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OFFICE SPACE AVAILABLE
3 MAPLETON ROAD, PRINCETON, NJ 08540



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OFFERING SUMMARY

Asking Lease Rate: \$30/SF NNN(NNN~ \$7.25 SF)

Asking Sale Price: Call for Details

SF Available: Up to +/- 4,761 SF

Parking: +/- 60 Spaces

Zoning: PMUD - Planned Unit Development



PROPERTY HIGHLIGHTS

- + +/- 4,761 SF, three-story office building, originally a barn now a loft-style workplace with exposed beams, natural light, noise-proof offices, conference room, pantry, print/storage areas, high-speed internet, and cloud platform setup. Fully furnished, handicap accessible, and recently upgraded
- + Near Forrestal Village and Princeton University, directly across from the new Princeton Hospital on Route 1. The building has ample parking, and is close to restaurants, fitness centers, luxury hotels, executive accommodations, and biking/jogging trails. Close to Princeton University's research library, campus facilities, and cultural resources
- + The building is located on +/- 4 acres, equipped with solar power via installed panels, LED lighting, three-zone natural gas HVAC, and outdoor flood lights. 45 minutes to Newark and Philadelphia airports, with Amtrak, NJ Transit, and SEPTA access via Princeton Junction, plus NJ Turnpike Exit 8A bus service

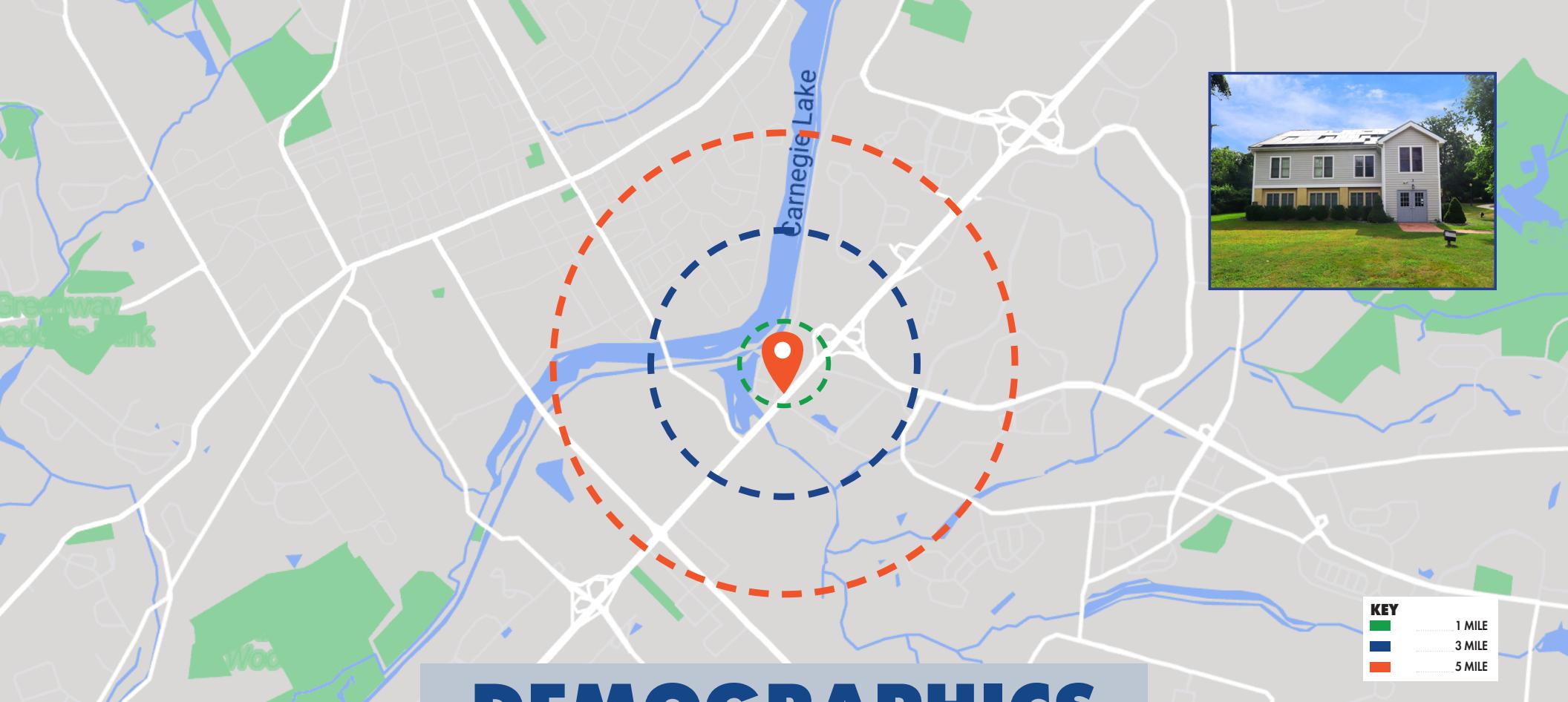


FOR SALE OR LEASE

3 MAPLETON ROAD, PRINCETON, NJ 08540

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KEY

- 1 MILE
- 3 MILE
- 5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,116	48,623	101,958
PROJECTED 2029	3,099	48,568	101,412

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,209	18,089	37,761
PROJECTED 2029	1,203	18,096	37,576

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$171,452	\$170,953	\$172,723
MEDIAN INCOME	\$147,115	\$138,674	\$146,202



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KEY DISTANCES



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NEARBY AMENITIES

DINING

- A2B
- Agricola
- Chipotle
- Eno Terra
- Iron and Ivy
- Laurea
- Maurya
- Mediterra
- On the Border
- Panera
- Parallel 40 and Element
- PF Chang
- Ruth Chris Steak House
- Salt Creek Grill

RETAIL/GROCERY

- Aldi
- Chop Specialty Care
- CVS
- Lifetime Fitness
- Plainsboro Dental Care
- Princeton Hospital
- Shoprite
- Target
- Trader Joes
- The Home Depot
- Wawa
- Wegmans
- Whole Foods

PROPERTY HIGHLIGHTS

SIDE ENTRANCE - FIRST FLOOR



ADA COMPLIANT ENTRANCE



AMPLE PARKING



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FIRST FLOOR

OFFICES



OFFICES



ENTRYWAY



KITCHENETTE



ADDITIONAL PHOTOS

CONFERENCE ROOM



EXPOSED BEAMS



THIRD FLOOR LOFT

