

FENNELLY

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

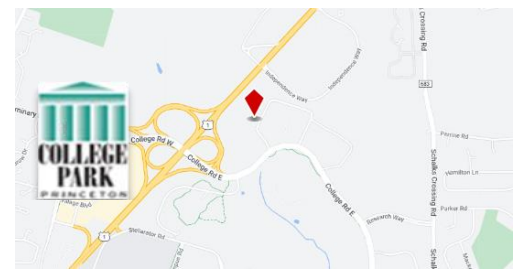
For Lease
18,284 SF
Class A Office Space



101 College Road East Princeton, NJ 08540-6601

18,284 SF in Three floor Office Building, Divisible to 1,000 SF

- Available Units:
 - 1st Floor: 10,000 SF
 - 2nd Floor: 1,100 SF, 1,504 SF and 2,500 SF
 - 3rd Floor: 1,195 SF and 1,985 SF
- Impressive Foyer area, elegant granite flooring
- Renovations: Lobby 5 Years Ago; Bathrooms 3 Years Ago
- Elevators: Two Dover hydraulic elevators
- Electrical: 480 Volt service
- Unfinished Ceiling Height 12'
- Parking: 4 spaces/1,000 SF
- Card access system
- Located across from Marriott Hotel
- Close to Amtrak/NJ Transit station
- Area offers several smaller airports catering corporate jet travel



For more information:
Gerard Fennelly

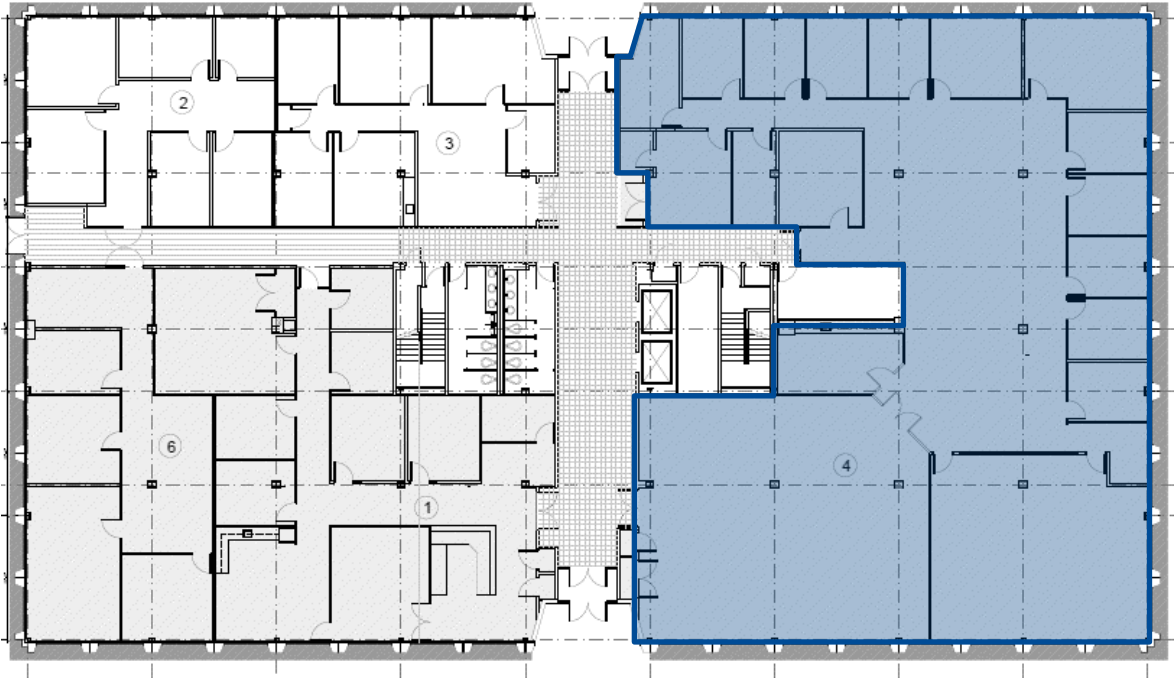
Base Rent: \$24.00/SF plus Tenant Electric

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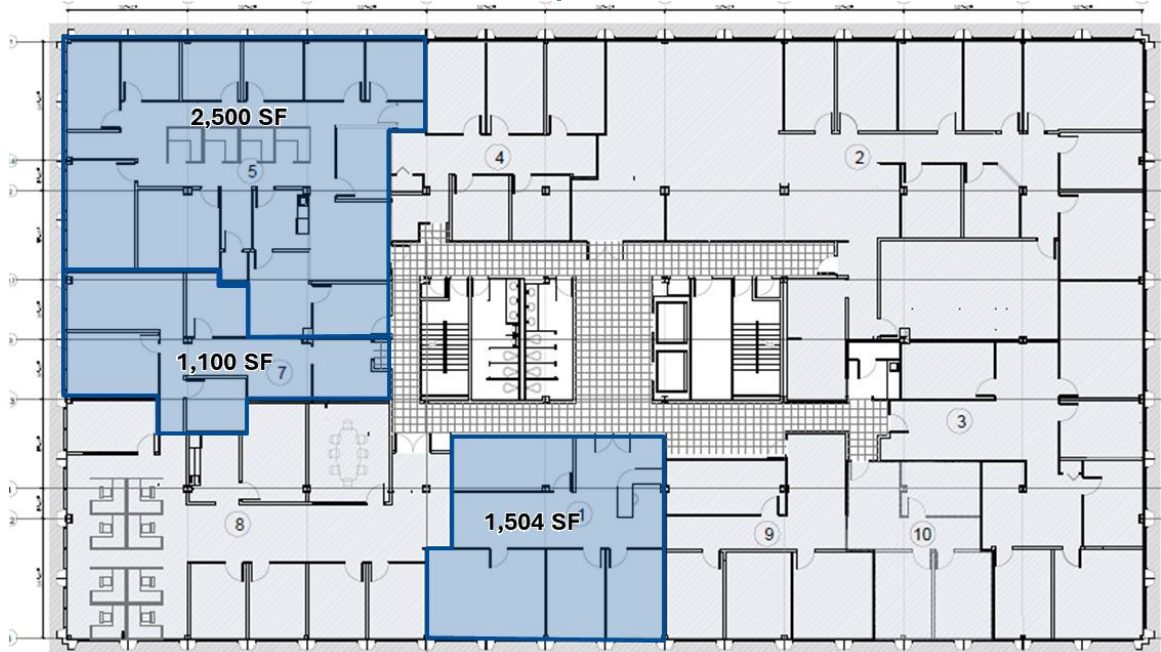
www.fennelly.com
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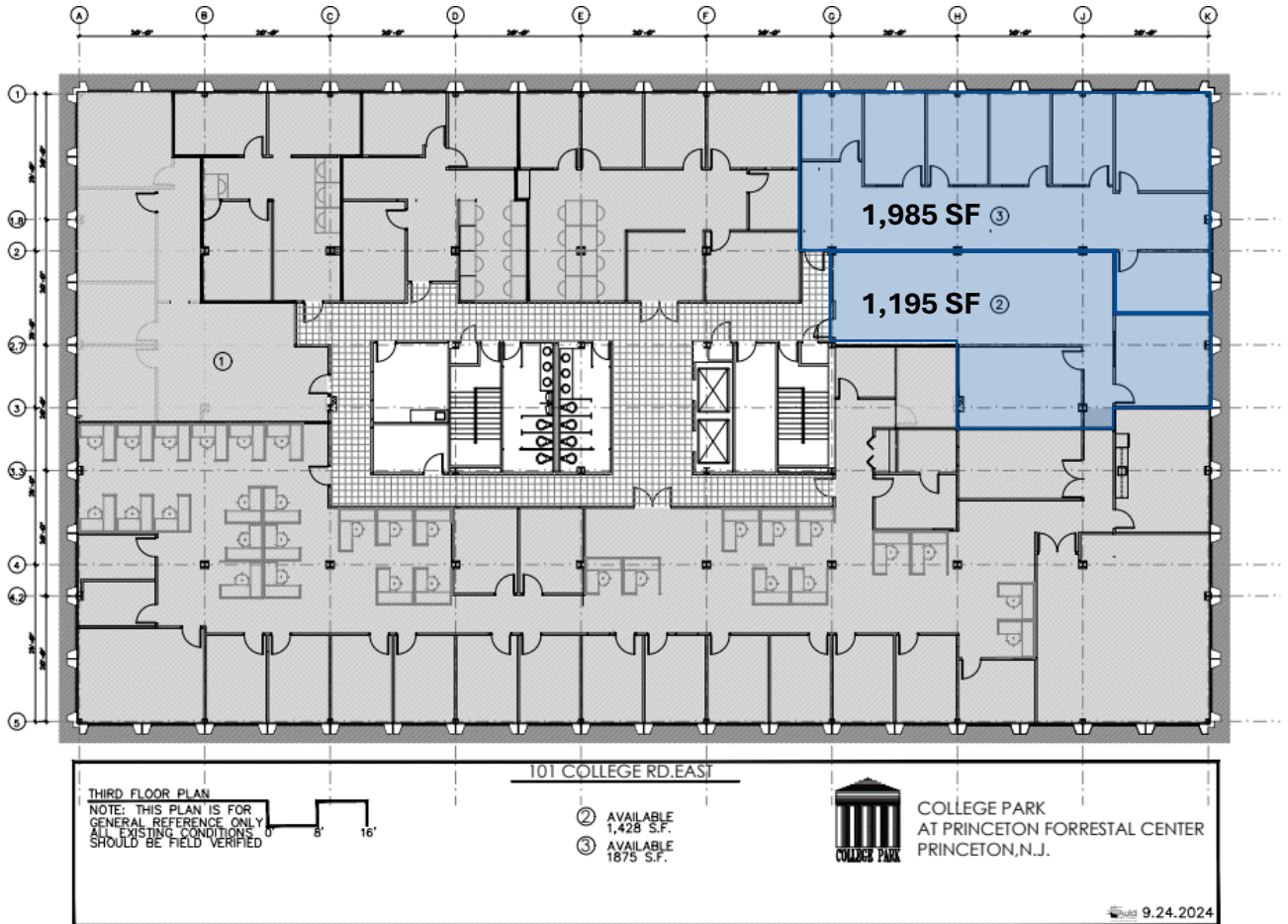
1st Floor | 10,000 SF



2nd Floor | 5,104 SF

101 College Road East
Princeton, NJ 08540

For Lease
18,284 SF
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3rd Floor | 3,180 SF



College Park At Princeton Forrestal Center:
Home to one of the Area's Most Award-Winning Office Complexes.
Three miles from Princeton University and just off U.S. Route 1, you'll find a peaceful co-existence of nature and business.