



Office / Retail

\$24.00/SF NNN
OpEx \$9.06/SF

Contact us:

Sara Donovan

Associate | NJ
Licensed Salesperson
+1 609 297 5172
sara.donovan@colliers.com

Charlie Hatfield

Executive Vice President | NJ
Licensed Salesperson
+1 609 297 5177
charlie.hatfield@colliers.com



Colliers International NJ LLC
500 Alexander Park Drive
Suite 101
Princeton, NJ 08540
P: +1 609 269 1111
colliers.com

3313 US Highway 1 Lawrenceville, NJ

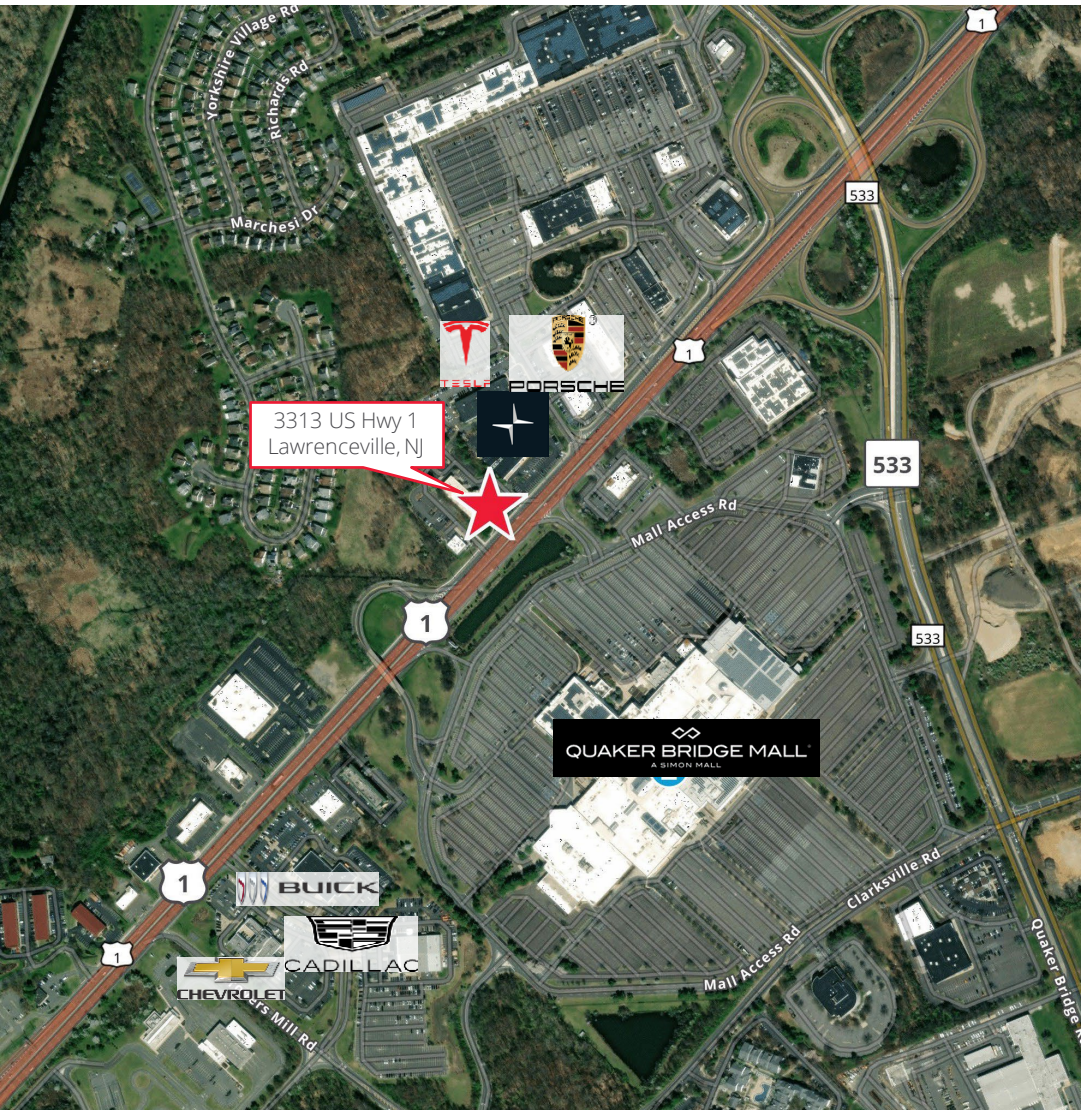
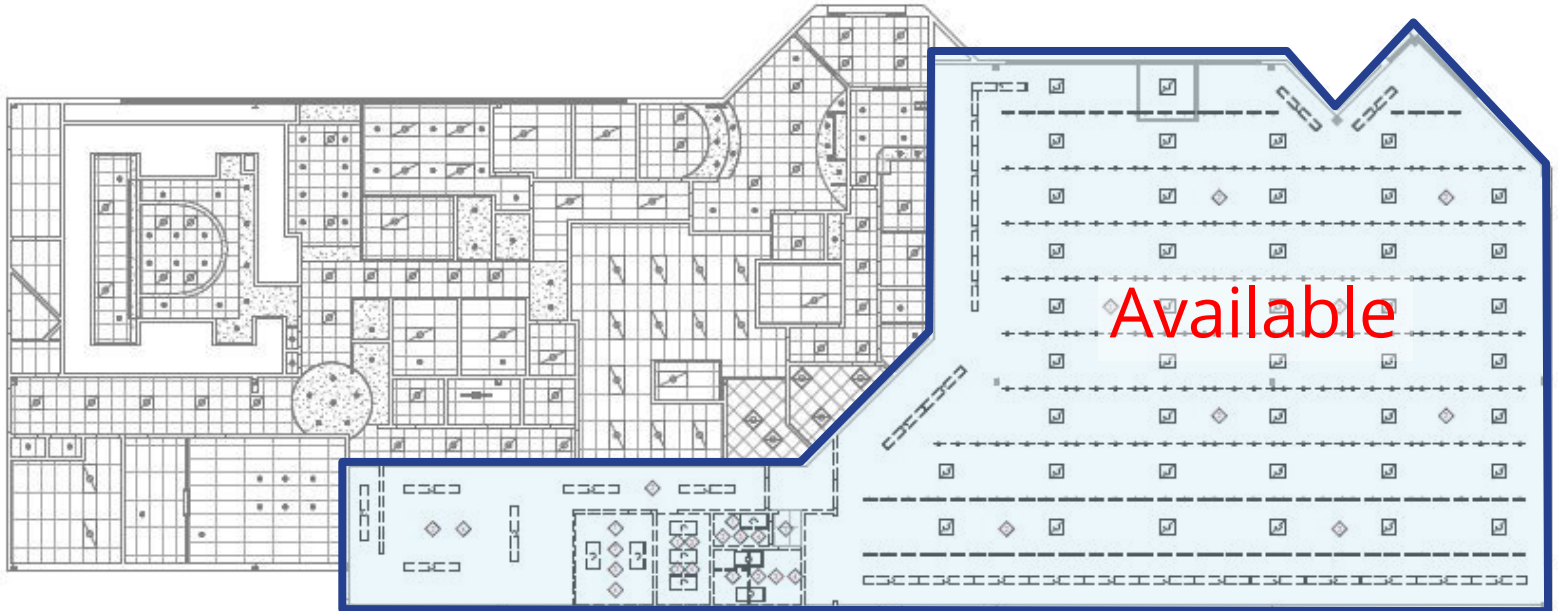
Prominent visibility from Route 1S

Space Details

- 9,000 SF
- Open floor plan
- Floor to ceiling windows
- Storage located in the back of premises
- Clear Height: 15'
- Restrooms available
- Parking ratio 4.6/1000
- Building façade signage available
- 10-minute drive to commuter rails
- Immediate access to I-95, Route 1 and 4-way turn around

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ LLC

Floor Plan



Contact us:

Sara Donovan
Associate | NJ
Licensed Salesperson
+1 609 297 5172
sara.donovan@colliers.com

Charlie Hatfield
Executive Vice President | NJ
Licensed Salesperson
+1 609 297 5177
charlie.hatfield@colliers.com



Colliers International NJ LLC
500 Alexander Park Drive
Suite 101
Princeton, NJ 08540
P: +1 609 269 1111
colliers.com