

2 RESEARCH WAY

Princeton, NJ 08540

Office For Lease

1,500 - 34,228 SF



Leasing Information:
973.599.0050

Lincoln

Rick Genthe	Robert Lee	Sean O'Brien
973.599.0050	973.599.0050	973.599.0050
Rgenthe@lpc.com	rlee@lpc.com	sobrien@lpc.com

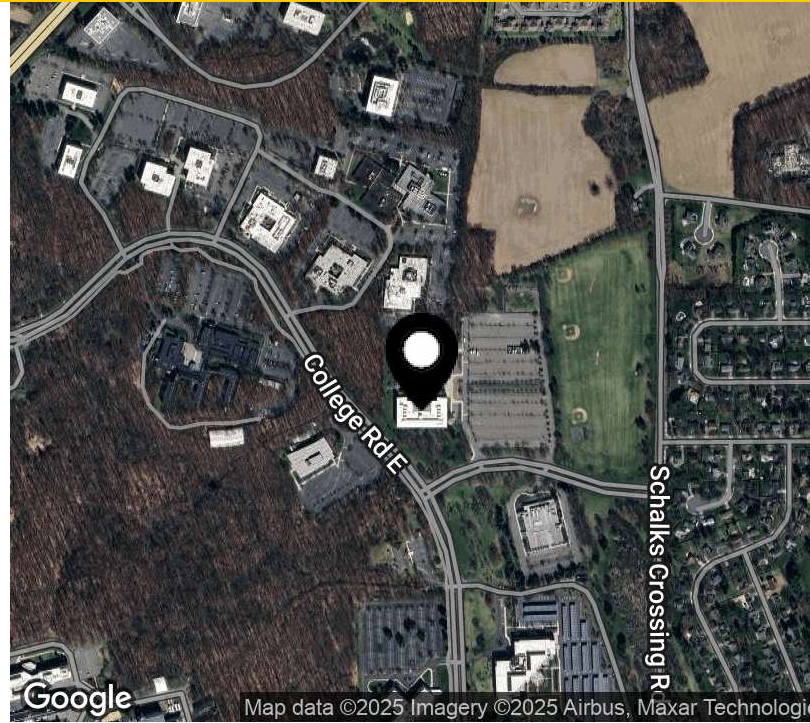
Lincoln Property Company
9 Entin Road Suite 103
Parsippany, NJ 07054

www.lpc.com

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Property Highlights

- Convenient location near Route 1, easy access to I-295 Interchange and the New Jersey Turnpike via Interchange at Exit 8A.
- Building is part of the College Park at Forrestal Center Business Park
- Flexible floor plates
- 4.08 spaces per 1,000 SF
- Property Management on-site
- 24/7 Building Access
- Electric Vehicle Charging station
- Building Generator

Property Overview

2 Research Way is a uniquely designed 122,361 square foot, three story, Class B office building situated on 23.62 acres in a scenic park like setting. The building is part of the College Park at Forrestal Center Business Park, located in amenity rich Princeton. The building is situated near Princeton University with a strong, highly skilled labor pool. The area has long been a center for pharmaceutical, technology and financial institutions. Fortune 500 companies such as Bristol Myers Squibb, Blackrock and NRG Energy have offices in Princeton. Route 1 offers plenty of options for hotels, restaurants, & shopping.

Location Overview

College Park is located within the Princeton submarket, an area known to be a magnet for technology, pharmaceutical and financial services firms that operate in the vicinity. Tenants have access to the Princeton Forrestal Village, a 550,000 SF mixed-use complex featuring top medical professionals.

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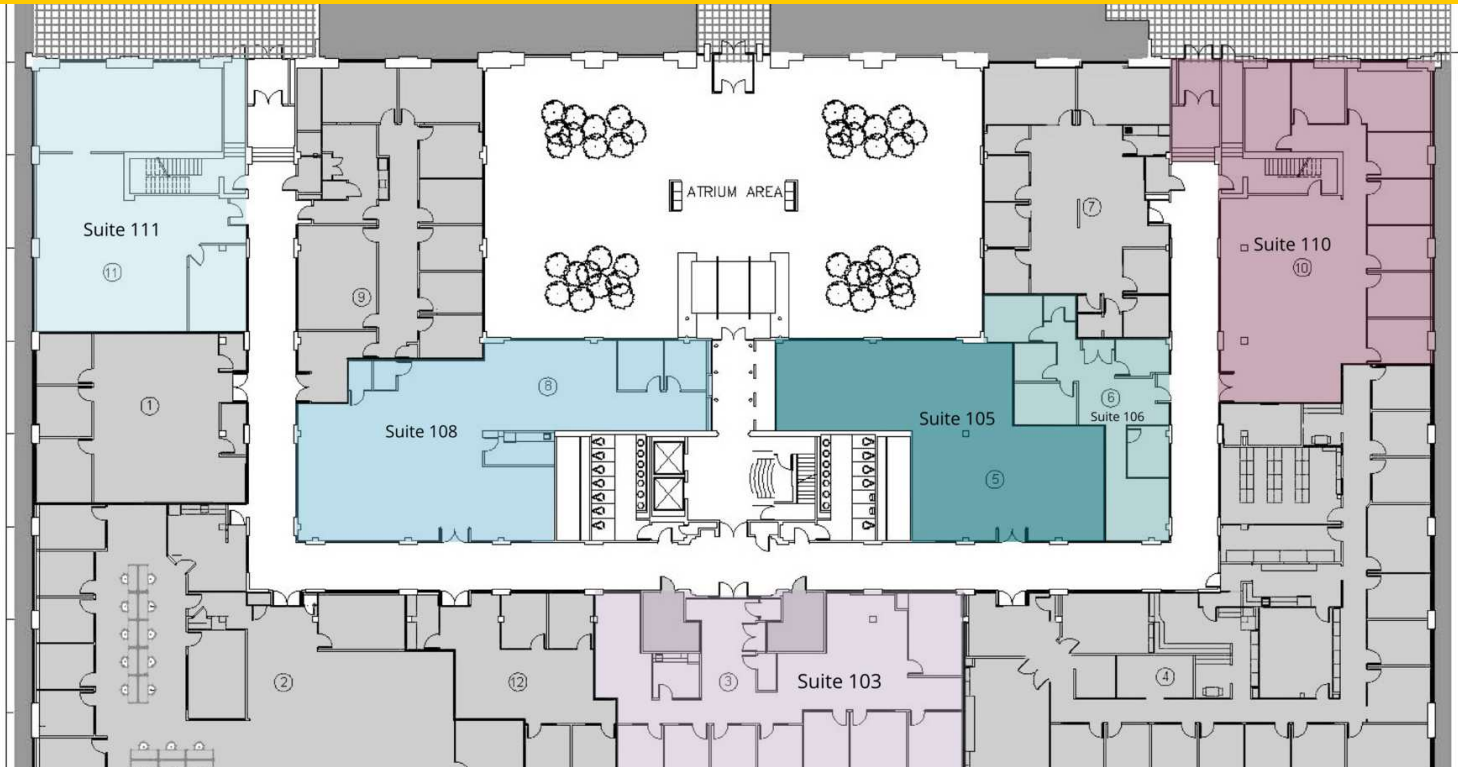
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1st Floor

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Suite	Size	Lease Rate	Description
■ Suite 103	3,500 SF	\$27.00 TE	Immediate double door lobby presence. Reception, pantry, conference room, 7 offices with glass, closets and open space for workstations.
■ Suite 105	2,311 SF	\$27.00 TE	Open space office.
■ Suite 106	1,743 SF	\$27.00 TE	Reception, 5 Offices, pantry, closet.
■ Suite 108	3,210 SF	\$27.00 TE	Former Lab/Tech space with VCT throughout. 2 Offices.
■ Suite 110	3,305 SF	\$27.00 TE	Double Door Entry. Reception area, 8 offices and open space for workstations.
■ Suite 111	2,668 SF	\$27.00 TE	-

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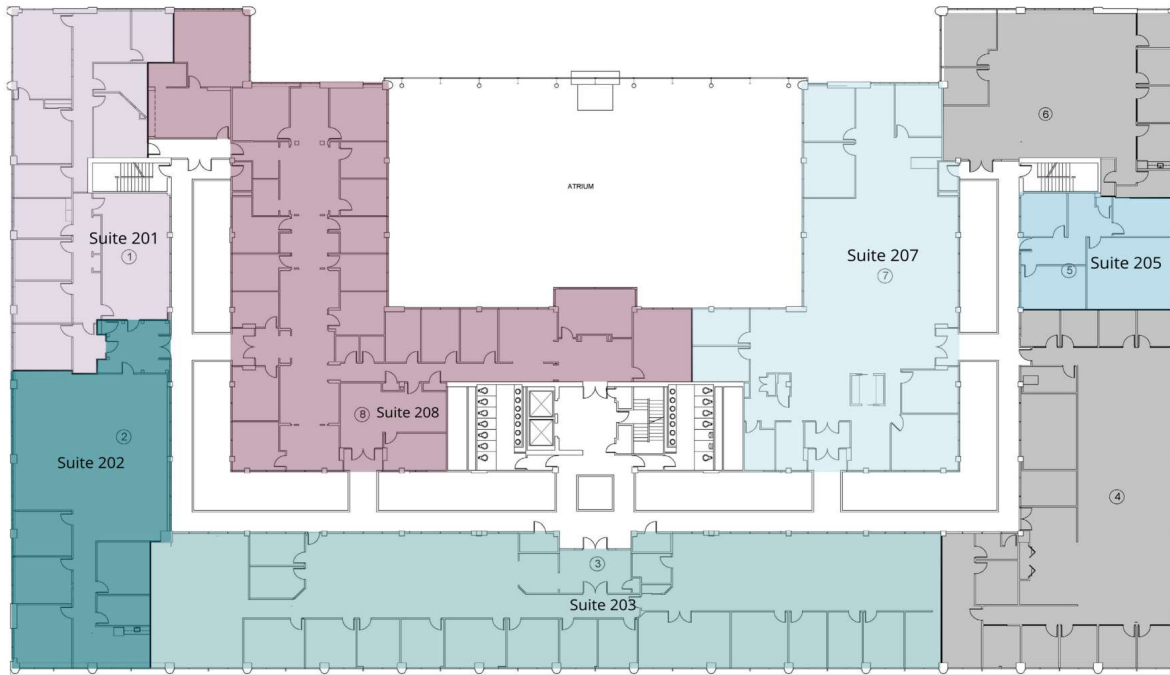
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2nd Floor



Suite	Size	Lease Rate	Description
 Suite 201	3,400 - 31,779 SF	\$27.00 TE	Up to 31,779 SF Contiguous
 Suite 202	3,470 - 31,779 SF	\$27.00 TE	4 offices, pantry, storage and open area for workstations Up to 31,779 SF Contiguous
 Suite 203	8,095 - 31,779 SF	\$27.00 TE	Immediate double door lobby presence. Layout is a mix of private offices and open area for workstations etc. Up to 31,779 SF Contiguous
 Suite 205	1,500 SF	\$27.00 TE	Layout consists of offices, pantry and larger room.
 Suite 207	6,014 - 31,779 SF	\$27.00 TE	Up to 31,779 SF Contiguous
 Suite 208	10,800 - 31,779 SF	\$27.00 TE	Up to 31,779 SF Contiguous

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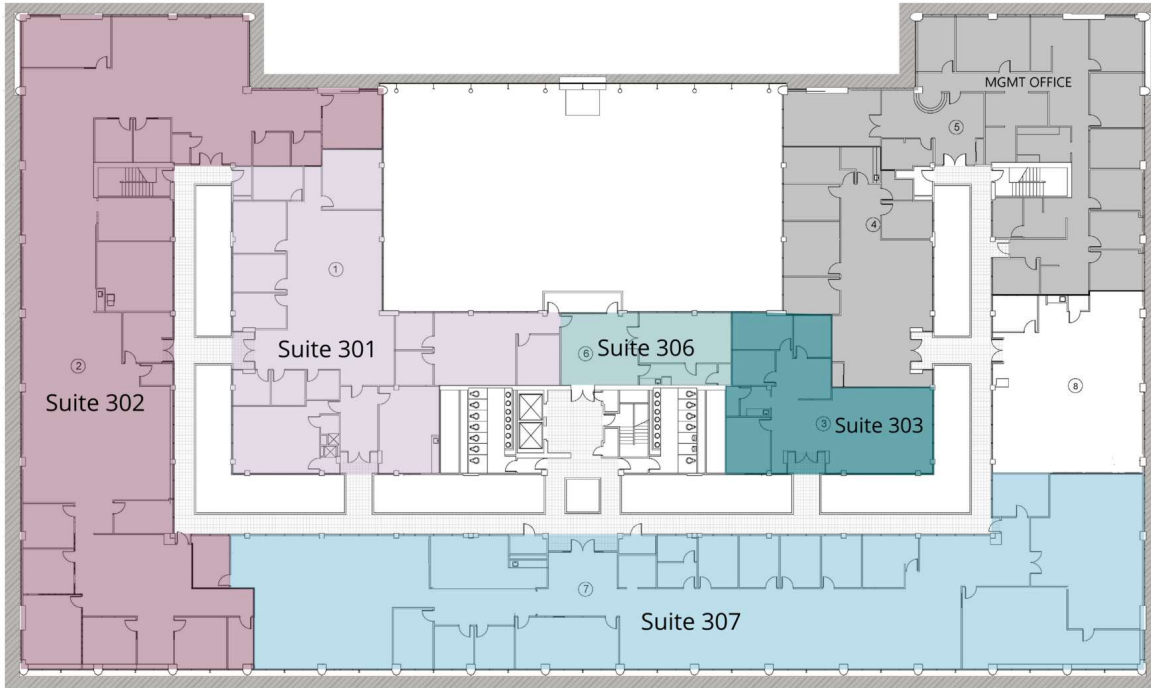
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3rd Floor



Suite	Size	Lease Rate	Description
 Suite 301	4,233 - 34,228 SF	\$27.00 TE	5+ offices, conference room, kitchen and open area for workstations Up to 34,228 SF Contiguous
 Suite 302	10,682 - 34,228 SF	\$27.00 TE	Mix of layout Up to 34,228 SF Contiguous
 Suite 303	2,086 - 34,228 SF	\$27.00 TE	Partially furnished. Double door entry. Reception, conference room, 3 offices, open area for workstations. Up to 34,228 SF Contiguous
 Suite 306	1,927 - 34,228 SF	\$27.00 TE	Up to 34,228 SF Contiguous
 Suite 307	15,300 - 34,228 SF	\$27.00 TE	Up to 34,228 SF Contiguous

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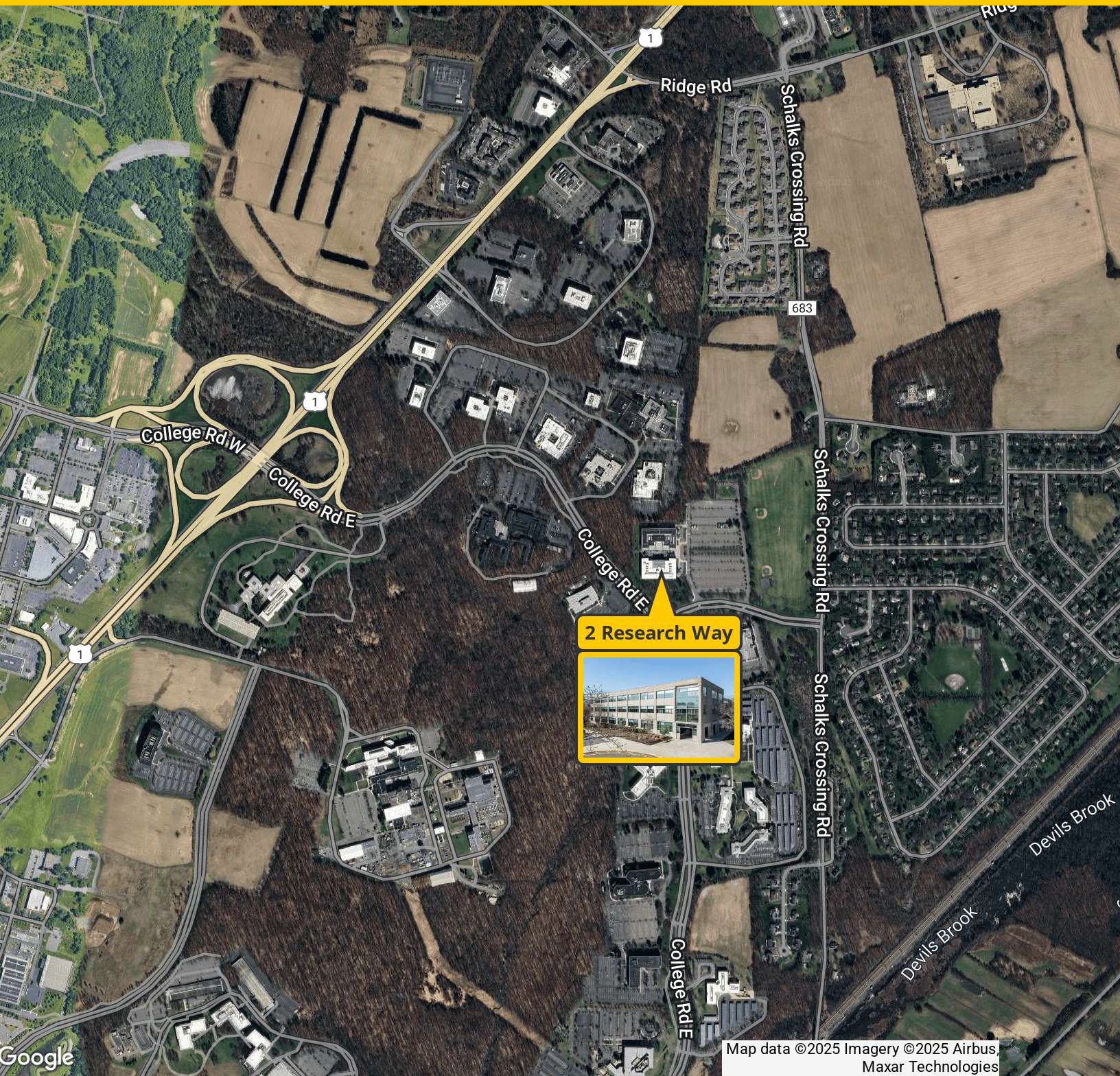
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Location Map

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