

PROFESSIONAL OFFICE SPACE FOR LEASE FURNISHED/PLUG & PLAY



**6,400 SF of First Class Office Space
130 Route 31 North Pennington, NJ**

Situated on a park-like setting, this stand alone building is located on Route 31 North 1 mile from Pennington, 5 miles north of Route 295 offers easy access to Princeton and the surrounding communities. Your company's identity will benefit from the exclusivity and highly visible tenant signage to substantial daily volume of passing traffic and your clients, customers and staff will enjoy the drive-up capability.

Building Features

- Space is "Move-in" Ready With Top Quality Furnishings
- First Class Interior Finishes
- Executive & Private Offices
- Executive Quality Conference Room with AV Features
- Work Station & Production Area
- Full Kitchen With Seating Area
- Main Reception With Client Waiting Area
- An Abundance of Natural Light

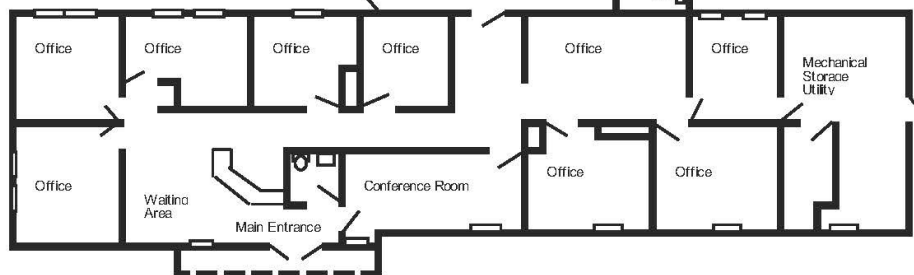
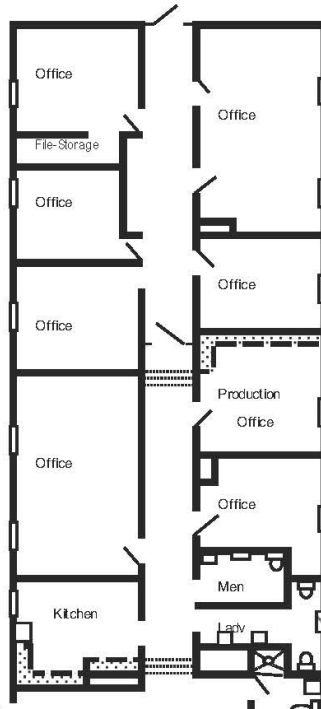
Location Features

- Exclusive Identity for a Stand Alone Single Tenant Location
- Park Like Setting
- Premier Tenant Signage on Major Highway with Visibly to a Daily Average of More than 20,000 vehicles
- Convenient Access to Surrounding Communities & Interstate Highway Network
- Ample Visitor Parking

**FOR INFO CONTACT: MICHAEL BRIEHLER
609-394-7557 X 118
MICHAEL@SEGAL-LABATE.COM**



Move-In Ready



Not to Scale



FOR INFO CONTACT: MICHAEL BRIEHLER
609-394-7557 X 118
MICHAEL@SEGAL-LABATE.COM

