

ONE INDEPENDENCE WAY

PRINCETON, NEW JERSEY




FOR LEASE
9,775 SF
3RD FLOOR SUITE

Prominent Princeton address easily
accessible along the amenity rich
Route 1 corridor

BUILDING HIGHLIGHTS

Located right off amenity rich Route 1, in prestigious Princeton, New Jersey and nestled in a mature woodland setting, One Independence Way affords tenants walking/jogging trails, outdoor seating, beautiful views from all four floors and tremendous accessibility. Its prime, central New Jersey location offers ready access to a skilled and highly educated work force.

This Princeton area office building, under new ownership and recently renovated with upgraded common areas, grab & go cafe and fitness center, also provides efficient, multi-zoned heating and air cooling systems, three high speed, computer controlled elevators, and abundant parking and on-site property management

 **113,998 SF**
CLASS A BUILDING

 **28,250 SF**
TYPICAL FLOOR

 **MONUMENT**
SIGNAGE

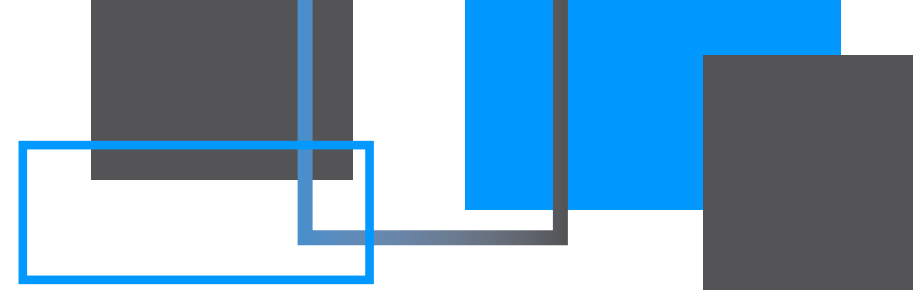
 **FITNESS CENTER**
ON-SITE

 **GRAB & GO**
CAFE

 **PLENTIFUL**
PARKING



ON-SITE AMENITIES



BUILDING SYSTEMS

Elevators:

- **Passenger(s):** Two 2,500 lb.
- **Freight:** One 4,000 lb.

HVAC:

- **Cooling:** Two 135-ton Mammoth air-cooled condensing units provide cooled air to VAV terminals in ceiling plenums
- **Heating:** Three modular gas-fired hot water boilers totaling 2,700,000 BTU/HR supply hot water via circulating pumps to perimeter fin tube radiation
- **Control:** Local thermostats

Energy Management:

- Honeywell WEBs-AX System controls HVAC, hot water heaters, and parking lot lighting

Electric Service:

- 2,500 amp, 277/480 volt 3-phase service

Generator:

- 45.2 KW natural gas powered Olympian generator that backs up life safety equipment

Fire/Life Safety:

- 100% wet system

Utilities:

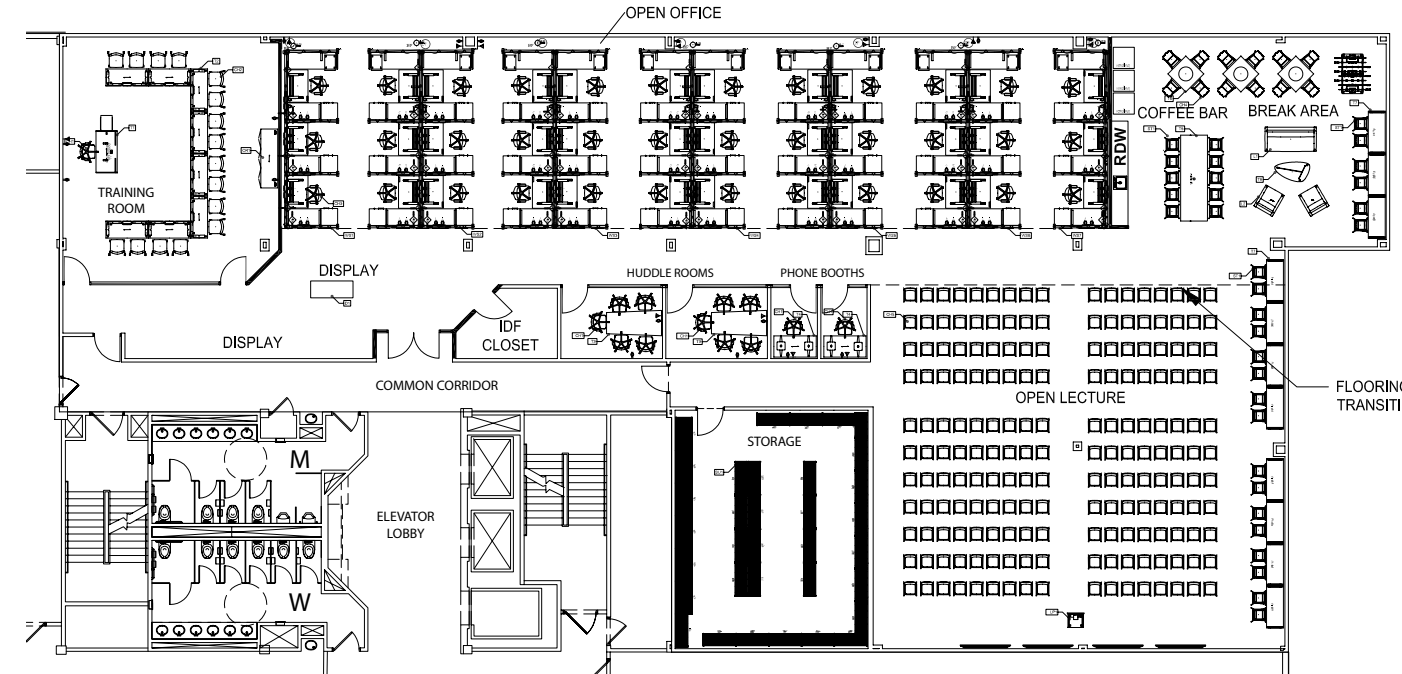
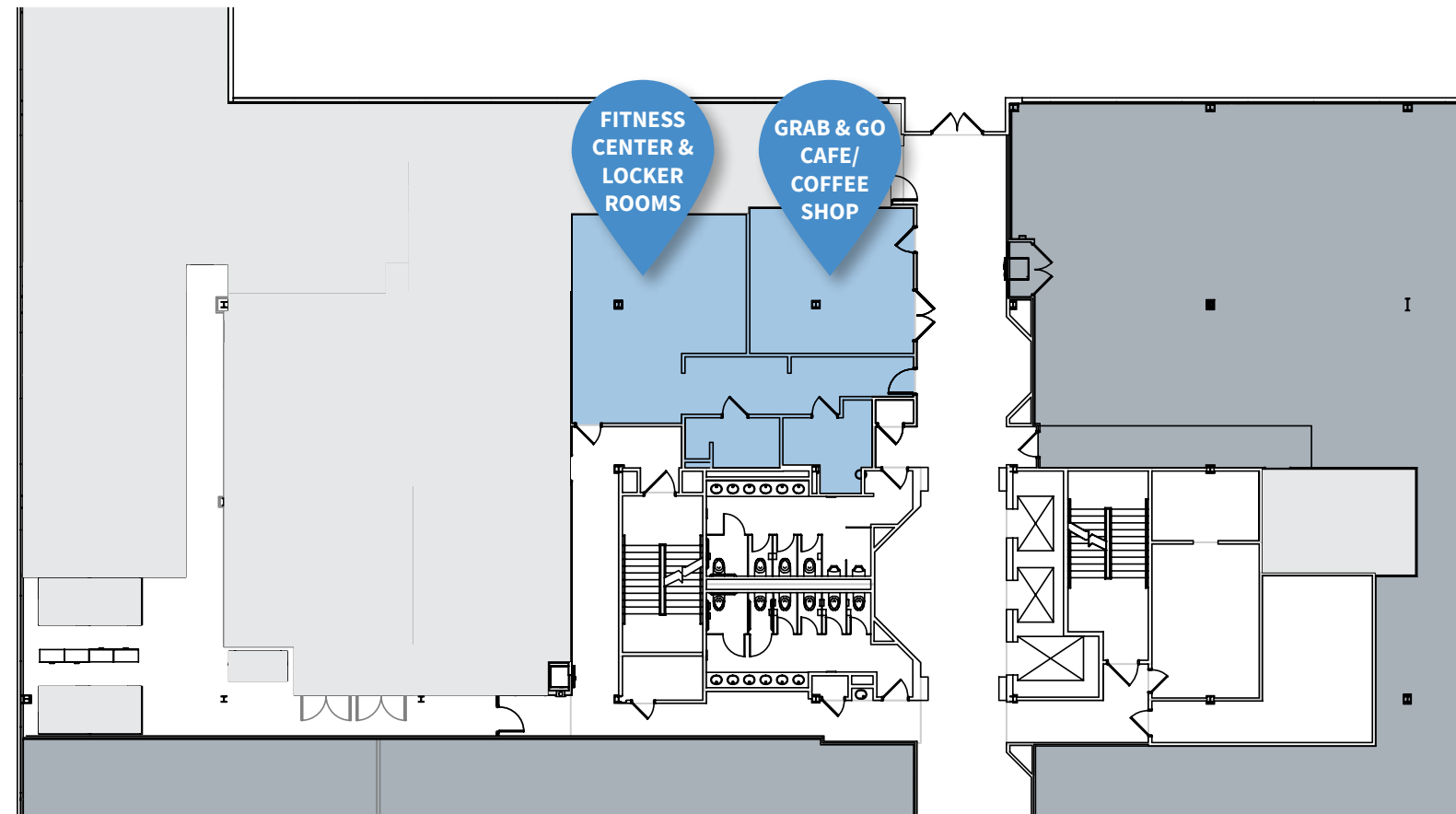
- Electric: PSE&G, SunRay Power
- Gas: PSE&G
- Water: South Brunswick Township
- Sewer: South Brunswick Township
- Fiber: Comcast and Verizon

360
CLICK HERE TO TOUR

THIRD FLOOR

9,775 SF

PLUG & PLAY SUITE WITH OPTION FOR EXPANSION





AVAILABLE SPACE

3RD FLOOR 9,775 SF

Floors are built out, move-in ready and offers plug & play space with option to expand.

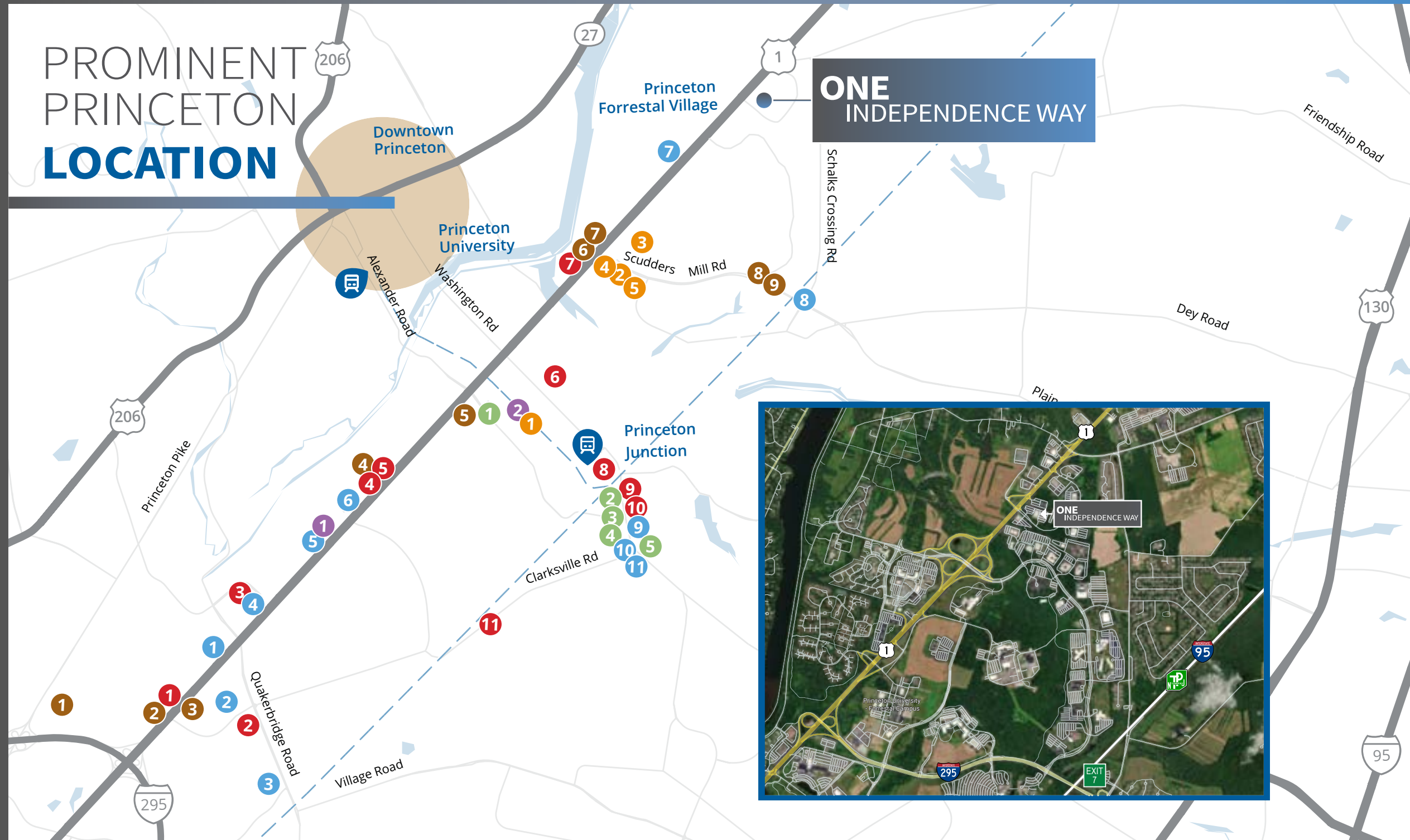


PROMINENT PRINCETON LOCATION

Situated minutes from the Route 1 / I-295 Interchange in Princeton, 1 Independence offers superior accessibility and visibility with monument signage opportunity.



PROMINENT PRINCETON LOCATION



ONE INDEPENDENCE WAY

RESTAURANTS

1. Red Lobster
2. KC Prime Restaurant Steakhouse
3. Buffalo Wild Wings
4. Brickhouse Tavern & Tap
5. On the Border Mexican Grill & Cantina
6. Papa John's Pizza
7. Ruby Tuesday
8. Asian Bistro
9. Dunkin Donuts
10. Subway
11. Mizu Japanese Cuisine

RETAIL

1. Mercer Mall
2. Quakerbridge Mall
3. Costco
4. Nassau Park Pavilion
5. Windsor Green Shopping Center
6. Market Fair Mall
7. Princeton Forrestral Village
8. Plainsboro Plaza
9. Rite Aid
10. Windsor Plaza
11. 7-Eleven

CHILD CARE

1. The Goddard School
2. Lakeview Child Center

HOTEL

1. Hilton Garden Inn
2. Red Roof Inn
3. Quality Inn
4. Residence Inn by Marriott Princeton
5. Hyatt Place Princeton
6. Courtyard by Marriott Princeton
7. Homewood Suites by Hilltop Princeton
8. Holiday Inn Express
9. Crown Plaza Princeton

FITNESS & WELLNESS

1. CrossFit Ex Novo
2. Princeton Fitness & Wellness at Plainsboro
3. Lifetime Athletic Princeton
4. Princeton Medical Center
5. CHOP Specialty Care Center Princeton

BANKS

1. Wells Fargo Bank
2. PNC Bank
3. Santander Bank
4. Bank of America
5. Chase Bank

UNPARALLELED

ACCESS AND AMENITIES

Proudly owned by:



Contact me for more information
or to arrange a private tour.

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