

Property Overview

The site plan below is approximate. Ownership is currently having a survey done.



103 Morgan Lane, located in the Enterprise Business Center, in the Township of Plainsboro, Middlesex County, is a three story, 65,602 square foot office building built in 1988 on a 3.601 acre site. The Enterprise Business center consists of nine commercial buildings of which two are three-story office buildings and 6 are one-story flex buildings. The center contains \pm 400,000 square feet of quality space.

SIZE

103 Morgan Lane is a three-story office building comprised of 65,602 square feet of gross building area.

Floor one: 20,189 SF
 Floor two: 22,448 SF
 Floor three: 22,965 SF

BLOCK LOT

For tax purposes, the property is identified on the tax maps of Plainsboro as Block 11.03, Lot 1.02.

ZONING

103 Morgan Lane is zoned as PCD (Planned Unit Development).

PARKING

210 surface spaces; ratio of 3.26/1,000 SF.

YEAR BUILT

1988.

ROOF

Fully adhered TPO replaced in 2008.

CEILING HEIGHT

Slab to Slab: 12'3"
 Slab to Ceiling: 8'6"

FOUNDATION

The foundation consists of a reinforced concrete slab-on-grade with integral perimeter footings, interior footings and column pad footings bearing directly on the soil.

PROPERTY OVERVIEW

**FACADE**

The exterior walls are finished with a combination of brick veneer and metal-framed curtain wall system. The curtain wall has horizontal bands of tinted glazed vision panels. The spandrels are finished with horizontal bands of opaque glazing or brick veneer. Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

FRAME

Steel.

MODERNIZATION 2017

- Install LED lamps, including A-type, MR-16, and P38, to replace existing CFL and incandescent lamps throughout entire building
- Occupancy sensors for lighting control
- Two (2) New Roof Top Units (RTUs)
- New controls in remaining Three RTUs
- Replace Vortex Damper with Variable Frequency Drive (VFD). Both technologies control the air volume passing through the RTU, but VFDs adjust the speed of the motor and provide additional energy savings
- Aesthetic Upgrades with Landlord's full control of design and specifications:
 - modernize Common Area bathrooms and Common Area flooring

ELEVATORS

There are two new hydraulic passenger elevators installation commenced 4th Quarter 2017. These elevators will be placed in service and installation complete in the first Quarter 2018

HVAC

Five individual electric rooftop package units ranging from 27-60 tons. Several of these units have been replaced over the past few years.

UTILITIES

Electricity:	PSE&G (Public Service Electric & Gas)
Gas:	PSE&G (Public Service Electric & Gas)
Water:	Elizabethtown Water
Sewer:	Princeton Meadow Utility

LIFE SAFETY SYSTEMS

The building is fully equipped with wet sprinkler systems with heat detectors and strobe alarm.