

FENNELLY

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

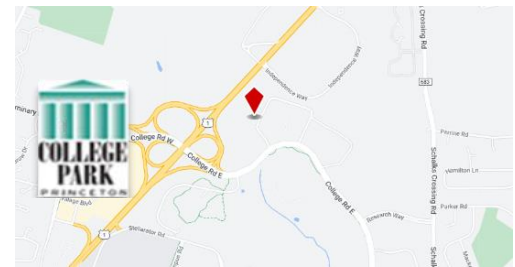
For Lease
18,284 SF
Class A Office Space



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
Patrick Dintrone

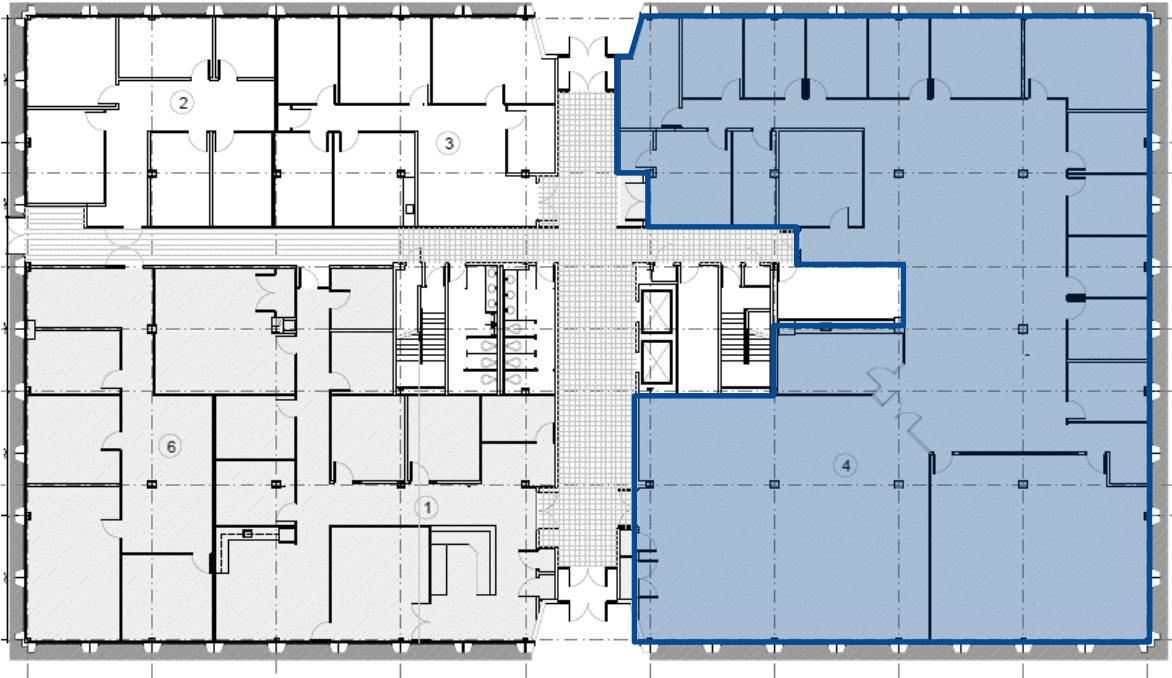
Base Rent: \$24.00/SF plus Tenant Electric

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

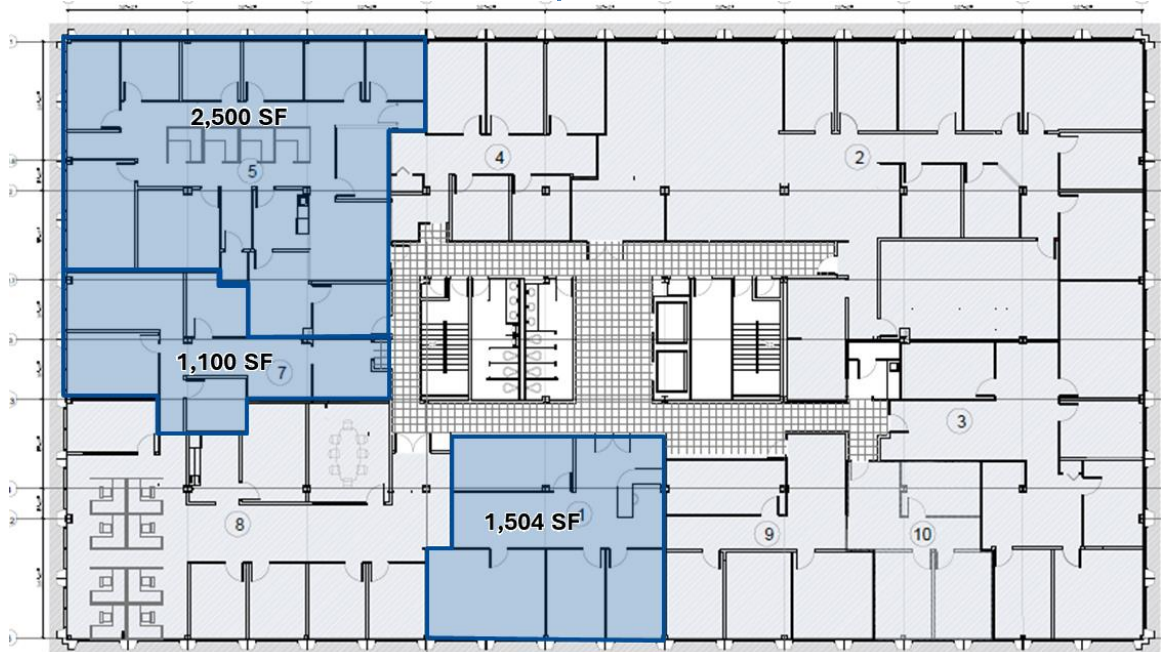
www.fennelly.com
+1 609 520 0061

101 College Road East
Princeton, NJ 08540

For Lease
18,284 SF
Class A Office Space



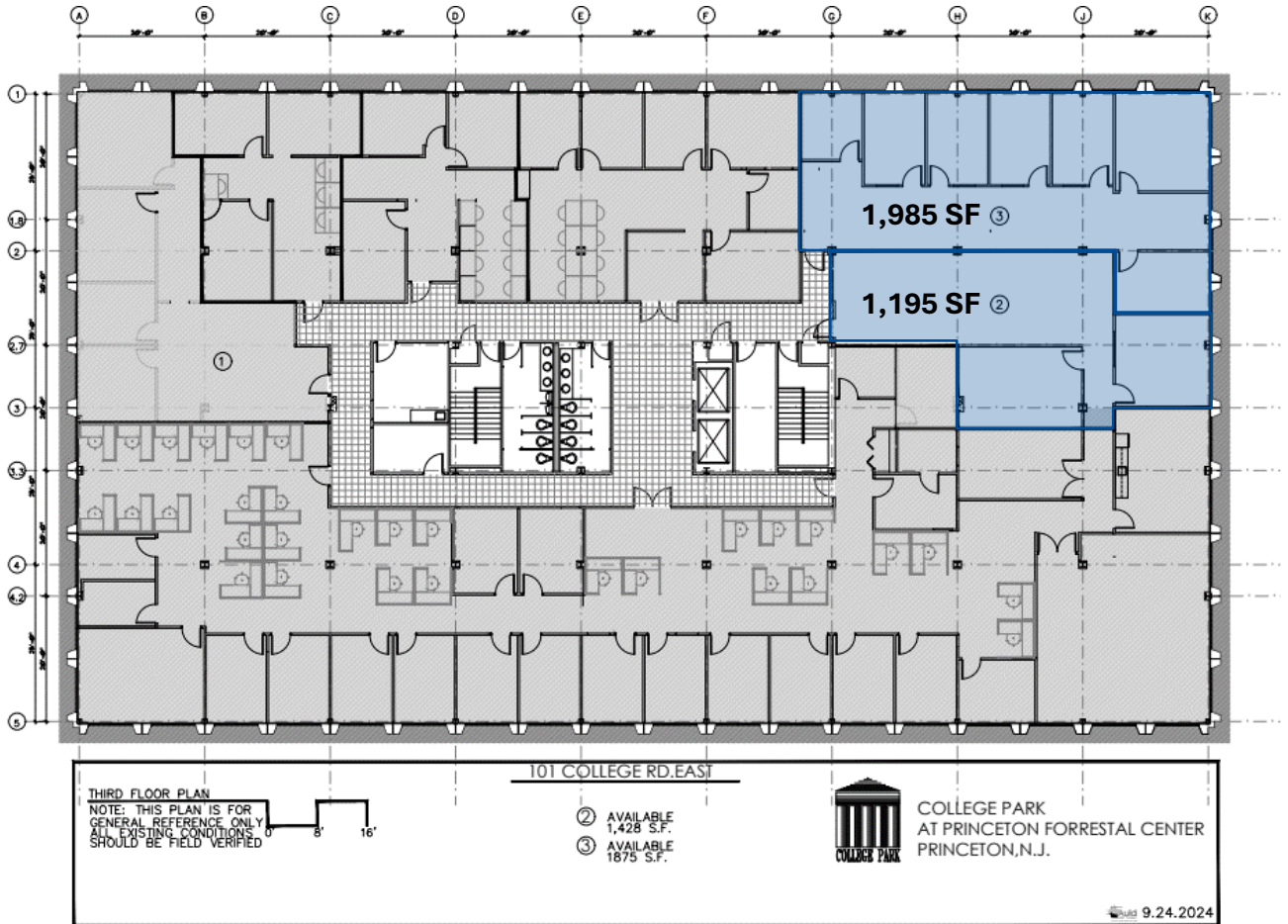
1st Floor | 10,000 SF



2nd Floor | 5,104 SF

101 College Road East
Princeton, NJ 08540

For Lease
18,284 SF
Class A Office Space



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.