



**One
University
Square**



**A world-class
office facility, designed for
world-class tenants**

**Position yourself amongst top firms at One University Square -
a Class A office property to suit your company's every need**

Office suites available from 2,758 SF – 71,000 SF (max. contiguous)

Welcome to One University Square

Situated among the Princeton suburbs, this Class A office location offers everything your firm may need to retain and attract top talent from Princeton's highly equipped workforce. Nestled directly off Route 1, a major thoroughfare with plenty of amenities close by, One University Square is your ideal office location.

As a large building in the area with over 330,000 SF, your team will benefit from the traditional amenities in such a space, as well as current capital improvements that you won't find anywhere else.



Amenities include:



Newly renovated outdoor space with improved landscaping, walking trail, basketball court, bocce, pickleball court and community garden (coming soon)



Full-service cafeteria and dining area with private catering available



State of the art fitness facility with locker rooms, showers, and saunas



Team room with seating for over 20 people



Advanced teleconferencing and training facilities, which can seat 48 people



Outdoor patio with seating



Calming scenery with a walking trail and gazebo

Highlights:

- Institutional ownership with hands-on management.
- Newly renovated tenant lounge and common spaces.
- Wide range of top-tier amenities that are synonymous with premier properties
- NEW outdoor amenities designed to exceed today's tenants expectations.
- Current tenants include BlackRock, Langan Engineering, Marsh McLennan, and more.
- Fantastic location with access to Princeton's top-tier workforce.
- Easy connectivity to greater Princeton area and beyond, via NJ Transit/Amtrak's Princeton Junction Station on the Northeast Corridor rail line and Route 1, I-295 and I-95.



Building specifications:

Total SF	331,872 SF
Class	A
Stories	5
Property size	18.52 acres
Year built	2006
Renovated	2020
Architect	Ware Malcomb
Elevators	4
Parking ratio	3.5 / 1,000 SF
Parking spaces	1,145

Available space overview:

Total Available SF	87,258 SF
Suite Sizes	
1st floor	13,500 SF
1st floor	2,758 SF
2nd floor	35,554 SF
2nd floor	35,356 SF
Max. contiguous space	71,000 SF



One University Square

Conceptual rendering



The Commons at One University Square

New amenities include:



Renovated outdoor
space with improved
landscaping &
walking trail



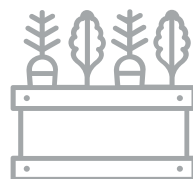
Bocce
court



Basketball
court



Pickleball
court



Community
garden




Electric car
charging stations

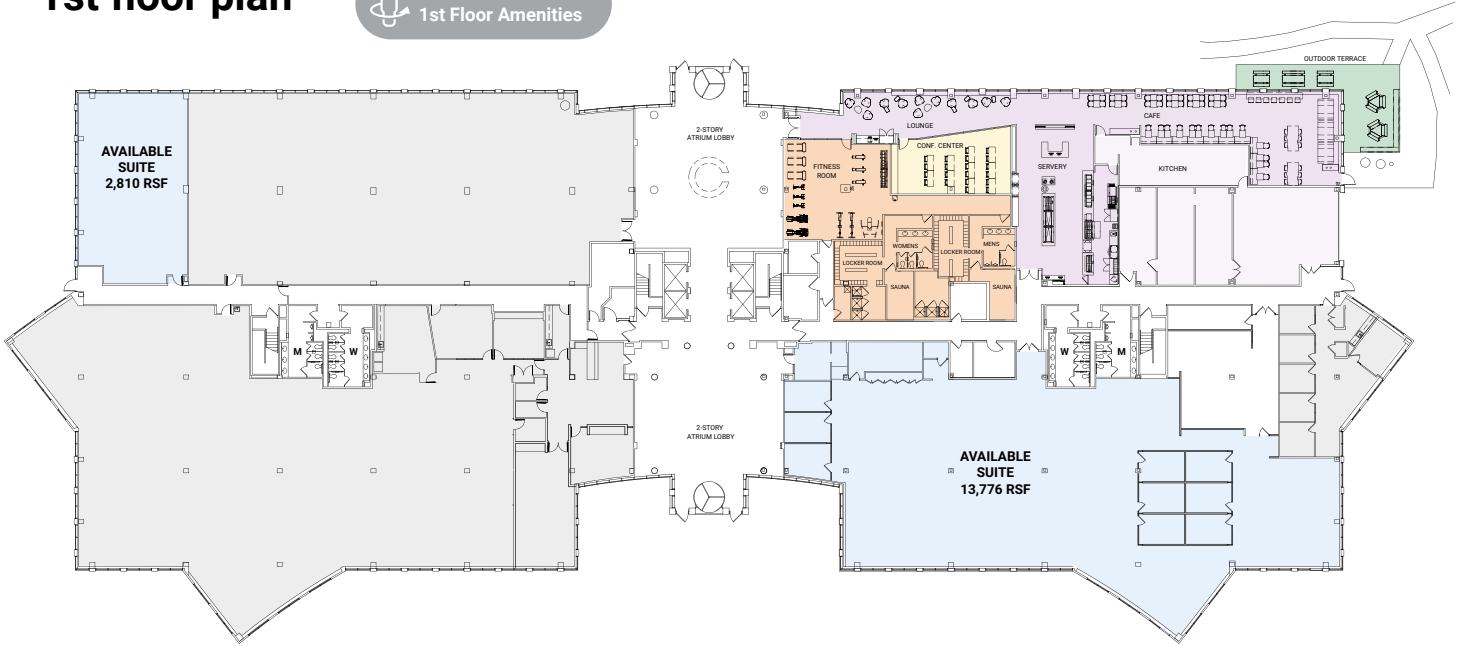




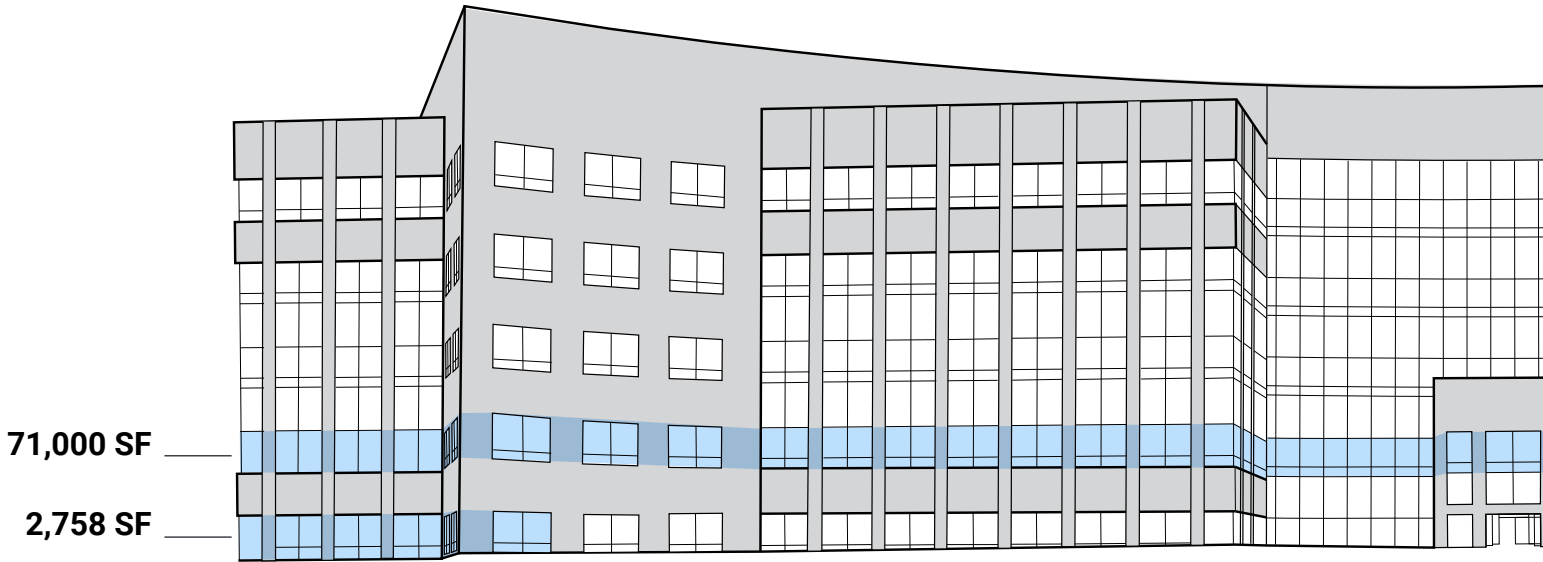
Floor Plans

1st floor plan

 [Click here to tour 1st Floor Amenities](#)




Stack Plan

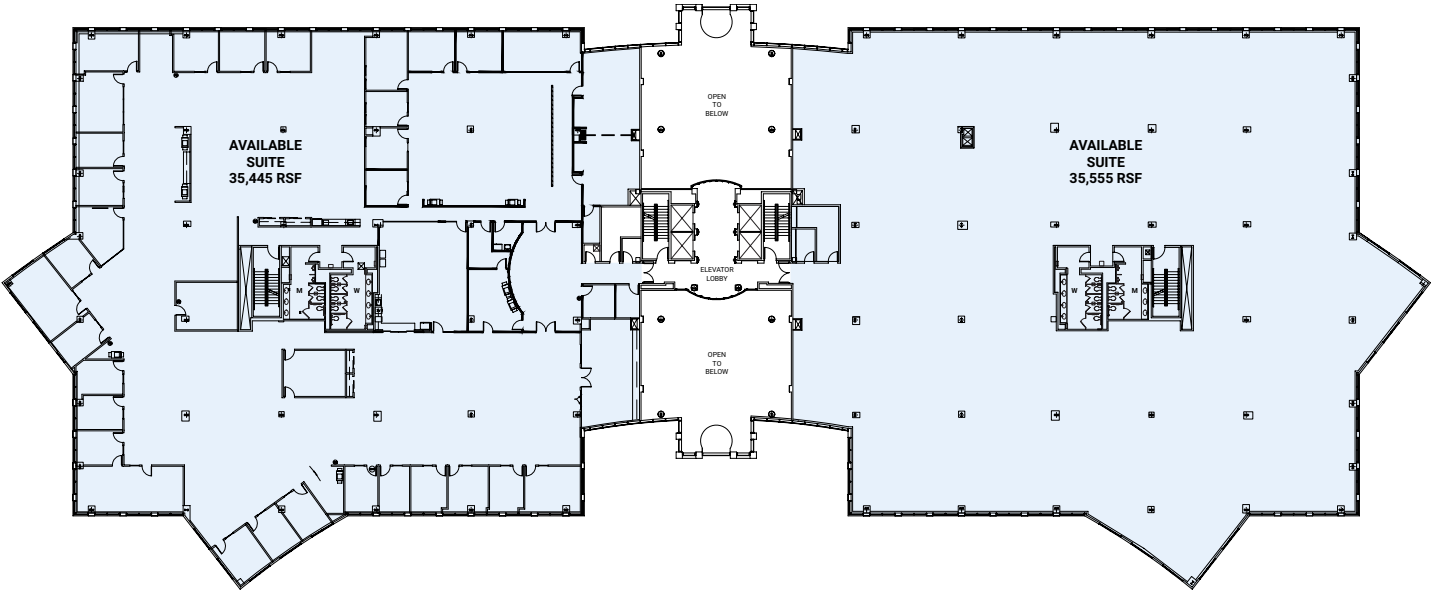


 **One
University
Square**

2nd floor plan

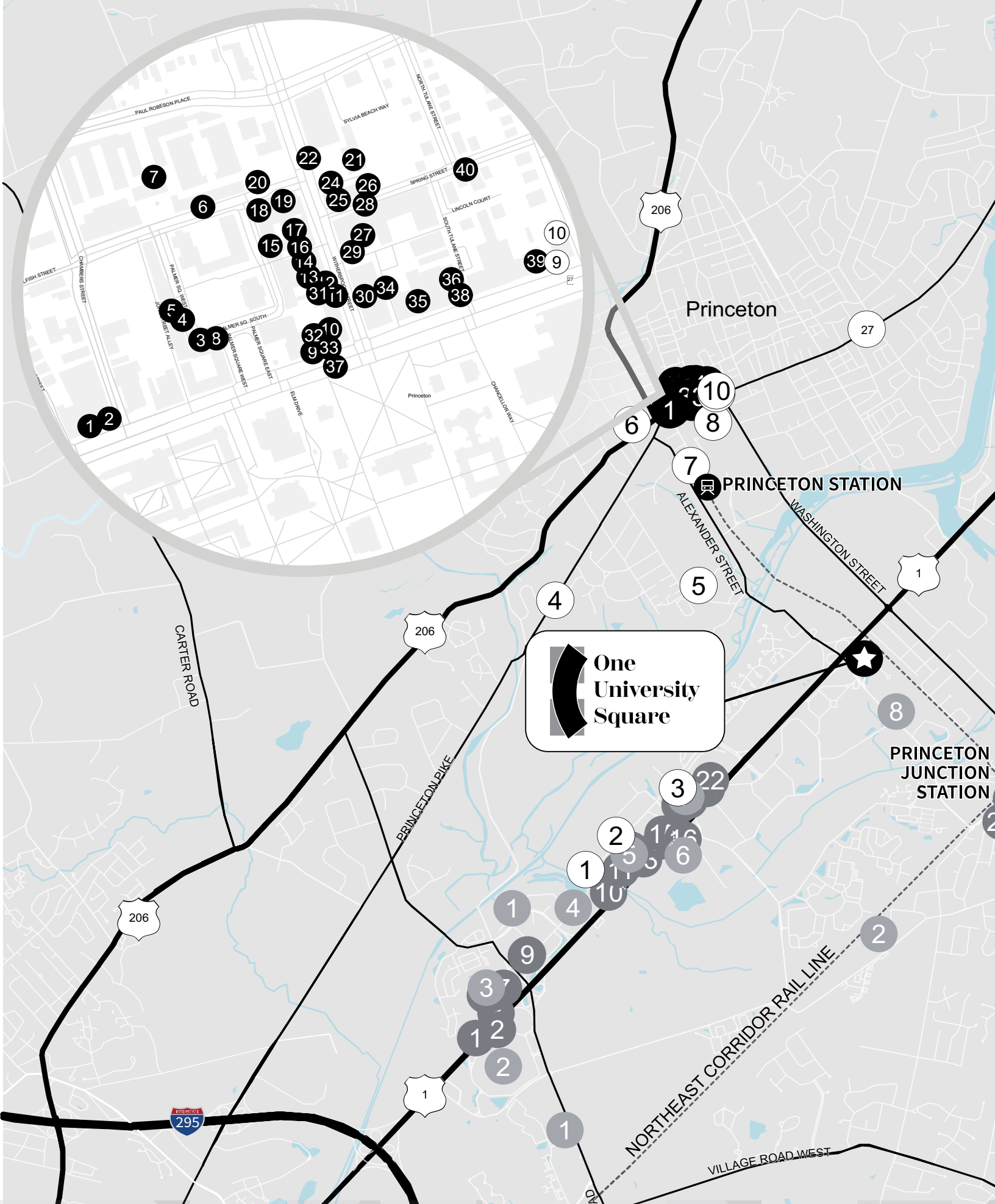
 [Click here to tour 2nd Floor space](#)

 [Click here to virtually tour conceptual plan](#)



13,500 SF





Downtown Princeton is Minutes from your Door

Downtown Princeton

1. Jammin' Crepes
2. Sakrid Coffee Roasters
3. Chez Alice
4. The Bent Spoon
5. La La Lobster
6. maman
7. Mediterra Restaurant & Taverna
8. Winberie's Restaurant & Bar
9. Kung Fu Tea
10. MTea Sushi & Dessert
11. Small World Coffee
12. Kilwins
13. Mamoun's Falafel
14. Olives Caterers
15. Teresa's Pizza | Wine Bar
16. Alchemist & Barrister
17. House of Cupcakes
18. Playa Bowls
19. Lan Ramen
20. Halo Pub
21. Witherspoon Grill
22. Kristine's
23. Sakura Express
24. Bread Boutique
25. The Pastry & Coffee Room
26. Chuck's Spring Street Cafe
27. Tico's Eatery & Juice Bar
28. Planted Plate
29. La Mezzaluna
30. Agricola Eatery
31. Arlee's Raw Blends
32. Nassau diner
33. Proof
34. Starbucks
35. Tacoria
36. Diesel and Duke
37. New Jersey Macaron Classes
38. Little Chef Pastry Shop
39. PJ's Pancake House
40. Illy Coffee At Earth's End Princeton (New Italian Coffee Bar off Nassau and Witherspoon)

Food & Drink

1. Shake Shack Princeton
2. Applebee's Grill + Bar
3. Olive Garden Italian Restaurant
4. The Habit Burger Grill
5. Bonefish Grill
6. The Halal Guys
7. Starbucks
8. Tropical Smoothie Cafe
9. Subway
10. Buffalo Wild Wings
11. Whole Foods Market
12. Jersey Mike's Subs
13. Wendy's
14. Princetonian Diner
15. Dunkin'
16. Chipotle Mexican Grill
17. Seasons 52
18. Bahama Breeze
19. TGI Fridays
20. Starbucks
21. P.F. Chang's
22. On The Border Mexican Grill & Cantina - Princeton
23. Brother's Pizza
24. PJ's Pancake House - West Windsor
25. Bagel Hole
26. Aljons Pizza & Restaurant - West Windsor
27. Faber News & Café
28. Dunkin'
29. Subway

Retail

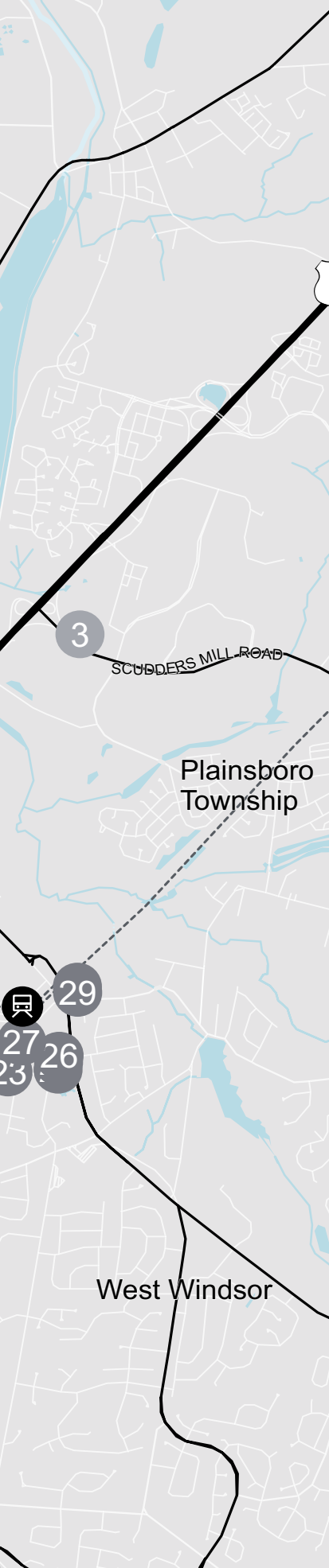
1. Quakerbridge Village Commons
2. Quaker Bridge Mall
3. Mercer Mall
4. Nassau Park Pavilion
5. Windsor Green Shopping Center
6. Square at West Windsor
7. MarketFair
8. Princeton Plaza

Fitness

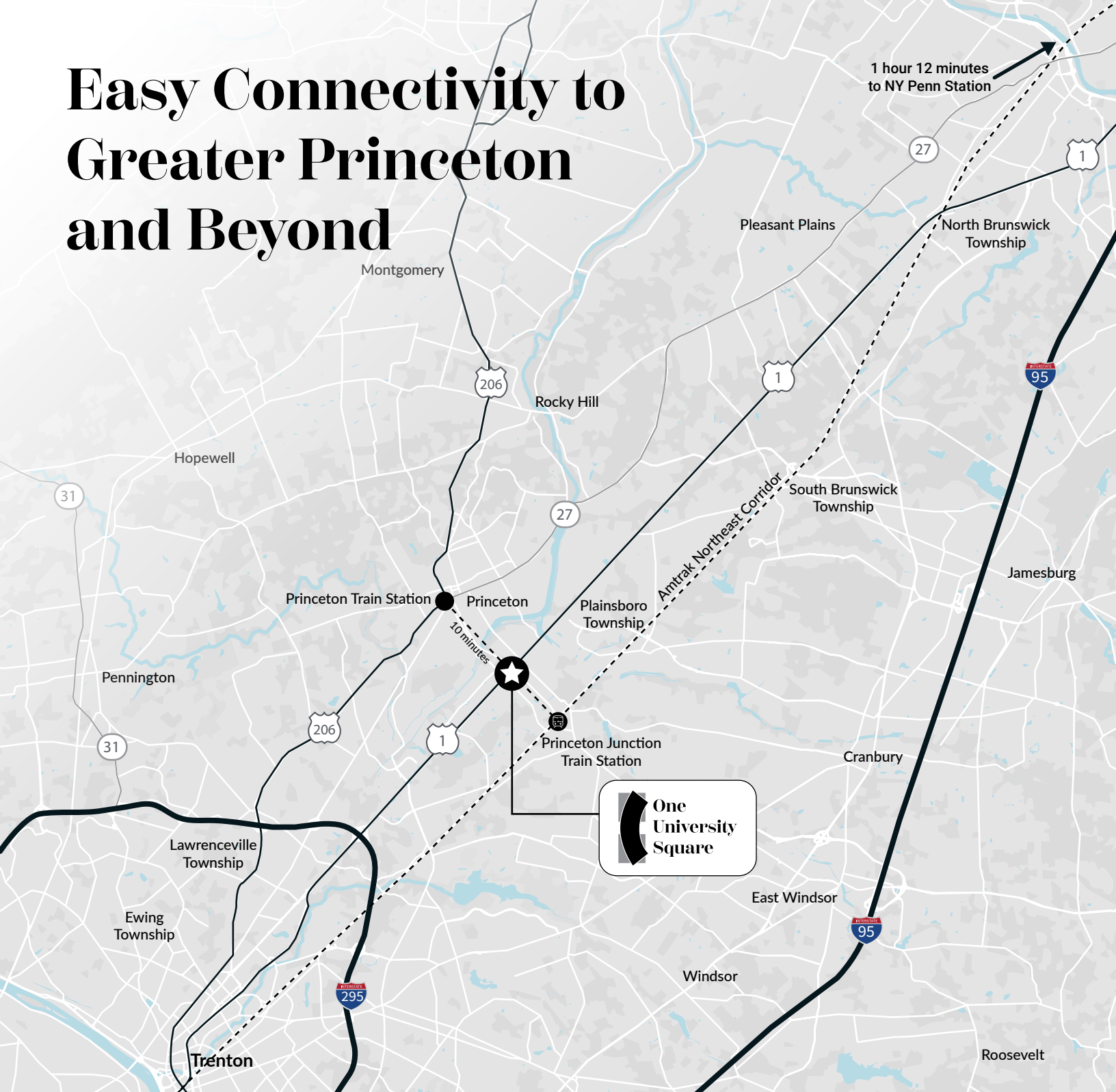
1. Orangetheory Fitness
2. Ludus Performance Gym
3. Life Time

Things to Do

1. Mercer County Golf Academy
2. Princeton Country Club
3. AMC MarketFair 10
4. Princeton Battlefield State Park
5. Springdale Golf Club
6. Morven Museum & Garden
7. McCarter Theatre Center
8. Princeton University Art Museum
9. Art@Bainbridge, Princeton University Art Museum
10. The Princeton Garden Theatre



Easy Connectivity to Greater Princeton and Beyond



Exclusive Leasing Team

Tim Greiner
+1 973 476 8969
tim.greiner@jll.com

Thomas Romano
+1 609 658 1589
thomas.romano@jll.com

Vinny DiMeglio
+1 609 454 5242
vinny.dimeglio@jll.com

Mike Pietrowicz
+1 973 452 1455
mike.pietrowicz@jll.com



Jones Lang LaSalle Brokerage, Inc.
A licensed real estate company
300 Carnegie Center Dr, Suite 320, Princeton, NJ 08540 | +1 609 757 5555

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.