

## 4301 Route 1

Monmouth Junction, NJ 08852

### Available for Lease

- 3-Story Class A Office/Medical Building
- Flexible layout options; abundant window lines
- Located on the southbound side of Rt. 1 in Monmouth Jct., NJ, just south of Raymond Road
- The property is across from Dow Jones and within close proximity to the new Penn Medicine Hospital
- 5 miles from Alexander Road - Princeton University
- 10 miles from downtown New Brunswick
- 6 miles from Exit 8A of the New Jersey Turnpike
- Princeton Executive Center is the perfect corporate location for firms seeking quality office/medical space in the Princeton market.

### Rental Rate:

**\$24.50/SF plus Tenant Electric**

### Available Units:

<b>1<sup>st</sup> Floor:</b>	Suite 106: 3,241 SF Suite 110: 3,677 SF Suite 120: 4,646 SF Suite 140: 3,879 SF
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<b>2<sup>nd</sup> Floor:</b>	Suite 205: 5,220 SF Suite 210: 5,027 SF
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<b>3<sup>rd</sup> Floor:</b>	Suite 301: 3,695 SF Suite 302: 2,954 SF
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For more information:

**Gerard Fennelly**

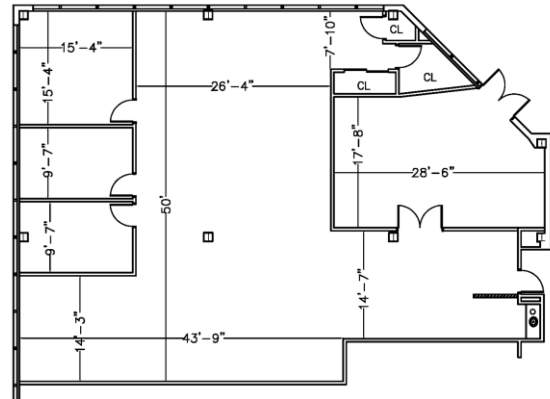
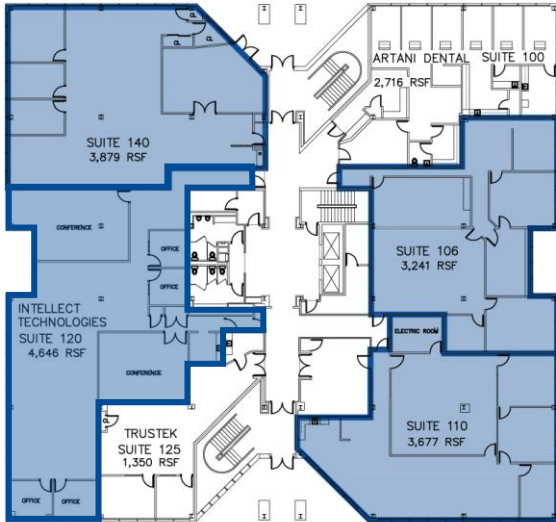
# For Lease - 1<sup>st</sup> Floor

## Office/Medical Space

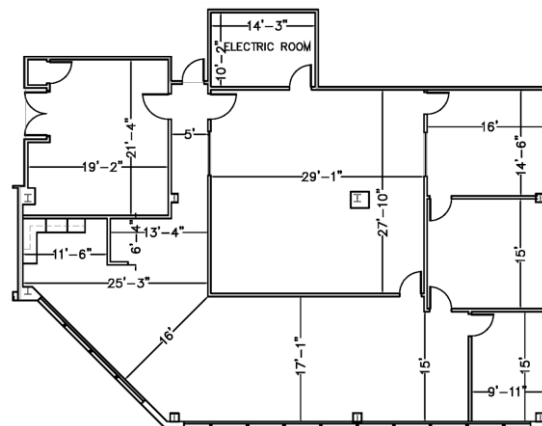
4301 Route 1  
Monmouth Junction, NJ 08852



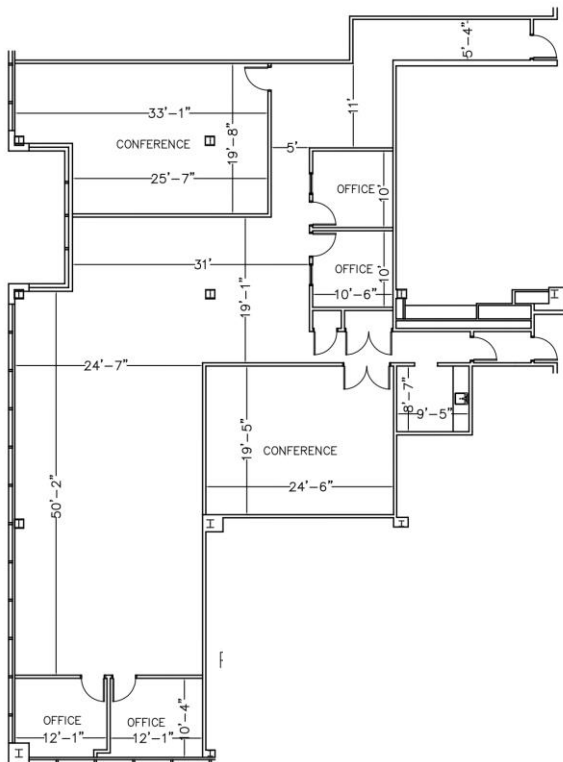
### 1<sup>st</sup> Floor | 15,443 SF



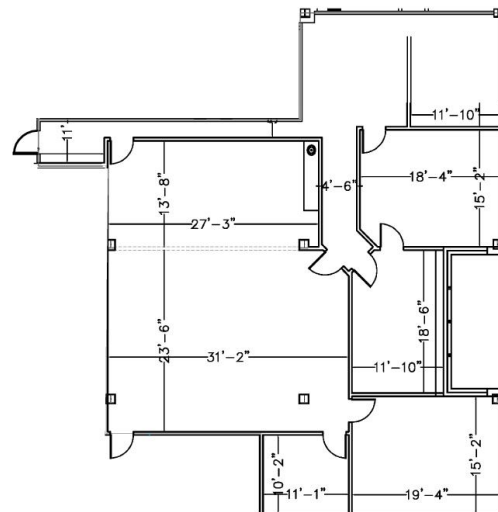
### Suite 140 | 3,879 SF



### Suite 110 | 3,677 SF



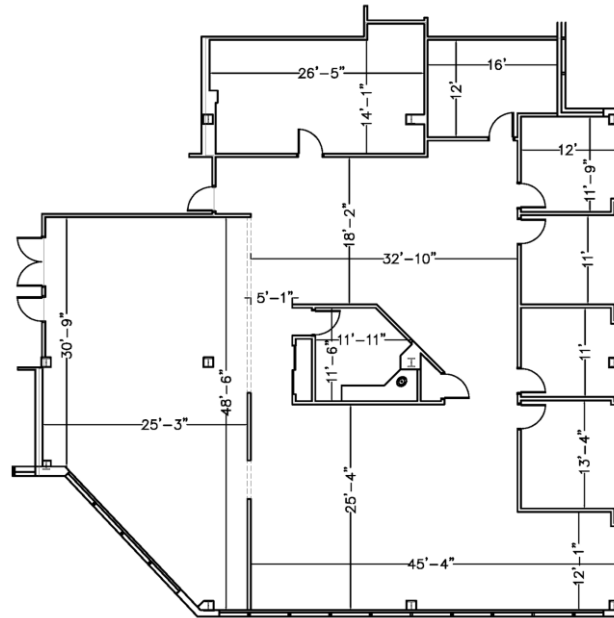
### Suite 120 | 4,646 SF



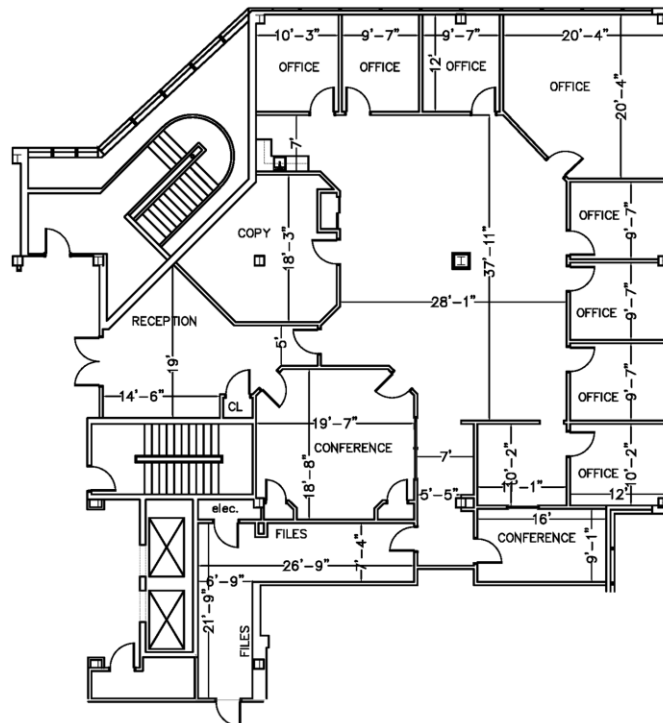
### Suite 106 | 3,241 SF

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## 2<sup>nd</sup> Floor | 10,247 SF



Suite 205 | 5,220 SF



Suite 210 | 5,027 SF



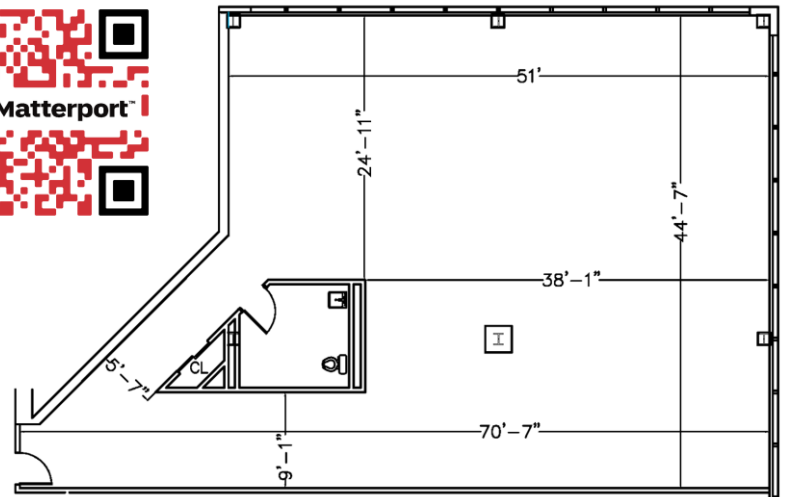
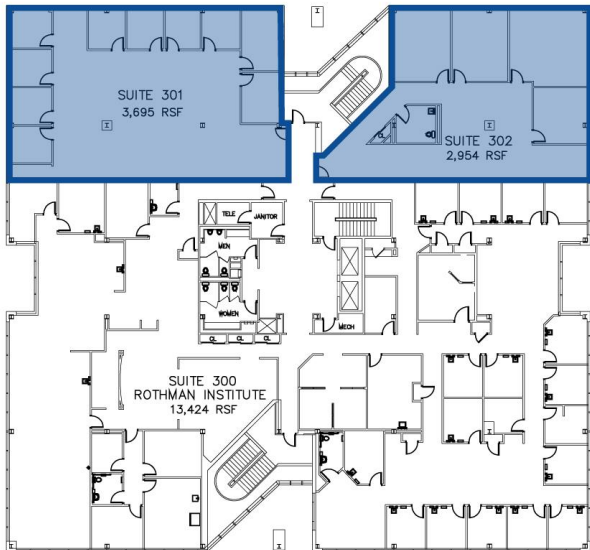
# For Lease - 3<sup>rd</sup> Floor

## SF Office/Medical Space

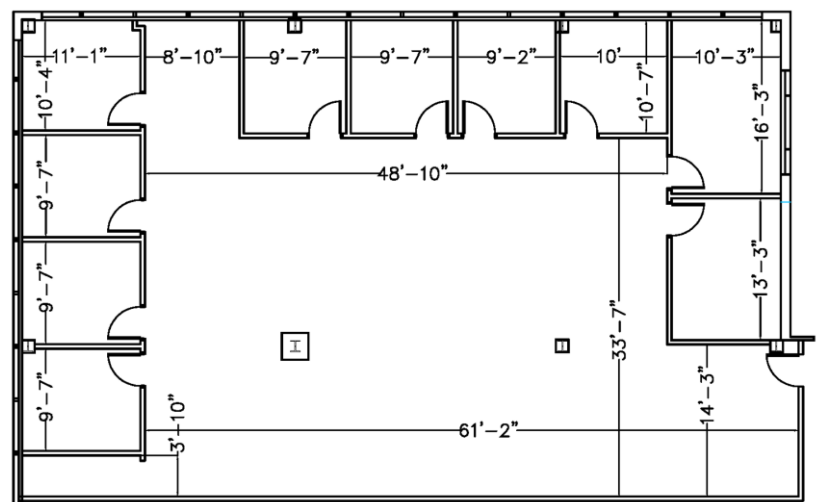
## 4301 Route 1

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## 3<sup>rd</sup> Floor | 6,649 SF



Suite 302 | 2,954 SF



Suite 301 | 3,695 SF

