



21 Roszel Road
Princeton, NJ

Upgrade your space without the usual time, cost, and effort.
43,500 SF Trophy-Built Office Space | Direct Lease



21 Roszel Road, Princeton, NJ

Second Floor



- 1 RECEPTION
- 2 KITCHEN / STORAGE / AV
- 3 STORAGE
- 4 PHONE BOOTH
- 5 PANTRY / STORAGE
- 6 COPY / COLLATE
- 7 CASE ROOM
- 8 IT SUITE
- 9 STAGING
- 10 NETWORK ROOM

	PROVIDED		TOTAL
	2ND FL	3RD FL	
10 X 15 OFFICES	24	44	68
8 X 8 WORKSTATIONS	17*	20	37
6 X 8 WORKSTATIONS	14	17	31
	55	81	136

*(3) IN IT SUITE IN BENCHING

 SUPPORT CONFERENCE

Third Floor



- 1 WELLNESS
- 2 TRAINING
- 3 WORK CAFE
- 4 STORAGE
- 5 HIGH DENSITY FILING
- 6 COPY / COLLATE
- 7 CASE ROOM



Featuring **Gensler** Designed Interiors

- Over \$225/SF of tenant improvements invested in the space
- Naming rights on building parapet and monument sign
- 600 kw generator for full back-up power
- Expansive number of window office spaces
- Finished stairway connects Tenant's floors
- Technion Glass wall systems throughout
- Abundance of meeting and collaborative space
- On-site gym and food service
- Furniture potentially available



The ultimate plug 'n play space.

Since premier New Jersey law firm Hill Wallack relocated from Carnegie Center, 21 Roszel Road has served as a breathtaking headquarters. Working with building ownership (a partnership between Gottesman Real Estate Partners and Mountain Development Corp.), Hill Wallack can now offer its spectacular space on a long-term, direct-lease basis, allowing a new user to take advantage of a state-of-the-art fit-out.



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