



FOR LEASE: 10,301 SF Two-Story Office Building

947 State Rd | Princeton, NJ 08540

LEASING BROCHURE



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Legacy Commercial is pleased to present **947 State Road**, a **10,301-square-foot**, two-story office building located in Princeton, Mercer County, New Jersey. The property is positioned along highly traveled Route 206. Offering excellent visibility, convenient access, and a strong commercial location, the property presents an outstanding opportunity for investors, owner-users, or tenants seeking quality office space in one of Central New Jersey's most desirable markets.

AVAILABLE SPACE

- **1st Floor:** 1,600 SF
- **2nd Floor:** 270 SF - 5,301 SF (can be made contiguous).

PROPERTY OVERVIEW

- **Asking rent for lease:** \$22 PSF (1st floor)
- **Asking rent for lease:** \$18 PSF (2nd floor)

KEY HIGHLIGHTS

- **10,301 SF** Two-Story Office Building
- **Excellent Route 206 Visibility**
- **Strong Princeton Commercial Corridor**
- **Established Medical & Professional Tenancy**
- Ideal for **Owner/User or Investment Opportunity**
- Ample On-Site Parking with 54 Spaces
- Convenient Access to Major Highways and Princeton Amenities



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LOCATION OVERVIEW

LOCATION ADVANTAGES

- Prominent frontage along **Route 206**
- Minutes from Downtown Princeton
- Surrounded by established medical, retail, and professional businesses
- Excellent accessibility and strong daytime population
- High-visibility location with convenient customer access





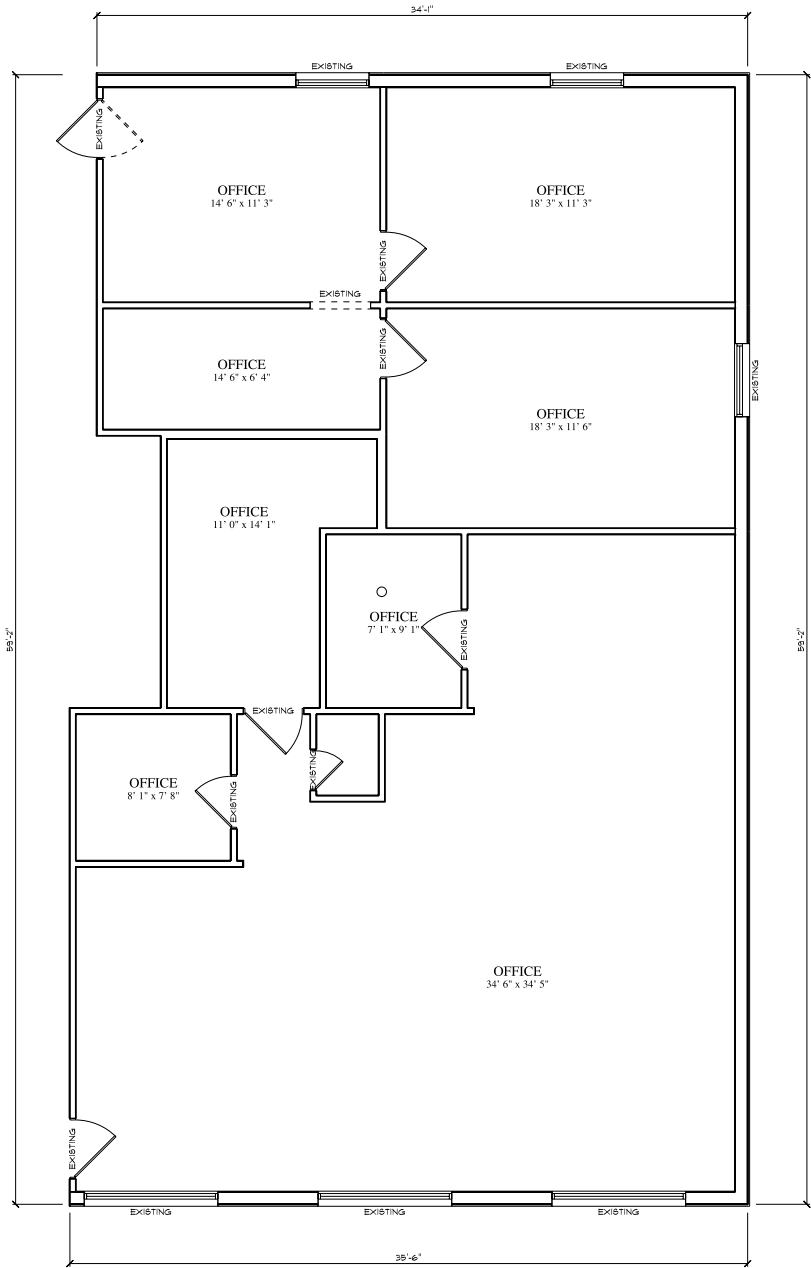
MARKET AERIAL



947 STATE RD, PRINCETON, NJ

FLOOR PLAN - 1ST FLOOR

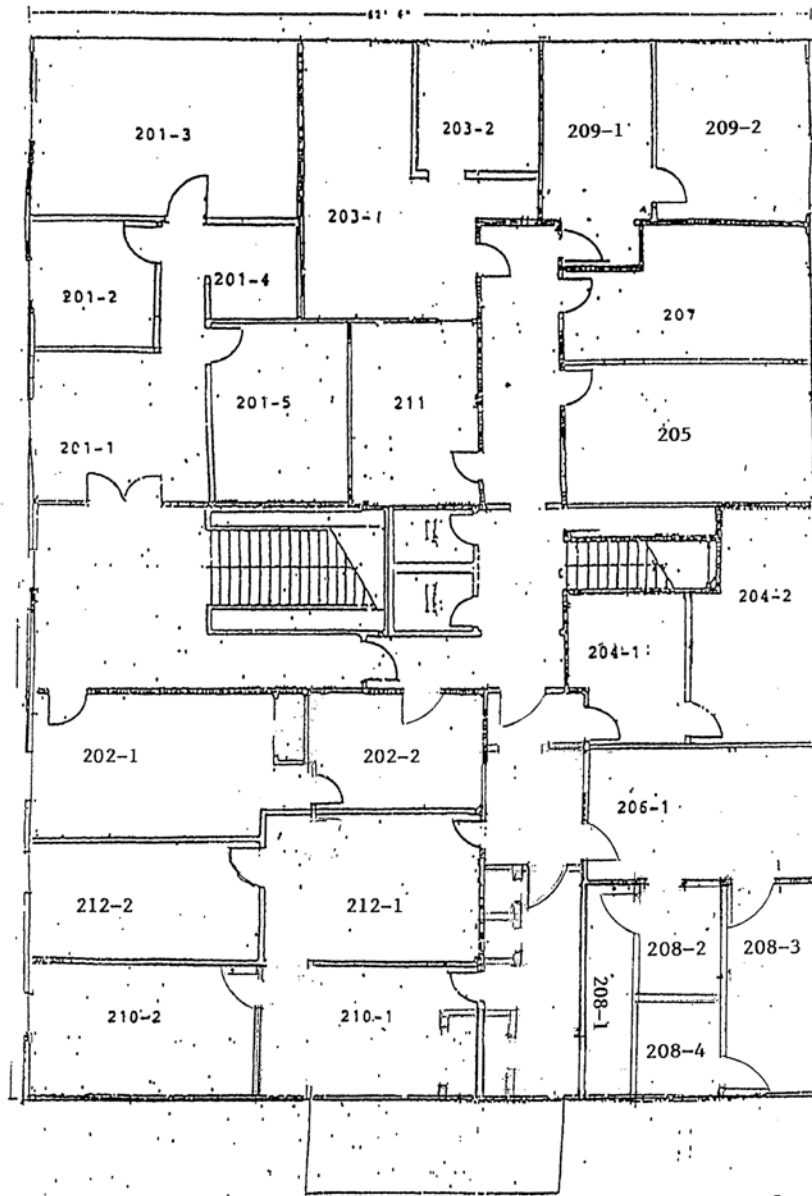
1,600 SF AVAILABLE



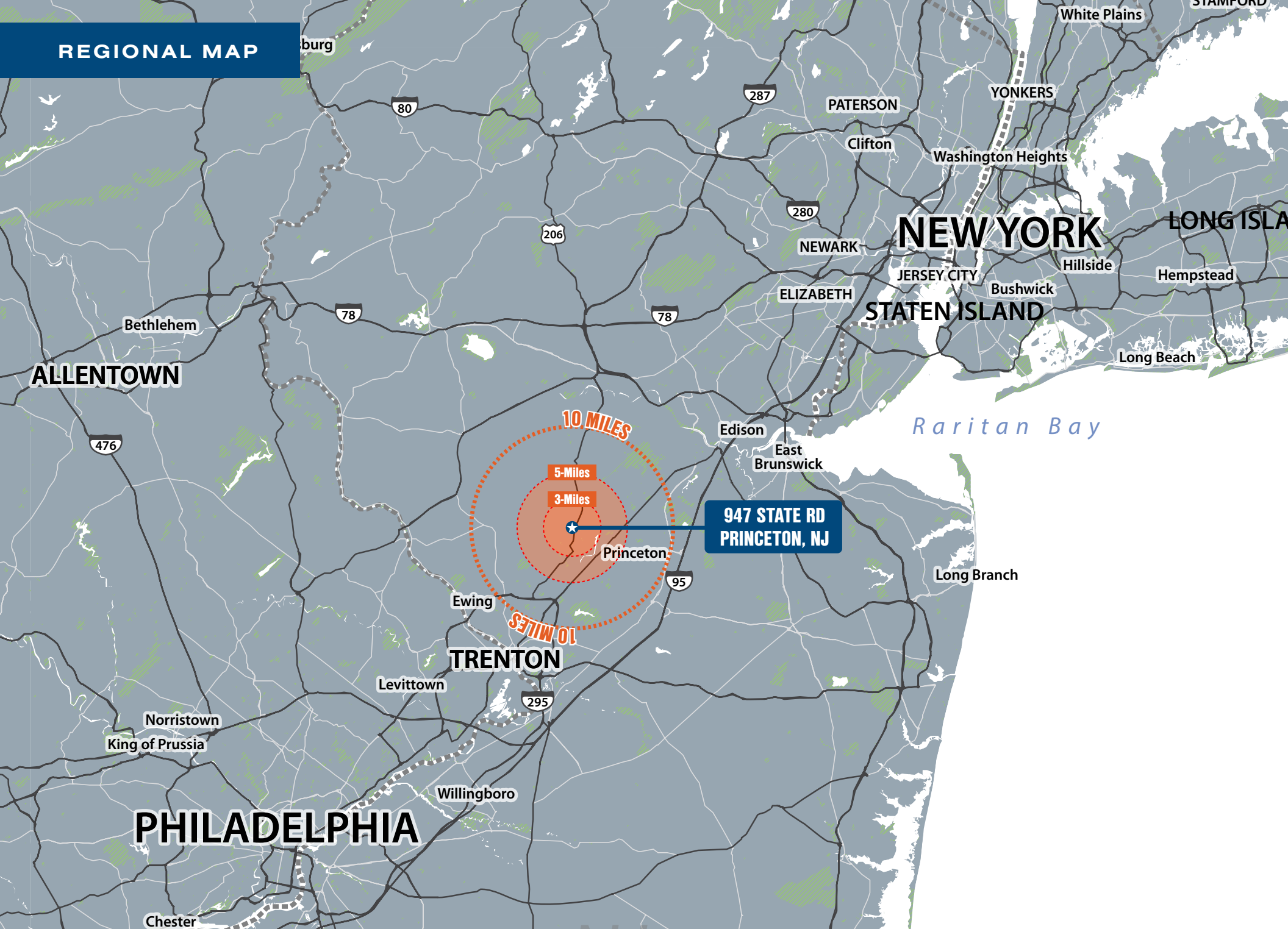
FLOOR PLAN - 2ND FLOOR

270 SF - 5,301 SF

Entire 2nd Floor can be made contiguous.



REGIONAL MAP



PROPERTY PHOTOS



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