



# 2 PRINCESS ROAD

Lawrenceville, NJ

**AVAILABLE FOR LEASE**

**State-of-the-Art Outpatient Medical Building**

**Medical Suites from 1,630 SF - 25,822 SF**

Currently Undergoing a \$3M  
Capital Improvements Campaign



Nestled in the bucolic Princeton suburbs lies 2 Princess Road, a 2-story Outpatient Medical Building currently undergoing a \$3 million capital improvements campaign.

**Upgrades that current and future tenants will enjoy include:**

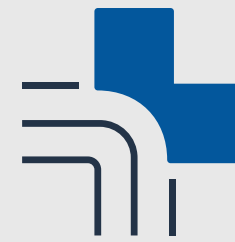
- Redesigned building façade to a new modern look
- Fully renovated interior common areas and restrooms with new fixtures and finishes
- All new HVAC systems for common areas and tenant suites
- New restrooms and lounge spaces on each floor

**Building Specs**

Building Size: 71,733 SF
Stories: Two (2)
Typical Floor: 32,839 SF
Year Built: 1975
Years Renovated: 2005 & 2023
Tenancy: Multi
Elevators: One (1)
Parking Ratio: 5.00/1,000 SF
Spaces: 329

**Building Amenities**

Outdoor Seating	Dedicated Maintenance Technician	Conferencing Facility
Signage Opportunity	Storage Space	



**Meet the Owners**

When it comes to serving tenants and the community, experience in ownership matters. Get to know Thomas Park Investment and Welltower, both powerhouse investment firms specializing in healthcare-centric real estate.



Thomas Park Investment is a private equity real estate firm specializing in healthcare real estate, focused on acquisitions in the Amtrak Acela corridor that spans from Richmond, VA to Boston, MA.



Welltower® delivers the health care infrastructure necessary to facilitate better treatment at lower costs and keep patients out of the hospital.



NORTH ELEVATION

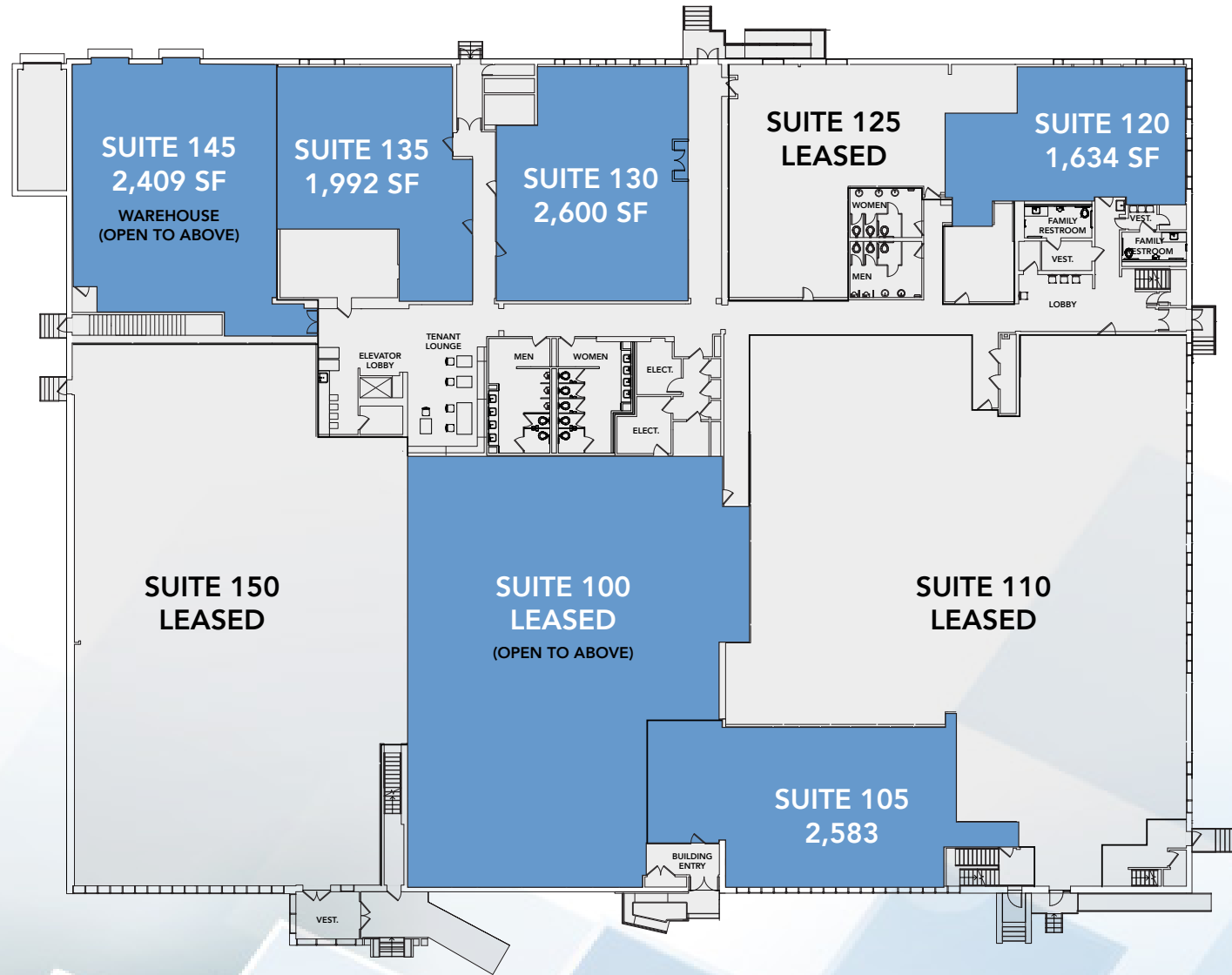


SOUTH ELEVATION

# FLOOR PLANS

## Floor 1

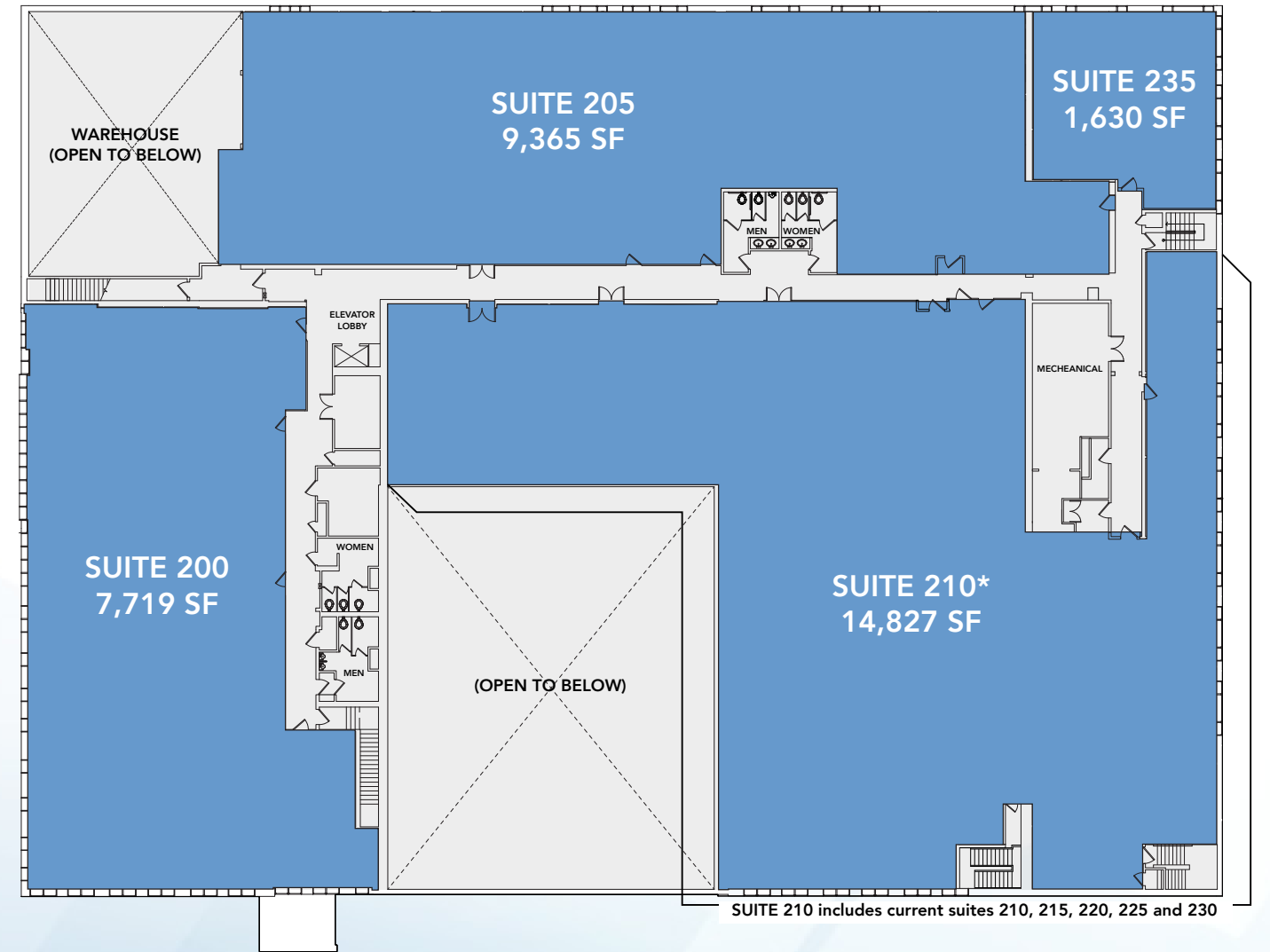
■ Vacant Space ■ Common Space



CONCEPTUAL RENDERINGS FIRST FLOOR TENANT LOUNGE

## Floor 2

■ Vacant Space ■ Common Space



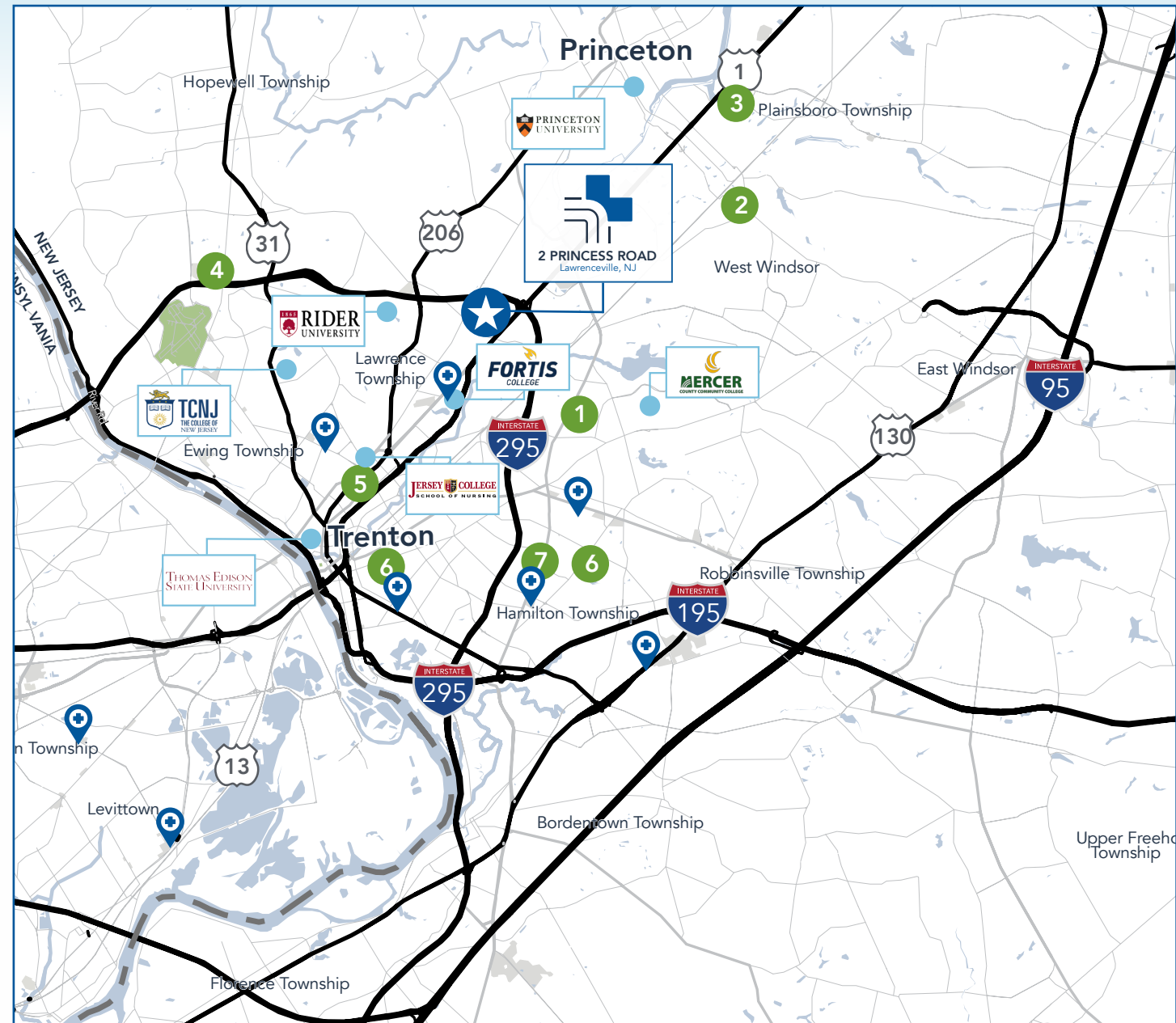
SUITE 210 includes current suites 210, 215, 220, 225 and 230



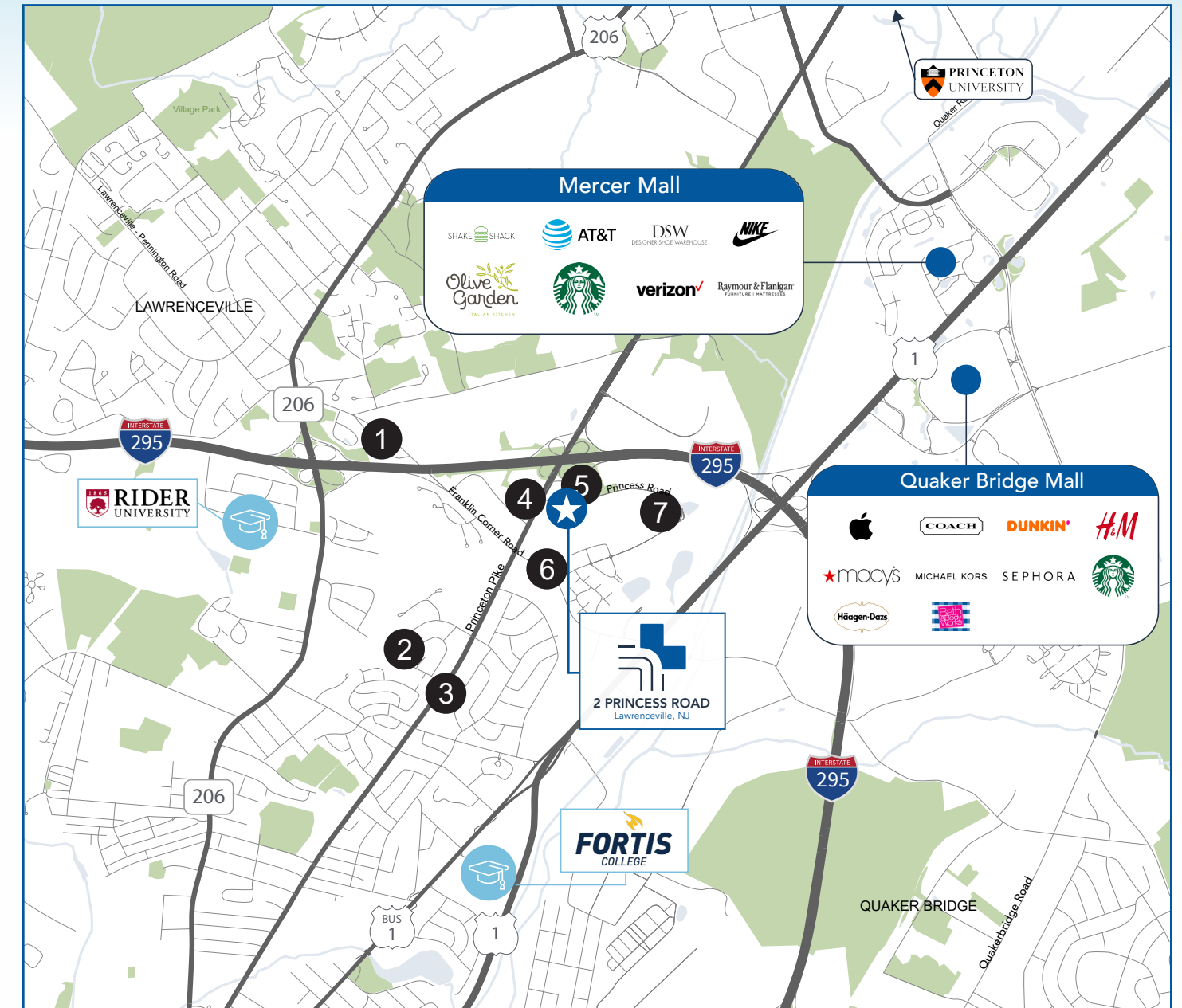
**JOIN OTHER RENOWNED MEDICAL TENANTS SUCH AS:**

- DELAWARE VALLEY OBGYN & PRINCETON MIDWIFERY
- HEALTHY KIDS PEDIATRIC GROUP
- SUMMIT HEALTH

# REGIONAL MAP



# LOCAL AMENITIES MAP



## Hospitals

- |   |   |   |                        |
|---|---|---|------------------------|
| 1.  Children's Specialized Hospital                               | 4. <b>capitahealth</b><br>MEDICAL CENTER - HOPEWELL | 7. <b>capitahealth</b><br>HAMILTON                      | Urgent Care Center     |
| 2.  Penn Medicine Princeton Health<br>MEDICAL CENTER OF PRINCETON | 5. <b>capitahealth</b><br>REGIONAL MEDICAL CENTER   | 8.  Robert Wood Johnson University Hospital<br>Hamilton | College & Universities |
| 3.  Penn Medicine Princeton Health<br>PRINCETON HOSPITAL          | 6. <b>capitahealth</b><br>EAST TRENTON              |   |                        |

## HEALTHCARE NEIGHBORS

- |                                    |   |
|------------------------------------|---|
| 1. Lawrenceville Orthodontists     | 5. Healthy Kids Pediatric Group         |
| 2. Gale Cohen, RD                  | 6. Delaware Valley Pediatric Associates |
| 3. Molony Barbara                  | 7. Princeton Area Community Foundation  |
| 4. My Orthodontist - Lawrenceville |   |



For more information, please contact leasing agents:

**Vinny DiMeglio**

+1 609 439 8926

[vinny.dimeglio@jll.com](mailto:vinny.dimeglio@jll.com)

**Christopher Romano**

+1 609 462 4858

[christopher.romano@jll.com](mailto:christopher.romano@jll.com)

Leasing agent



Owned and  
managed by



**Jones Lang LaSalle Brokerage, Inc.**

A licensed real estate agent

300 Carnegie Center Drive, Suite 320

Princeton, NJ, 08540

+1 609 757 5555

Co-Owner



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