

## 707 Alexander Road

Princeton, NJ 08540



### Office/Medical Space

#### Available for Sale or Lease

Building 2: 3,080 SF available March 2025

Building 3: Unit 1: 17,500 SF Contiguous

Unit 2: 3,588 SF

Ceiling Height: Drop Ceiling 9'6"; Deck 17'

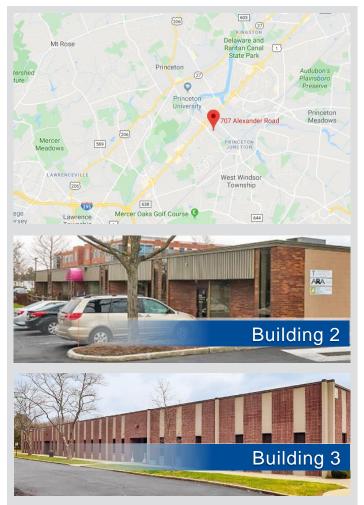
Parking: 4 Cars per 1,000 SF

Large Bathrooms

- Multiple Exits
- Separate HVAC Systems
- Heavy Power: 1200 Amps
- Across the Street from Princeton Hyatt
- Walkable to Princeton Junction Train Station Commuter Rail (NEC Corridor)
- One Mile from Princeton University
- Easy access to NJ Turnpike, I-95 & Rt. 1

Rental Rate: \$24.50/SF plus Utilities

Sale Price: \$250/SF



For more information:

Gerard Fennelly

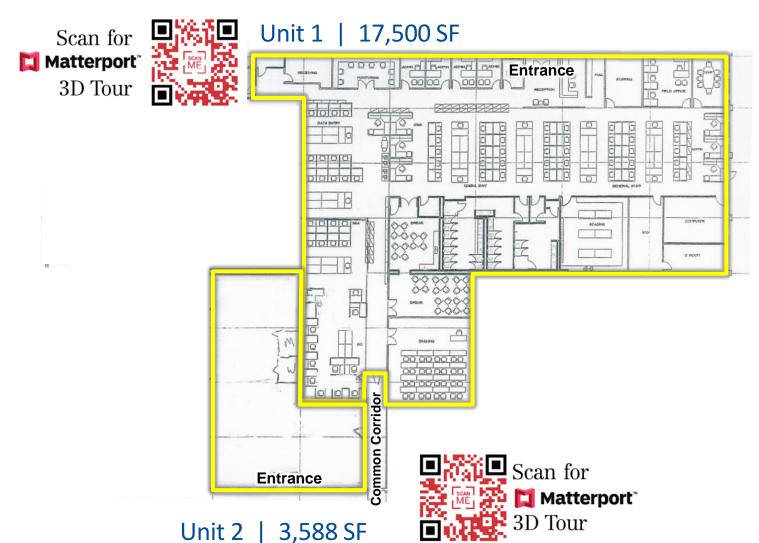
Matthew Fennelly

## For Sale or Lease 21,088 SF Contiguous Medical / Office Space

## 707 Alexander Road

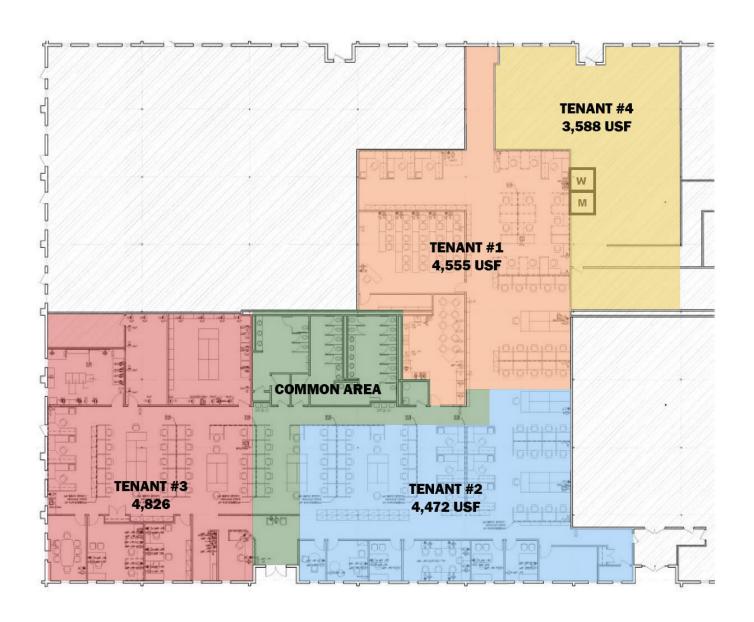
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## **BUILDING 3 REAR**

Option 1: showing space broken up

