

SALE – 2000+ SF OFFICE CONDO

*32 Jefferson Plaza, Princeton, NJ 08540
(South Brunswick Twp., Middlesex County)*

Block 96.06 Lot 32

**Rare opportunity to purchase
2-story office condo with
Princeton Mailing Address**

**Great owner-occupied property
with investment income**

Ground Floor – 1000+/- SF

- 2 office suites
- Large open area
- IT room and large storage area
- ADA bathroom

Second Floor – 1000+/- SF

- 5 individual offices
- Open area with 2 cubicles
- Break room with bathroom

**Great access to Rt. 1, Rt. 27, Rt.
130 and NJTP Exit 8A**

**10 mins. drive to downtown
Princeton**



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:
Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

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FOR SALE - 2-Story Office Condo

32 Jefferson Plaza

Princeton, New Jersey 08540

Location: 32 Jefferson Plaza, South Brunswick Township, Middlesex County, New Jersey

Mailing Address: 32 Jefferson Plaza, Princeton, New Jersey 08540

Ground Floor: Two (2) office suites
Large open area
IT room and large storage area
ADA bathroom
Flooring: ceramic tile

Second Floor: Five (5) individual offices
Open area with two (2) cubicles
Break room with bathroom
Flooring: Luxury Vinyl Tile

Utilities: All utilities shared by both floors (gas, electric, water, sewer)

Amenities: Alarm system with cameras
3-phase backup generator
Ethernet cabling and fiber-optic cable (Comcast)
Nest thermostat
Separate HVAC unit for each floor
Shared common entrance plus private entrance

Condo Fee: \$646.42/month (\$7,757/year)

Taxes: \$9,132 (2025)

Sale Price: \$499,000



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32 Jefferson Plaza, Princeton, New Jersey 08540
Exterior



32 Jefferson Plaza, Princeton, New Jersey 08540
Ground Floor



32 Jefferson Plaza, Princeton, New Jersey 08540
Second Floor



32 Jefferson Plaza, Princeton, NJ 08540



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