

# FIRST CLASS OFFICE SUBLEASE AVAILABLE

INVESTORS BANK 2300  
ROUTE 33

ROBBINSVILLE · NEW JERSEY

ENTIRE BUILDING FOR SUBLEASE  
OFFICE/RETAIL – 47,188 SF



# EXECUTIVE SUMMARY

As an exclusive agent, Cushman & Wakefield is pleased to offer a prime sublease opportunity at **2300 Route 33**, Robbinsville, New Jersey.

The property represents a three-story, 47,188-square-foot building that is situated on a 2.42-acre site. The building is currently utilized as a full-service bank branch with four drive-thru lanes and houses the bank's training facility and cultural affairs office.

Originally occupied by Investors Bank, **2300 Route 33** is located within the heart of the 140-acre Robbinsville Township.

The Town Center encompasses a mix of residential and commercial properties; with a wide range of residential housing units including loft-style condominiums, townhouses, duplexes, single-family homes, and newly constructed luxury apartments.

An abundance of shopping and dining options are available within walking distance such as the landmark DeLorenzo's Tomato Pies. In addition, the Town Center offers shuttle services to Princeton Junction and Hamilton Train Stations.

**2300 Route 33** benefits from exceptional demographics and an abundance of nearby amenities which creates an ideal office environment.





# HIGHLIGHTS

## Exceptional Location

- Located in Town Center, a mixed-use area offering a true live, work, and play environment
- Adjacent to the newly built Robbinsville Municipal building
- Excellent visibility and access along NJ Route 33
- Minutes from Route 130, New Jersey Turnpike (I-95), and Interstate 295
- The property boasts an average household income of \$149,320 within a one-mile radius and an abundant talented workforce

## Desirable Property Characteristics

- Recent renovations totaling \$1.9mm, included a new generator, extensive interior work, and HVAC improvements
- Serves as a full-service bank branch with 4 drive-thru lanes and on-site safety deposit boxes
- The property serves as the bank's training facility and cultural affairs office. Lending, risk, and IT operations are housed here as well
- Built to suit for Investors Bank in 2005

## Possession

Immediate

## Asking Rent

Upon Request

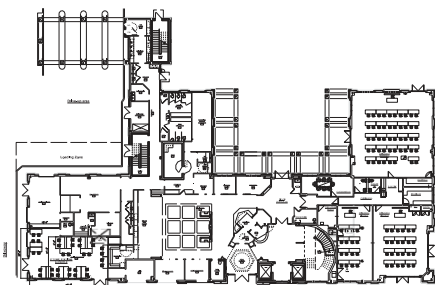
## Sublease Term

12/31/2034 with options to 2044

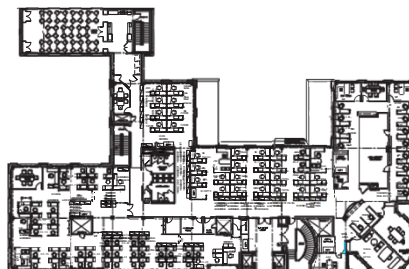
## PROPERTY OVERVIEW

Address:	2300 Route 33 Robbinsville, New Jersey 08961	Stories:	3
Type:	Office/Retail	Numbers of Tenants:	1
Total SF:	47,188 SF	Parking:	119 spaces
Acreage:	2.42 Acres	Drive Through:	4 Lanes
Occupancy:	100%	Year Built:	2005

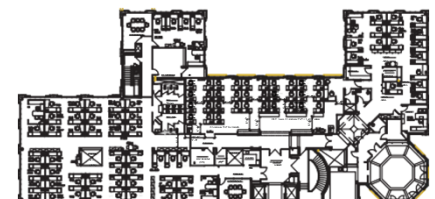
### 1<sup>ST</sup> FLOOR



### 2<sup>ND</sup> FLOOR



### 3<sup>RD</sup> FLOOR







# INVESTORS BANK

## 2300 ROUTE 33

ROBBINSVILLE · NEW JERSEY



For more information, please contact:

**MILT CHARBONNEAU**  
 +1 732 243 3111  
[milt.charbonneau@cushwake.com](mailto:milt.charbonneau@cushwake.com)



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