



**Available for Lease**  
**45,265 SF Medical/Office Space**

- Medical/Office Space Available between 2 Buildings
- Distinctive brick and glass exterior
- An abundance of windows with floor-to-ceiling bay windows placed at the corner of each floor
- 24-hour maintenance; Fiber optics
- Prewired for state-of-the-art technology
- Parking Ratio 4.2 cars per 1,000 SF
- Near the Princeton Hyatt
- Close to Commuter Rail at Princeton Junction Train Station (NE Corridor)
- Easy access to NJ Turnpike, I-95 and Route 1



**Immediately Available:**

**Bldg. 1** 2<sup>nd</sup> Floor: 2,246 SF  
 3<sup>rd</sup> Floor: 15,754 SF  
 1,075 SF } Contiguous

**Bldg. 2** 1<sup>st</sup> Floor: 20,000 SF Contiguous  
 2<sup>nd</sup> Floor: 1,446 SF  
 2,760 SF  
 3,188 SF  
 3,831 SF

Up to 26,225 SF Contiguous

**Rental Rate: \$28.50/SF plus T.E.**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

**Gerard Fennelly**

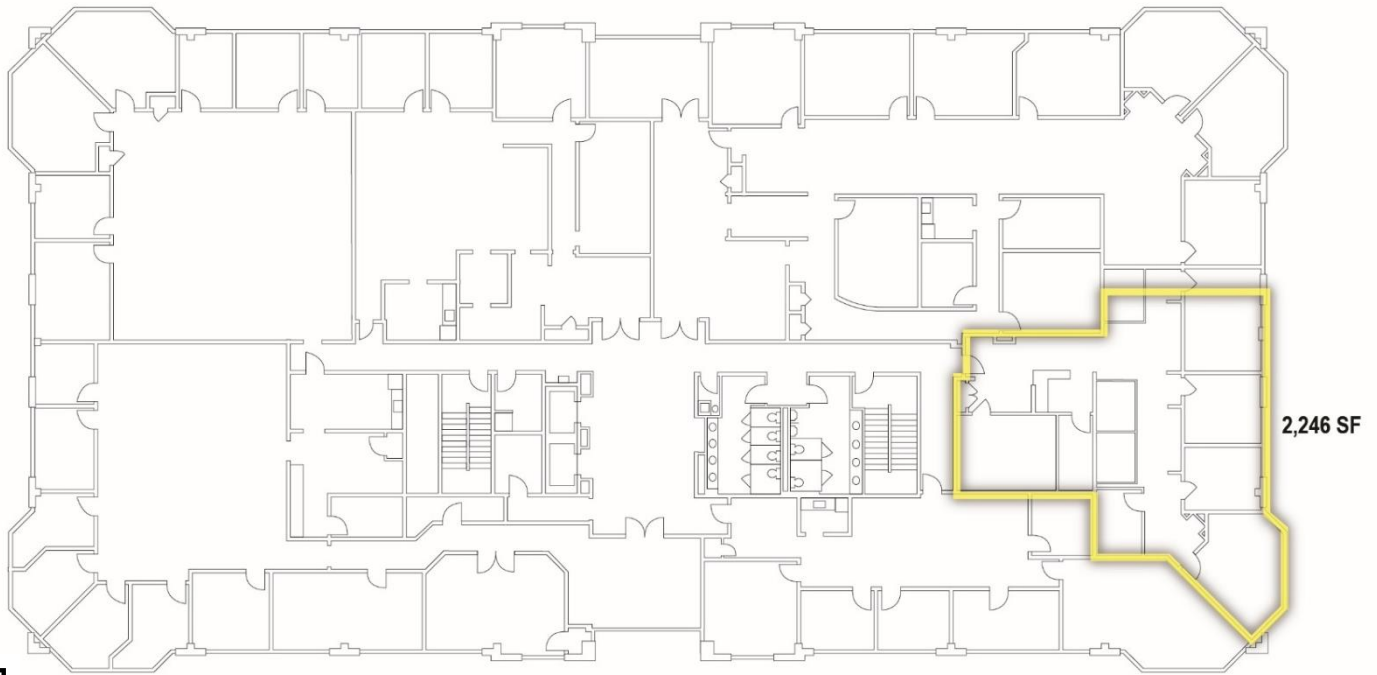
# For Lease

19,040 SF - Building 1

Medical / Office Space

731 Alexander Road Princeton, NJ 08540

## Building 1



Scan for  
**Matterport**  
3D Tour

2<sup>nd</sup> Floor | 2,246 SF

15,754 SF



3<sup>rd</sup> Floor | 16,794 SF

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3D Tour

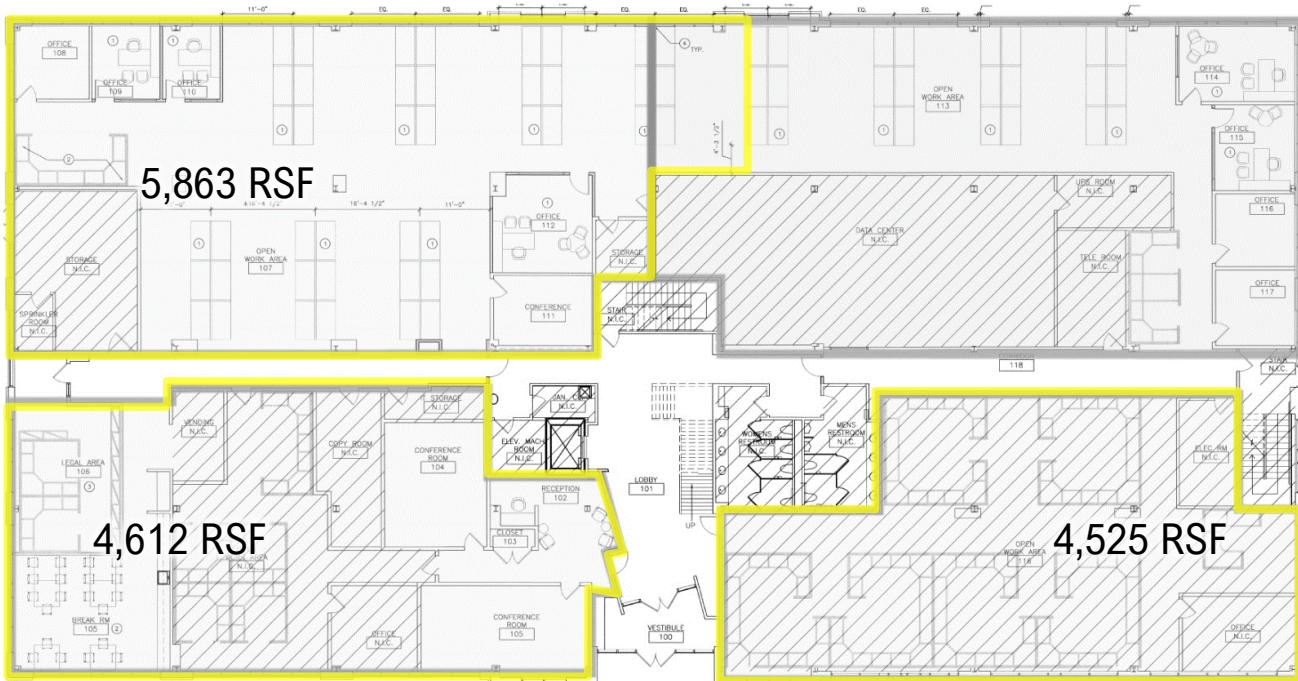


731 Alexander Road Princeton, NJ 08540

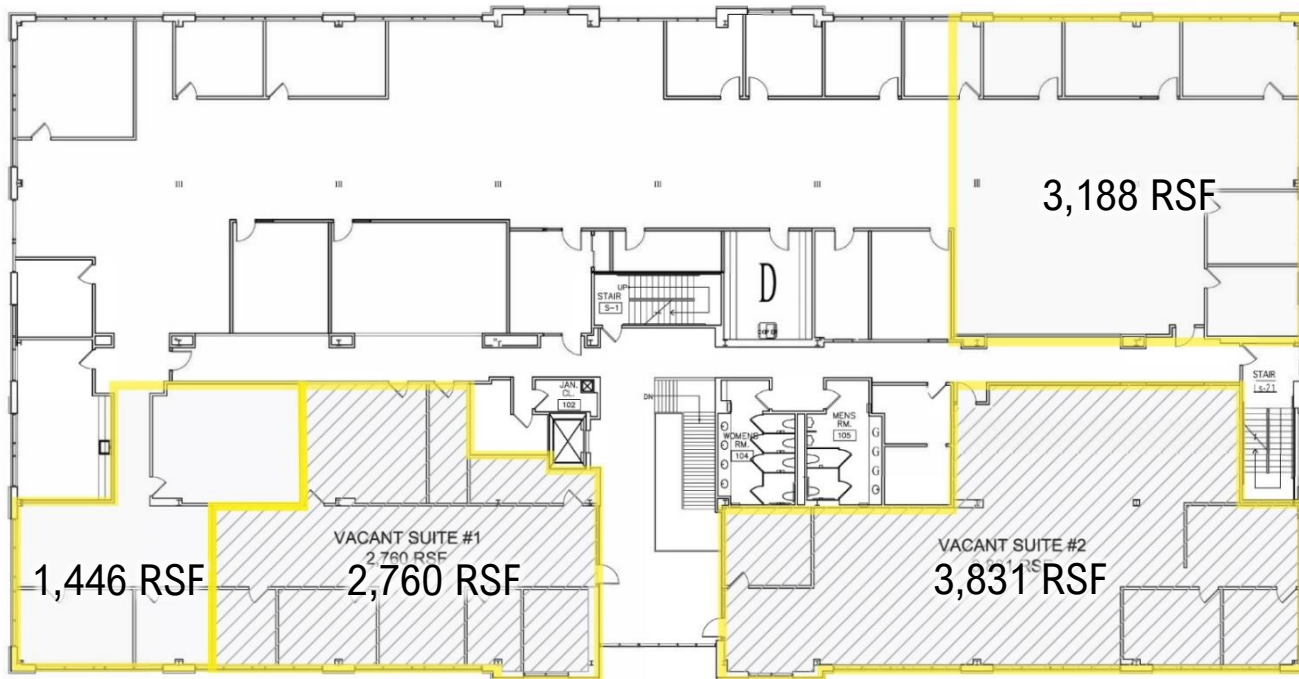
# Building 2

# For Lease

26,225 SF - Building 2  
Medical / Office Space



1<sup>st</sup> Floor | 15,000 SF



2<sup>nd</sup> Floor | 11,225 SF



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