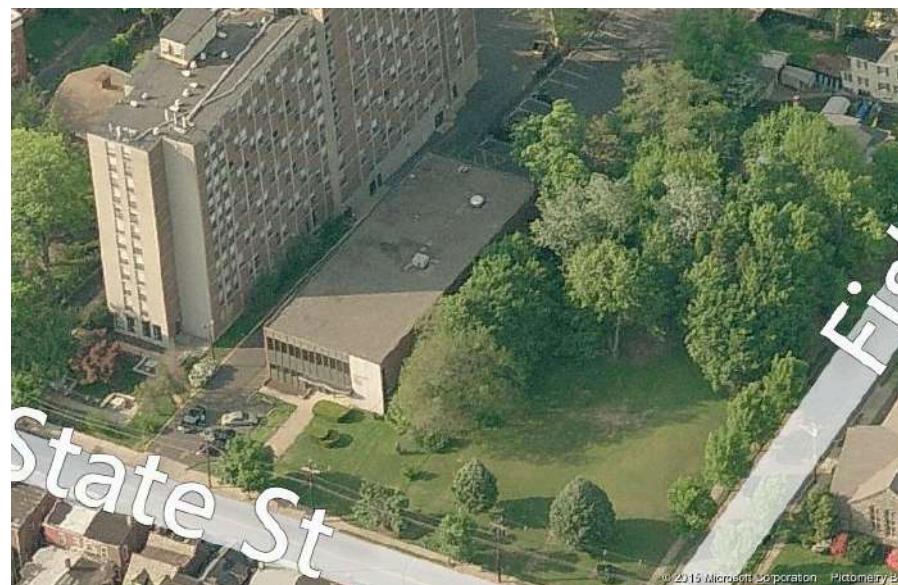


TAKE A LOOK AT THIS PRIME INVESTMENT OPPORTUNITY



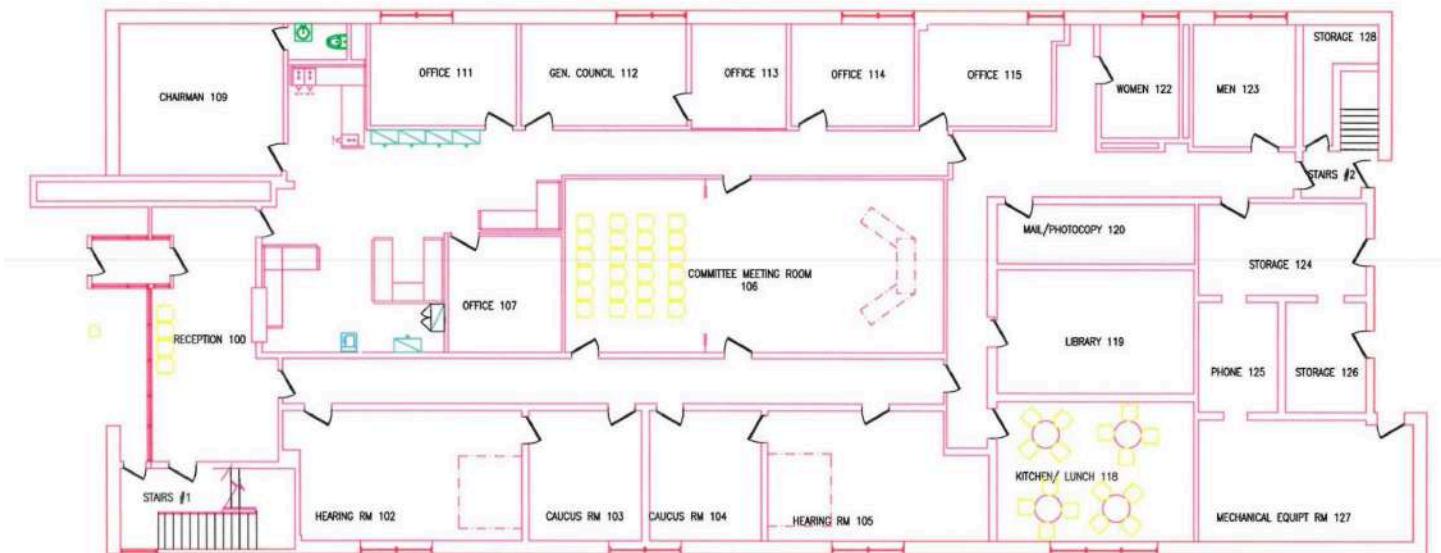
**495 WEST STATE ST.
DOWNTOWN TRENTON, NJ**

**100% OCCUPIED
STRONG CREDIT TENANT**

**Contact: Anne LaBate - 609-394-7557x114
anne@segal-labate.com**

 **SEGAL LABATE**
COMMERCIAL REAL ESTATE





Quick Facts

- **Block 3002, Lots 2.01, 2, 2.02 & 15**
- **±15,035 SF net leasable area**
- **±1.26-acre lot**
- **Two-story, free-standing office building**
- **MU-T (Mixed-Use Transition) zoning**
- **100% leased – recent lease extension in place**
- **On-site parking (approx. 50 vehicles)**
- **First-floor ADA compliant**

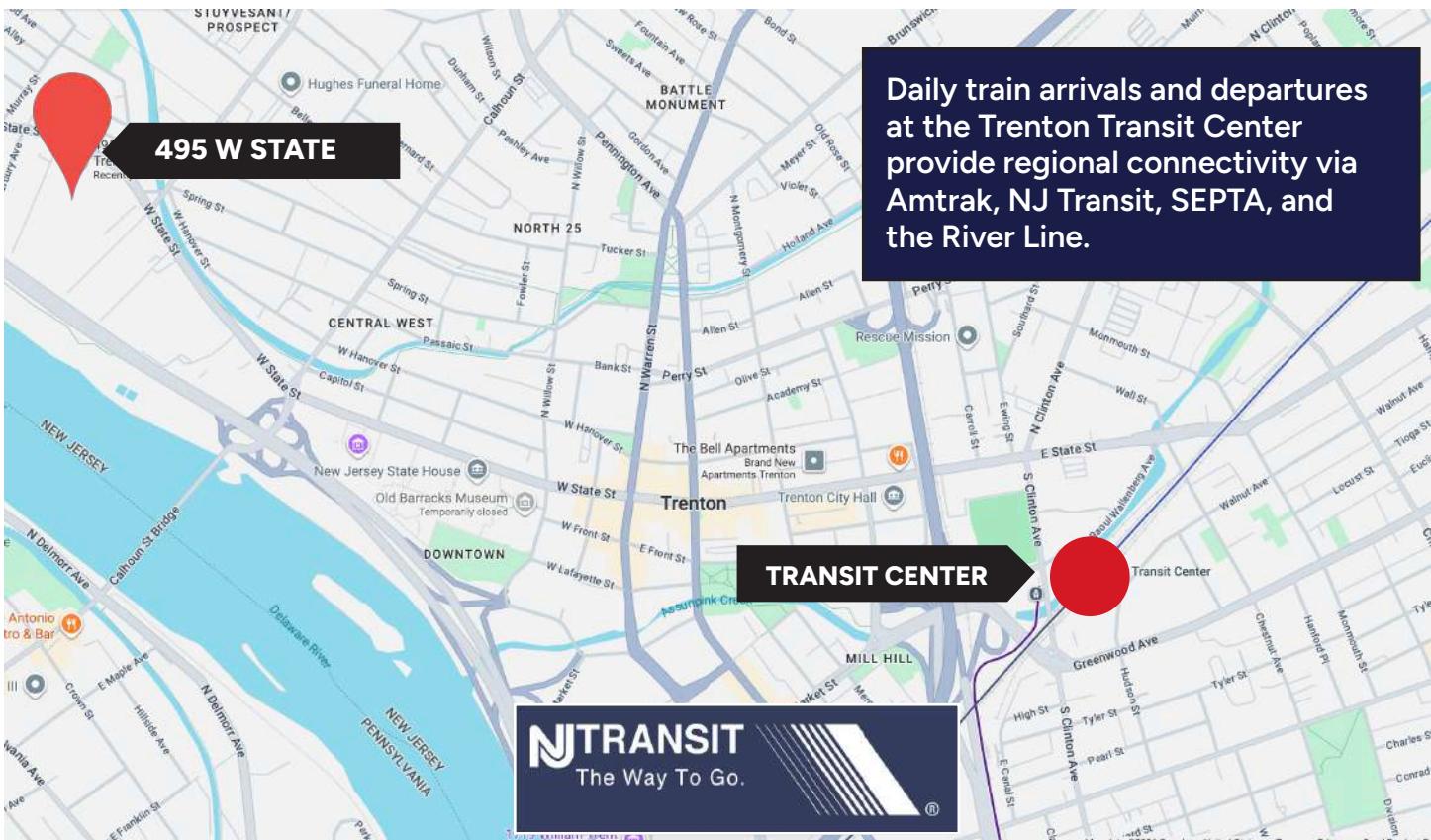
Investment Opportunity

100% occupied with strong Tenant

495 West State Street is a well-maintained, two-story professional office building located along West State Street, a primary corridor connecting Downtown Trenton with surrounding residential neighborhoods. The free-standing property contains approximately 15,000 square feet of net leasable area and was originally constructed in the early 1960s with extensive renovations completed in the mid-1980s.

The building is fully leased to a single, long-term tenant that has recently executed a lease extension, providing stable in-place income. The property features on-site parking, a highly desirable amenity in the State House office submarket, and is situated within Trenton's Mixed-Use Transition (MU-T) zoning district.

Transit Data Points



Located along West State Street, a key local through-route linking Downtown Trenton with surrounding residential neighborhoods.

Situated within Trenton's State House office submarket, an area characterized by long-standing institutional and professional office uses.

Convenient access to major regional highways including I-95, I-295, Route 1, and Route 29.

Public bus routes serve West State Street, with additional transit options available throughout downtown Trenton.

Approximately 45 minutes to Philadelphia and under 75 minutes to New York City, depending on traffic.

Trenton Mercer Airport **5**
MILES

WALK SCORE

63

Walkable

Some errands can be accomplished on foot.

TRANSIT SCORE

42

Transit

A few nearby public transportation options.

BIKE SCORE

59

Bikable

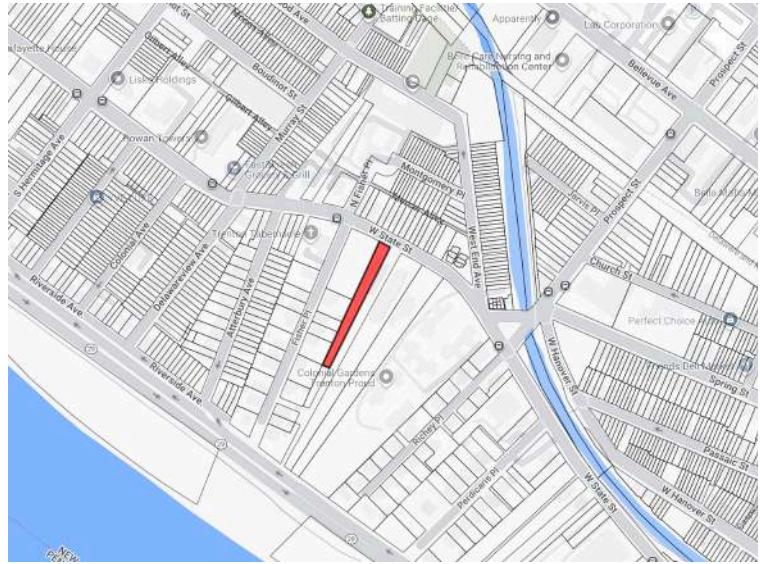
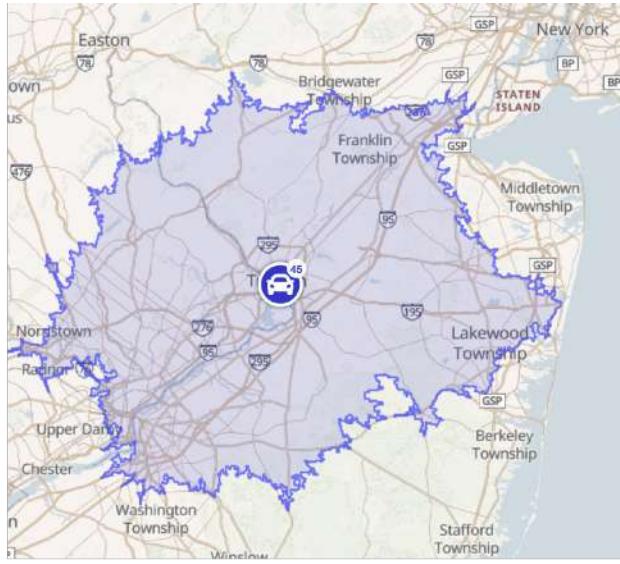
Some bike infrastructure
Bike lanes, parking.

Location

West State Street | Trenton, NJ

Located along West State Street, a primary corridor connecting Downtown Trenton with established residential neighborhoods, 495 West State Street offers convenient access to the region's major transportation routes, including Interstate 95, Route 1, Route 29, and I-295.

The surrounding area features a mix of professional offices and residential uses, supporting long-term office occupancy with accessible public transportation options.



**New York 66.5 miles • Philadelphia 33.3 miles
Blue line indicates 45 minute drive time.**



609-394-7557 anne@segal-labate.com www.segal-labate.com

SCHEDULE A VISIT TODAY

