

103 Morgan Lane

Plainsboro, New Jersey 08536

LEASING:

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GENERAL SITE INFORMATION

- Location: 103 Morgan Lane
- Description: 3-Story Class A Office Building on 3.601 acres
- Zoning: PCD (Planned Unit Development)

GENERAL BUILDING INFORMATION

- Total Building SF: 64,500 SF
- Condition: HVAC RTUs and Control boards replaced in 2017. Common Area Renovations completed in 2018 include Lobby, Common Area Bathrooms, hallways and building energy efficient LED lights.
- Parking: 210 spaces ratio pf 3.26 per 1,000 SF

COMMON AREA EXPENSES **10.28/SF**

- Operating expenses: \$7.95 /SF (Approx. number grossed up)
- Taxes: \$154,212/year (2018) or \$2.33/SF

BUILDING AMENITIES



CONSTRUCTION AND BUILDING SYSTEMS

- Structure: Brick Steel framed
- Windows: Tinted Vision Panels
- Roof: Fully adhered TPO replaced in 2008.
- Utilities:
 - Gas/Electric: PSEG Electric and Gas
 - Water/Sewer: Public
 - Phone: Verizon and Comcast
 - Internet: Verizon and Comcast
- HVAC: New Control Panel 2017, three new RTU and major component replacement of 2 others as of 2017
- Electrical:
 - 800 amps, 3 Phase, 480 volts
 - 1200 amps, 3 Phase, 480 volts
- Elevators: (2) New elevator cabs and controls completed 2018
- Security: Key Card access to lobby
 - Fire System: wet sprinkler systems with heat detectors & strobe alarm.

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