

Tap into a world-class education system. Nearby Princeton University and the Institute for Advanced Study have always attracted many of the brightest, wealthiest, and hardest working people, both from this country as well as the rest of the world. New Jersey's top colleges and universities produce world-class research and provide public-private collaboration opportunities.

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.



- | | |
|-------------------|--------------|
| 1 Wells Fargo | 302 Carnegie |
| 2 Acadia | 206 Carnegie |
| 3 Kyowa Kirin | 510 Carnegie |
| 4 Otsuka | 508 Carnegie |
| 5 Withum | 506 Carnegie |
| 6 Taiho | 101 Carnegie |
| 7 Akros | 302 Carnegie |
| 8 Kimley Horn | 301 Carnegie |
| 9 Hill Wallack | 21 Roszel |
| 10 Mistras | 21 Roszel |
| 11 Merrill Lynch | 7 Roszel |
| 12 Fox Rothschild | 212 Carnegie |
| 13 Stevens & Lee | 510 Carnegie |
| 14 Systech | 214 Carnegie |
| 15 Morgan Lewis | 502 Carnegie |



Developed by



Mountain Development Corp.



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