



Position Yourself *Among* The Best

1 University Square Dr
Princeton, NJ 08540





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



Full-service cafeteria

and dining area with private catering available



State-of-the-art fitness and wellness center

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



Walking trails

and gazebo

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:

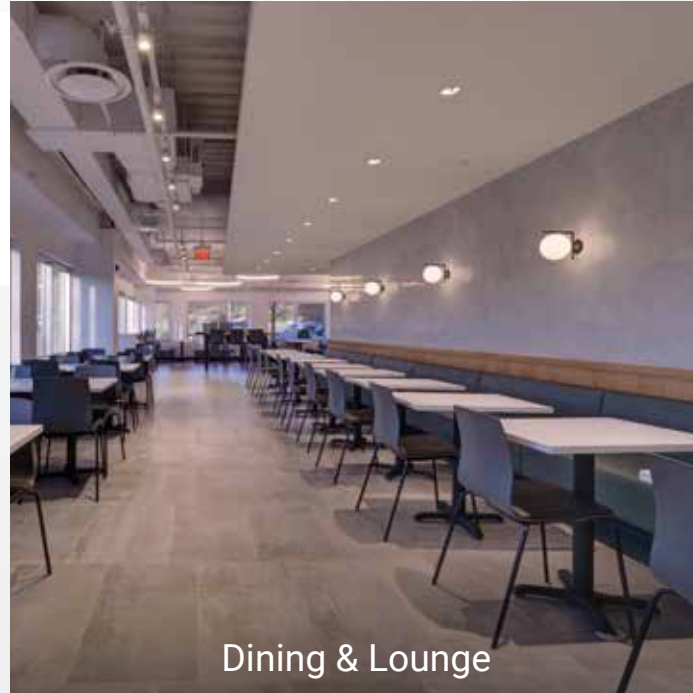
Total available SF	121,529 SF
Suite sizes:	
1st floor	13,776 SF
1st floor	2,810 SF
2nd floor	35,555 SF
2nd floor	35,445 SF
5th floor	33,943 SF
Maximum contiguous space	84,410 SF

Amenities that *Rise* Above the Rest

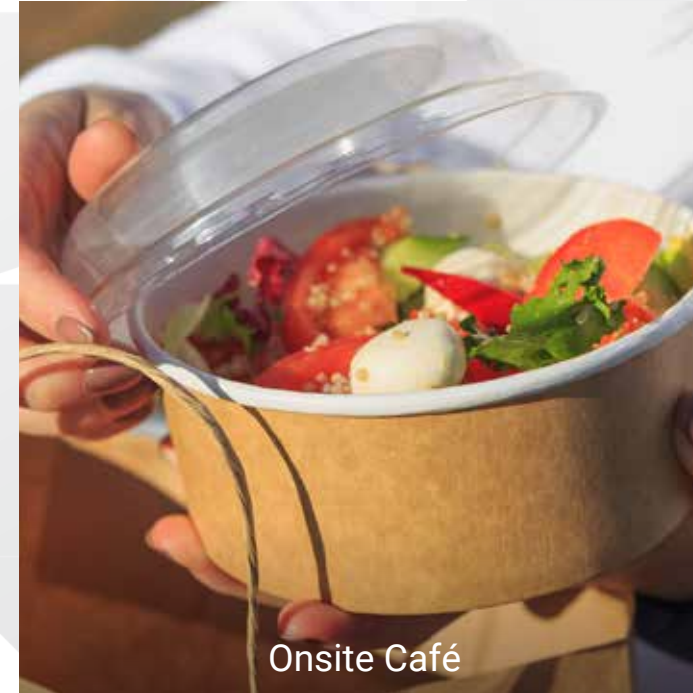
Escape the Ordinary



Basketball Courts



Dining & Lounge

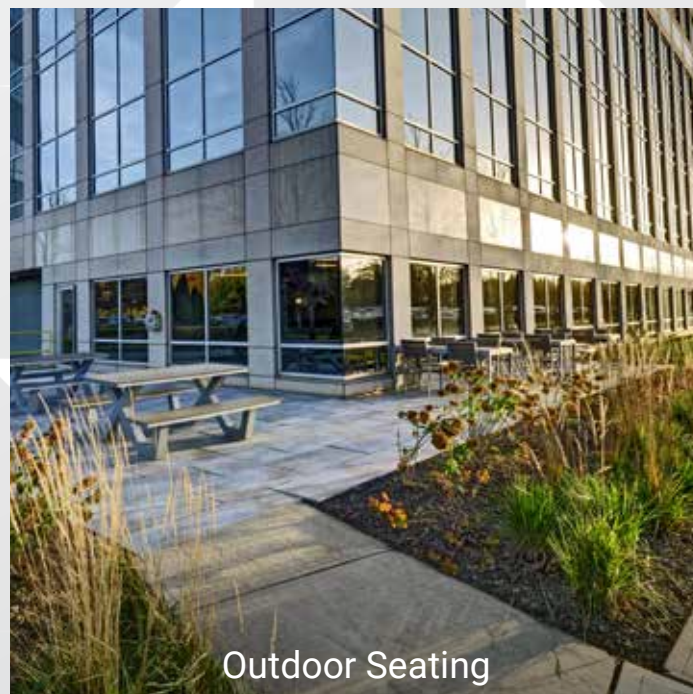


Onsite Café

Because your company deserves more than just four walls of traditional office space, we've upgraded our amenities. Walkable green space, outdoor courts, a state-of-art fitness & wellness center and tons of meeting spaces to connect with colleagues have created a refreshed, destination-like campus at One University Square.



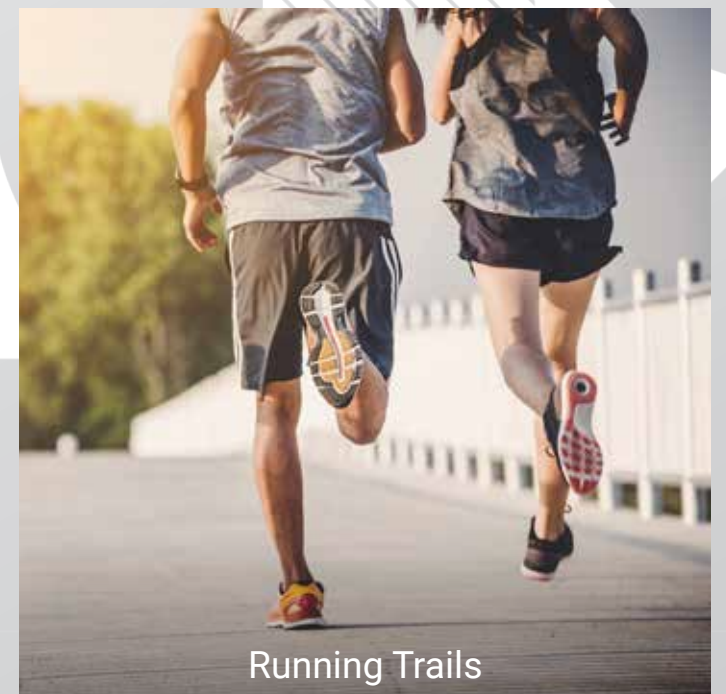
Fitness & Wellness Center



Outdoor Seating



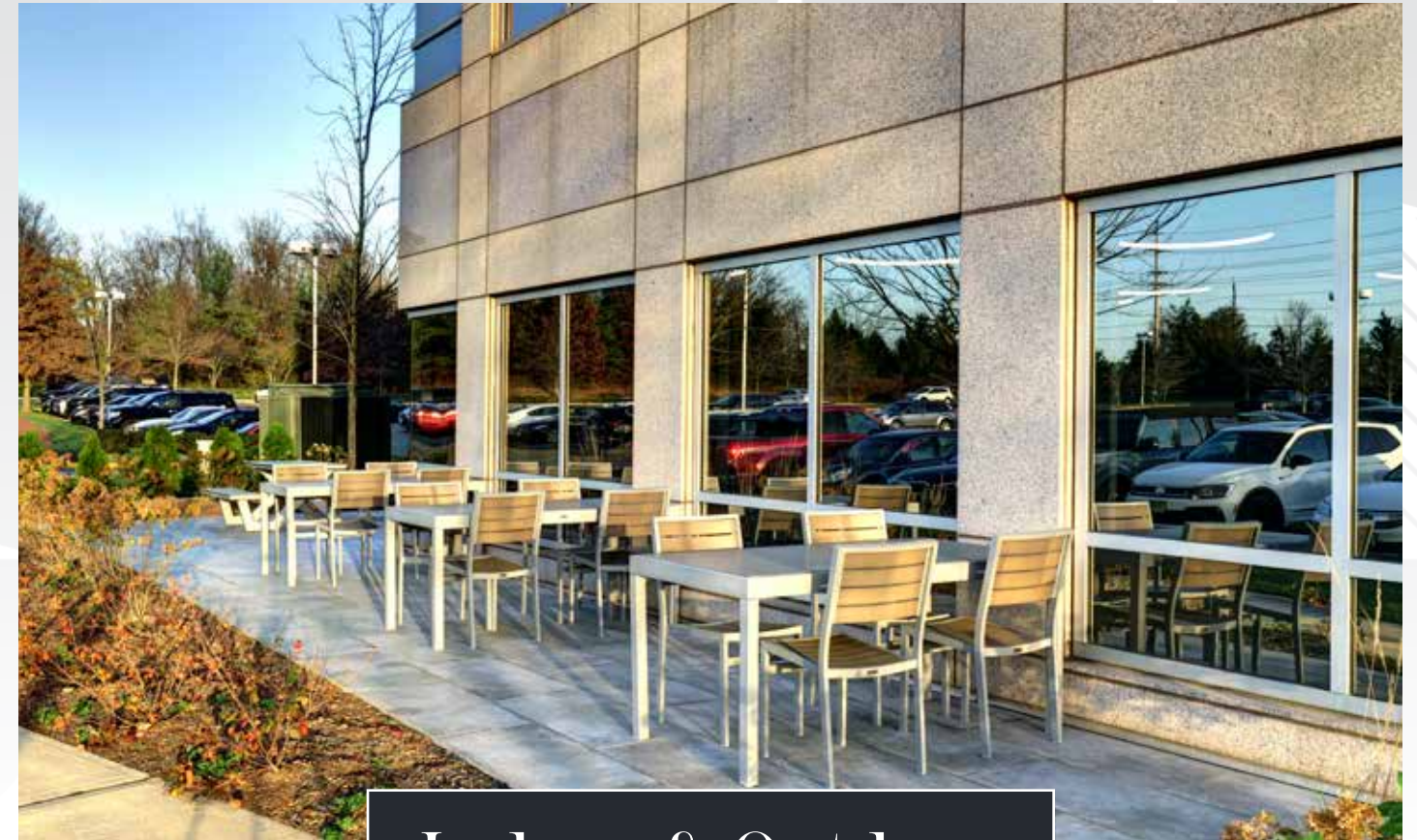
Pickle Ball Courts



Running Trails



Full-Service
Onsite Café



Indoor & Outdoor
Dining



Step *into* The Commons at One University Square

Introducing The Commons. Designed with a focus on collaboration, wellness, relaxation and engagement. The Commons is a fresh-air retreat of XX acres of outdoor space on the One University site. Refine your game on our basketball, pickle ball or bocce courts. Catch up with a colleague or take a call on our walking trails - all without ever getting in your car.



Amenities inspired by what tenants want



Walkable, Activated
Outdoor Space



Basketball Ball, Pickle Ball and
Bocce Courts



Electric Charging Stations



Fitness & Wellness Center with
Locker rooms, Showers, and
Saunas



Full Service Onsite Café



Meeting & Training Rooms



Social Gathering Spaces

Designed for *Wellness and Sustainability* Smart Sustainable Building Details

Every aspect of One University Place has been refined for a more deliberate and conscious future. We are focused on meeting new standards in energy, water, waste, resilience, tenants and community, data and digitalization, and health and wellness. Your team will benefit from a cleaner, smarter, more sustainable workplace.



Building Operations

- Building automation system
- Integrated pest control management
- Landscaping green practices
- Irrigation rain sensor
- Low-flow water fixtures
- Diverse suppliers
- HVAC preventative maintenance
- HANK – HVAC remote monitoring powered by AI
- LED site lighting
- Electric submetering



Environmental Conservation

- On-site bee apiaries
- Community garden composting
- Free electronic waste events
- LED lighting upgrades
- EV charging stations
- Paperless vendor billing
- Waste recycling program

Health & Wellness

- Fitness center with saunas
- Pickleball court
- Basketball court
- Bocce court
- Community garden
- Walking trails
- On-demand wellness & fitness classes
- Touchless Fixtures
- Full building UV purification system

Governance

- Utility benchmarking
- Tenant satisfaction surveys
- Industry certifications (Proposed: EnergyStar, FitWel)
- Tenant engagement app

Engagement Opportunities

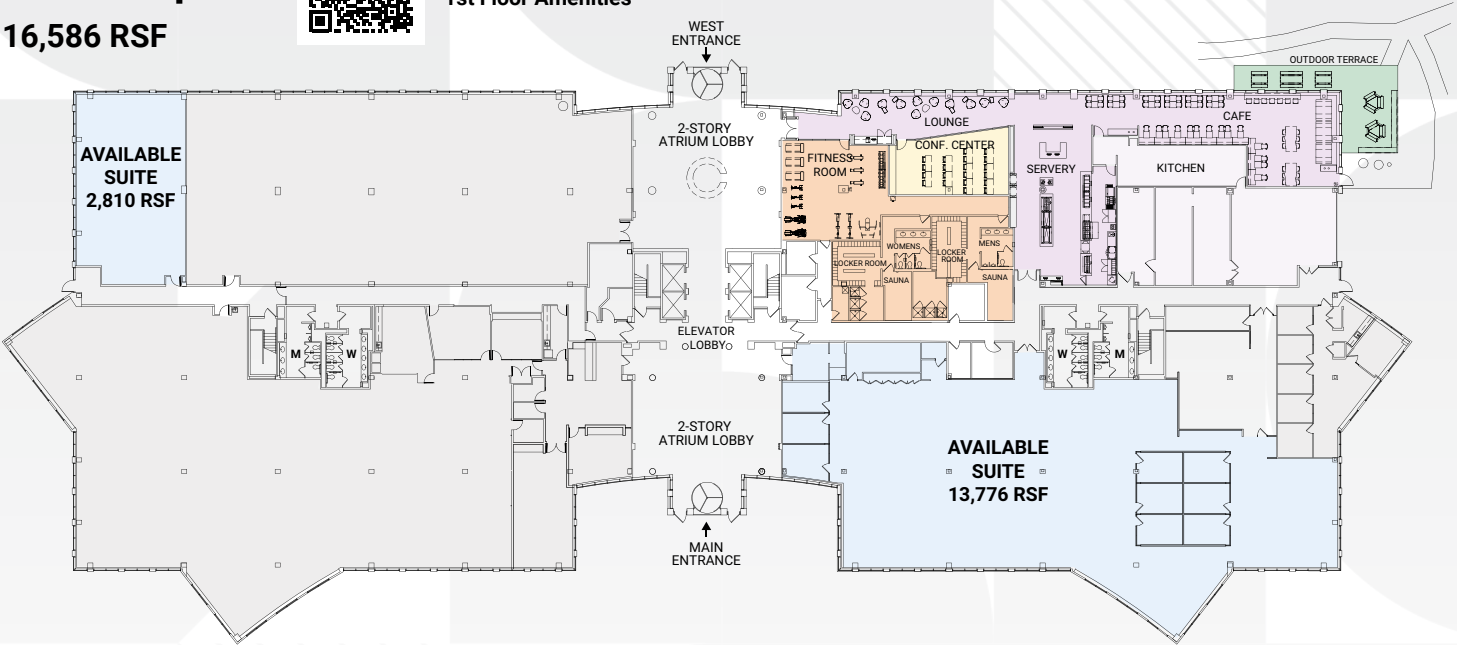
- Seasonal Tenant events
- Themed events hosted by café
- Charitable donations
- Patio seating
- Conference room
- Common area WiFi

Floor Plans

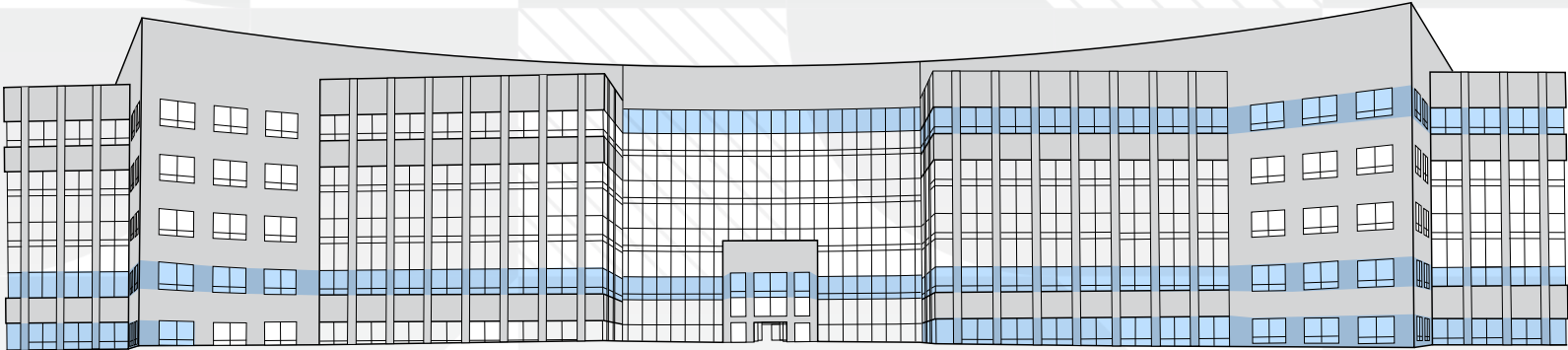
1st floor plan
16,586 RSF



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



Stack Plan

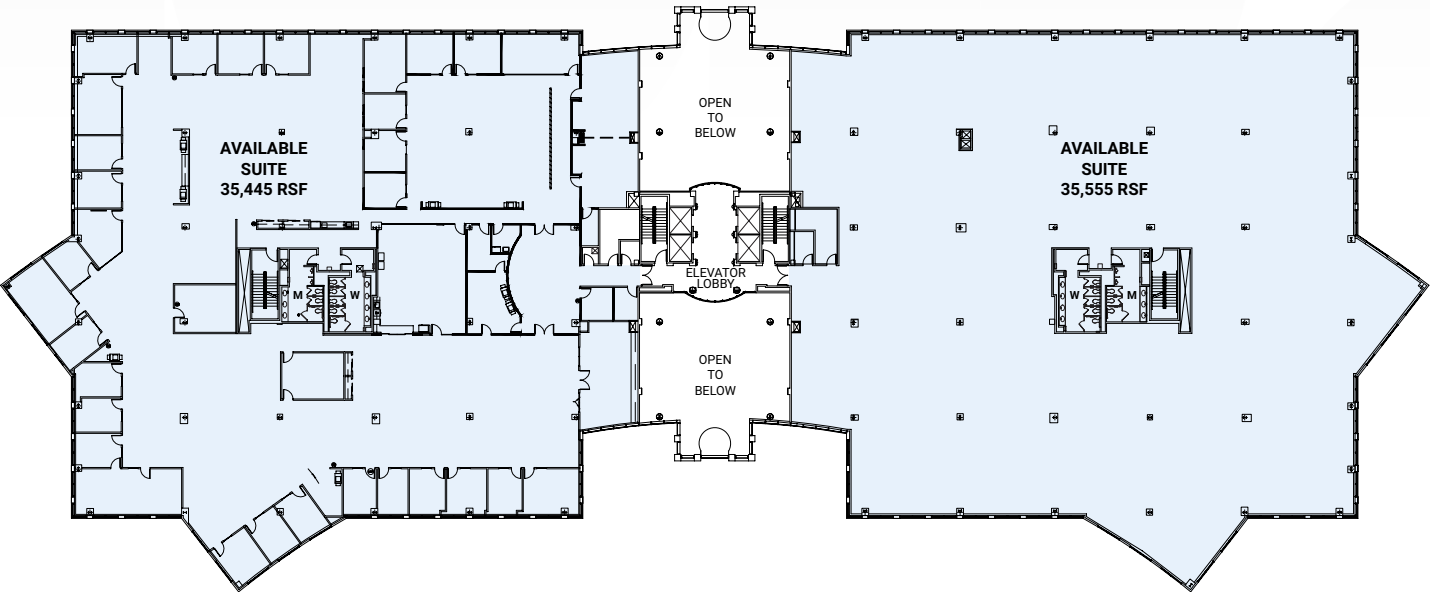


2nd floor plan
71,000 RSF

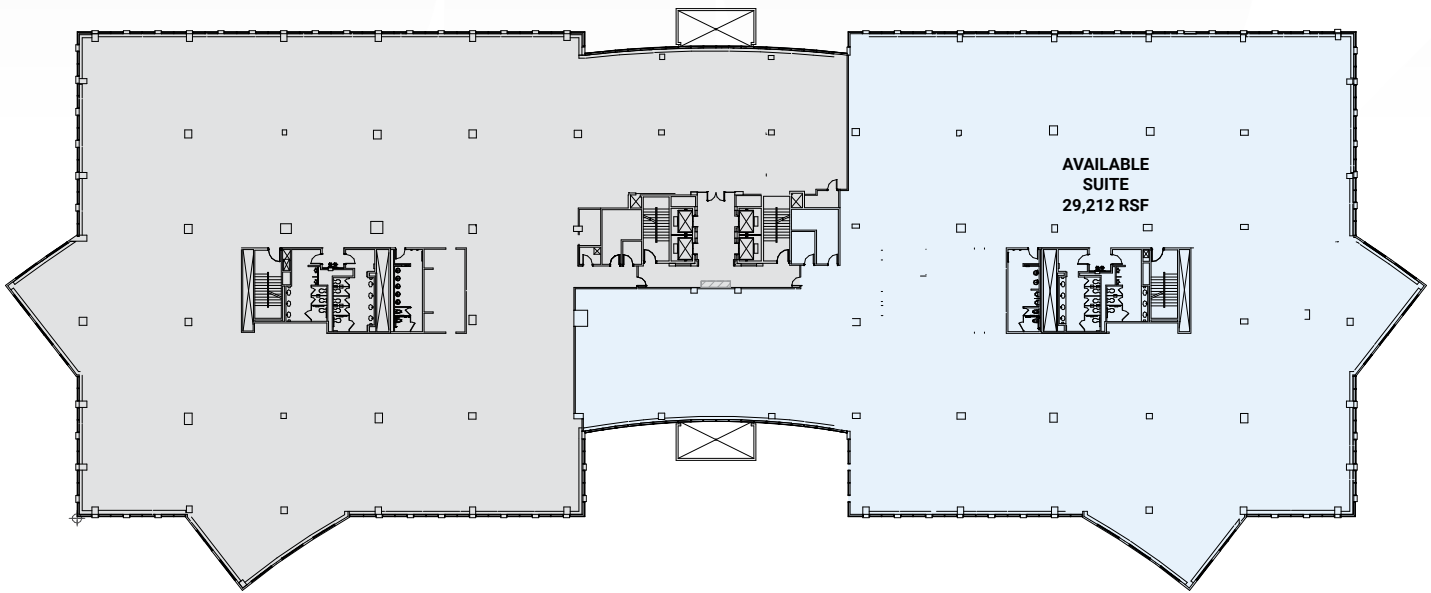


[Click here to tour 2nd Floor Space](#)

[View conceptual virtual tour here.](#)

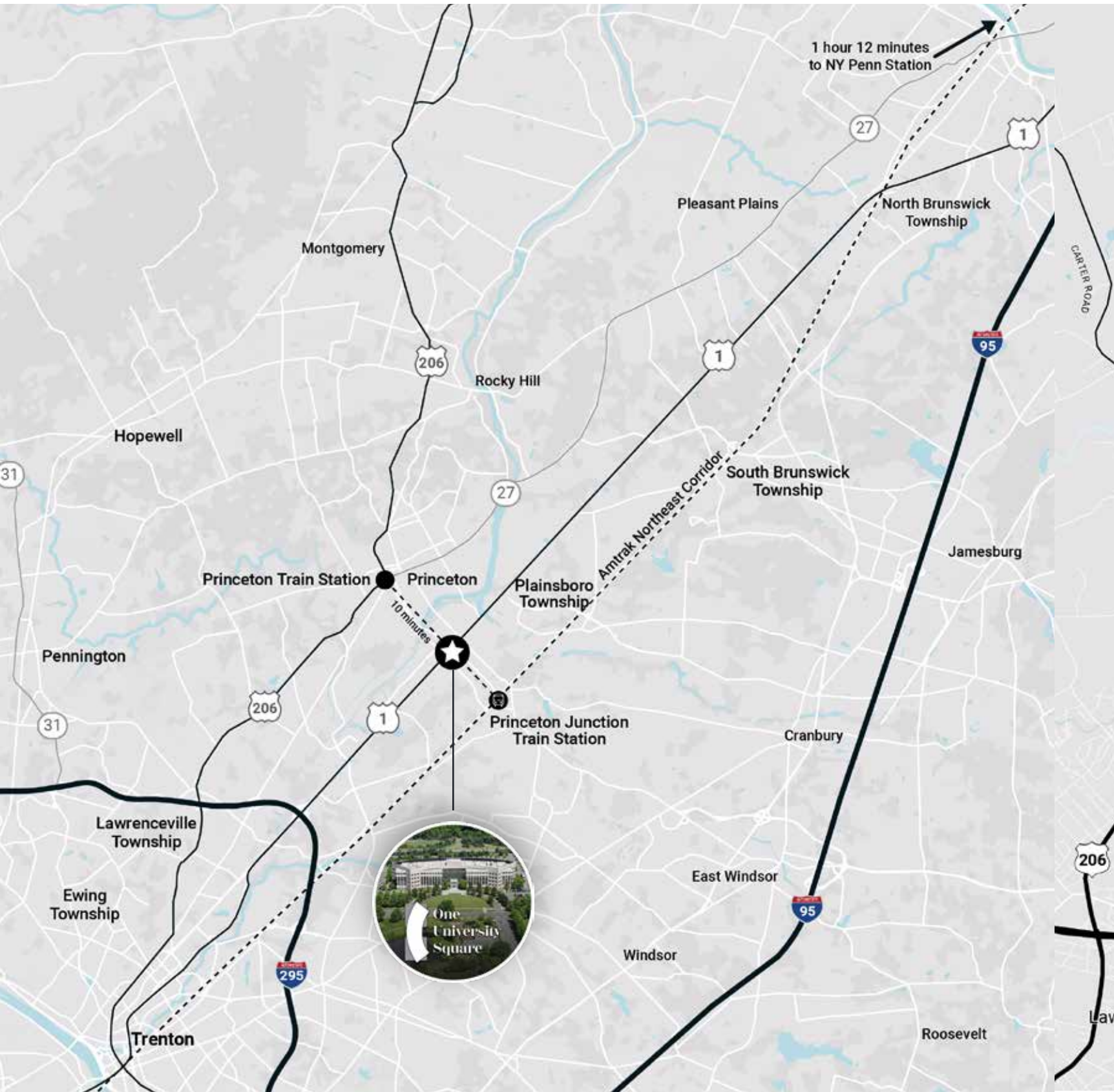


5th floor plan
29,212 RSF



Easy Connectivity to Greater Princeton and Beyond

Downtown Princeton is *Minutes* from your Door

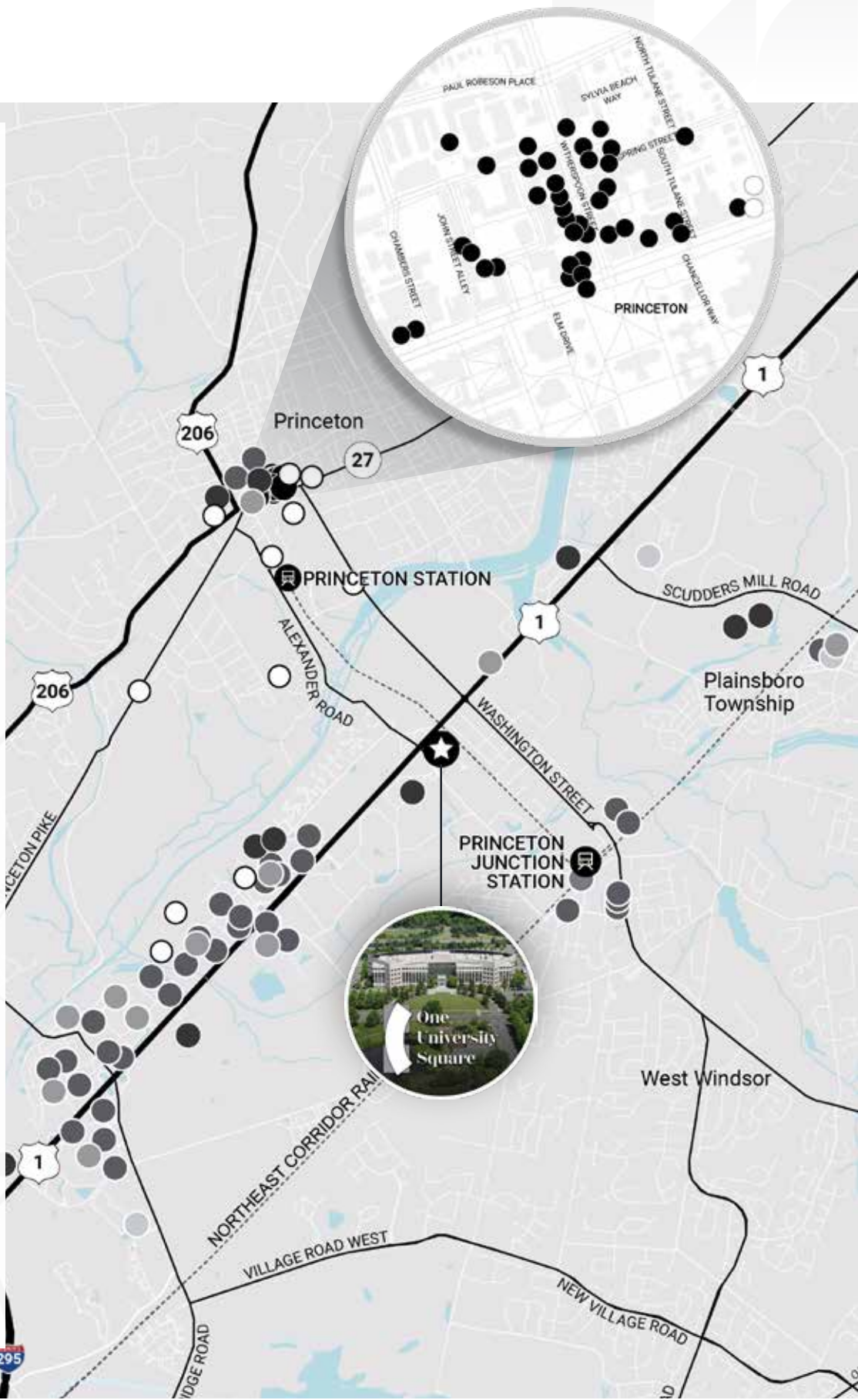


- Downtown Princeton Restaurants
- Attractions
- Fitness
- Food & Drink
- Hotels
- Retail

50+ Restaurants
13+ Malls/Retail Plazas
10+ Coffee Shops
2 Train Stops

Nearby Attractions

Mercer County Golf Academy	Princeton Country Club
AMC Market Fair 10	Princeton Battlefield State Park
Springdale Golf Club	Morven Museum & Garden
McCarter Theatre Center	Princeton University Art Museum
Art@Bainbridge, Art Museum	The Princeton Garden Theatre





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