

AVAILABLE FOR LEASE



500

COLLEGE ROAD EAST
AT PRINCETON FORRESTAL



160,000 SF Class A Office Space





Surrounded by some of the greatest minds and companies in the world, sits 500 College Road East at Princeton Forrestal, a Class A 160,000-square-foot, four-story office building located in prestigious Princeton, New Jersey. The building is part of Princeton Forrestal Center, a 2,200 acre master-planned, mixed use development community, home to more than 175 businesses and numerous mixed-uses including academic, research, office, residential, hotels, conference centers, retail and dining facilities, as well as 700 acres of preserved open space.

Bergman Real Estate Group acquired the asset in 2020. Bergman is an entrepreneurial, family-owned real estate firm having solidified a reputation as a credible owner/operator of multi-tenanted office buildings throughout New Jersey and other select markets.

AMENITIES:

- On-site café, game room, fitness center with locker rooms, outdoor seating areas and walking trails
- On-site ownership and property management
- Multi-media conference and training center and Bike Share Program

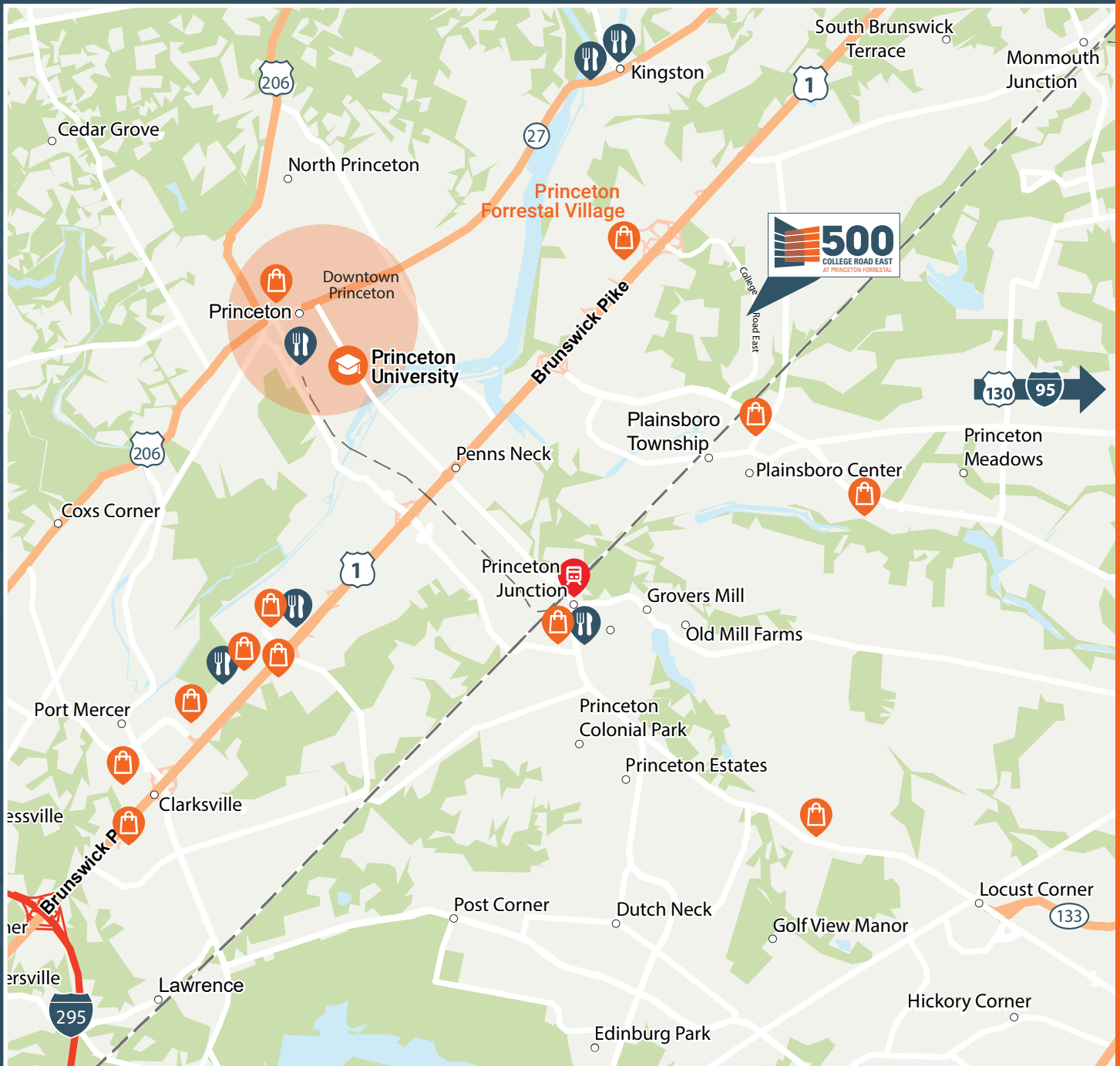
BUILDING FEATURES:

- 160,000 SF Class A four story office building situated on 15-acres
- 40,000 SF per floor
- Built in 1984, 2021 capital improvements program underway
- 4-story glass atrium lobby
- Elevator bank with seating areas
- Energy efficient design
- 20x20 column spacing with 12' slab to slab/9' finished ceiling heights
- Parking 4/1,000 SF
- 24/7 access with card reader

ACCESS

Located at the interchange of Route 1 and College Road, within minutes of Princeton University, downtown Princeton, AMTRAK/NJ Transit Princeton Junction rail station, Interstates 95/NJ Turnpike (via the Route 130 interchange) and 295, I-295 and Route 206.

500 College Road East is in close proximity to abundant area amenities along the Route 1 and Route 130 corridors including hotels, retail, restaurants, fitness centers, day-care, Princeton Forrestal Village and downtown Princeton.



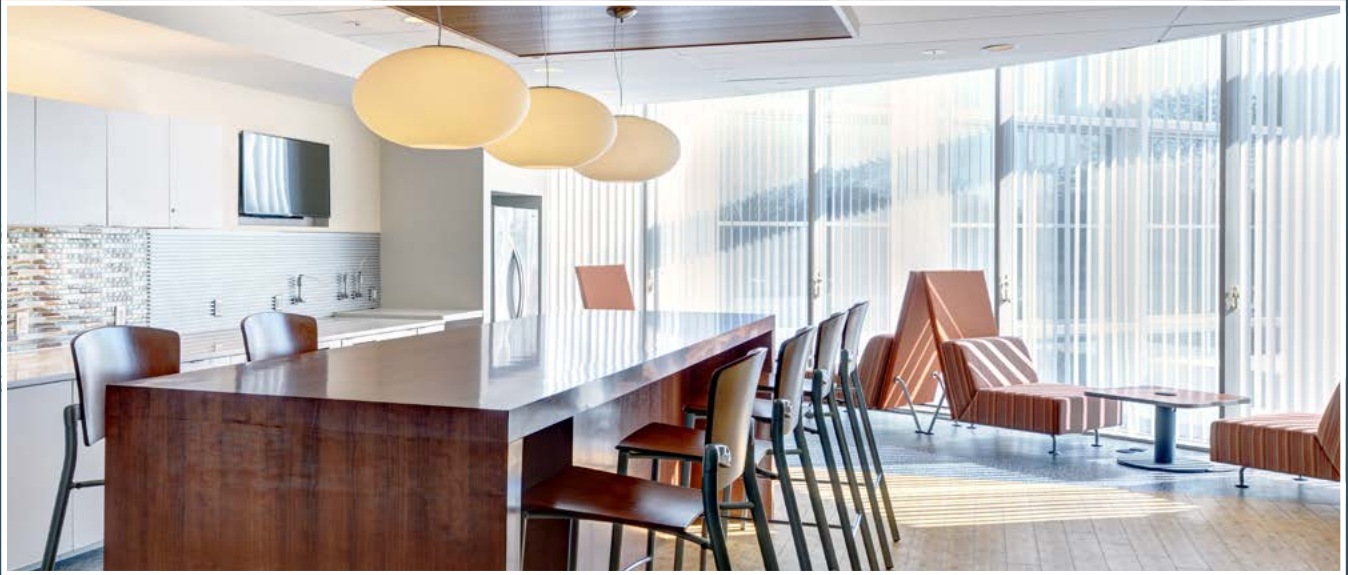
\$4M CAPITAL IMPROVEMENT PROGRAM COMPLETED

500 College Road East's access, connectivity, convenience and flexibility provides today's tenants a tremendous opportunity to grow and thrive.

IMPROVEMENTS FOCUS ON HEALTH AND WELL BEING INCLUDING:

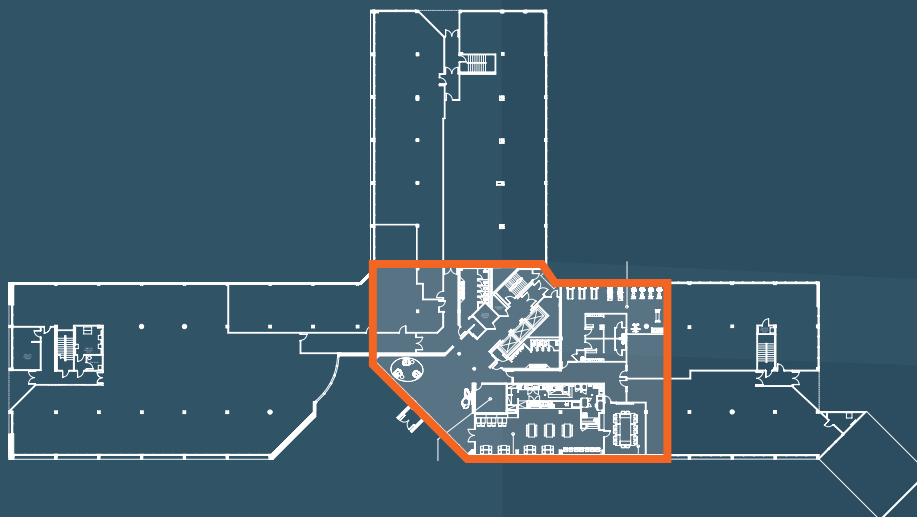
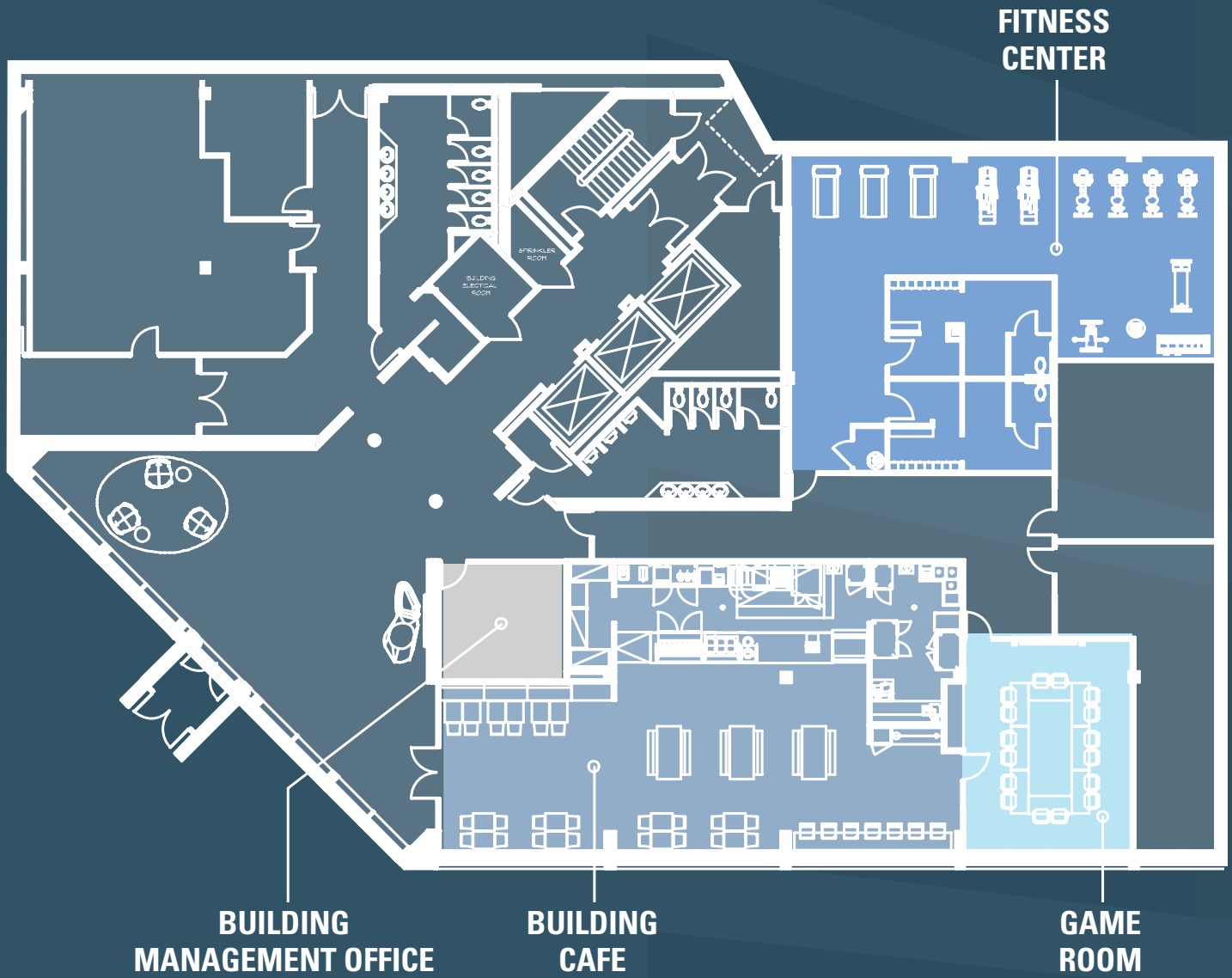
- Upgrades of the building's mechanical systems with new energy-efficient HVAC equipment
- Complete common area upgrades with all new finishes, furniture, fixtures and LED lighting
- Complete upgrades of the café and fitness center with the addition of a game room, multi-media conference and training center.
- Hardscaping and landscaping improvements with outdoor meeting space and seating
- A new Bike Share Program for tenants to take advantage of the network of bike paths within Princeton Forrestal Center.





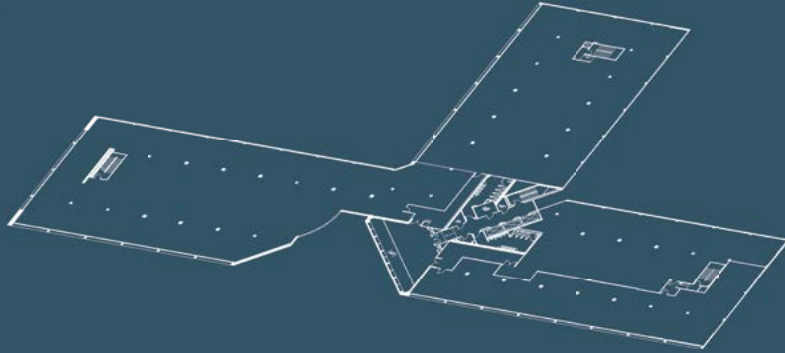
CONNECTIVITY & CONVENIENCE

1ST FLOOR AMENITY PLAN



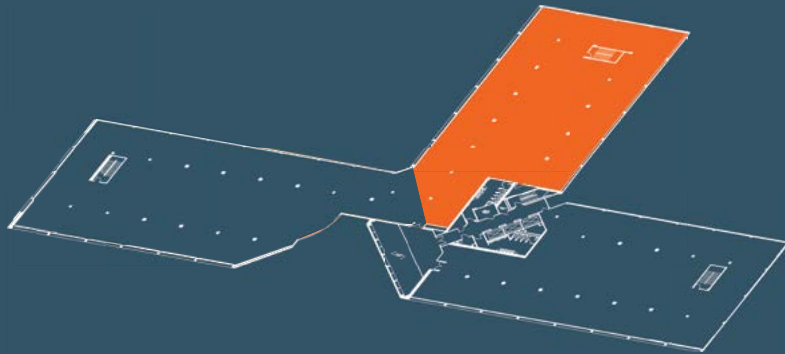
FLEXIBILITY

AVAILABLE SPACE FROM 1,478 RSF TO 19,786 RSF



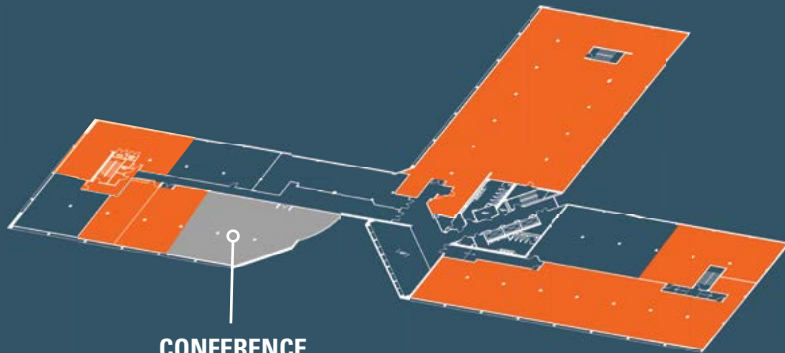
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FULLY LEASED



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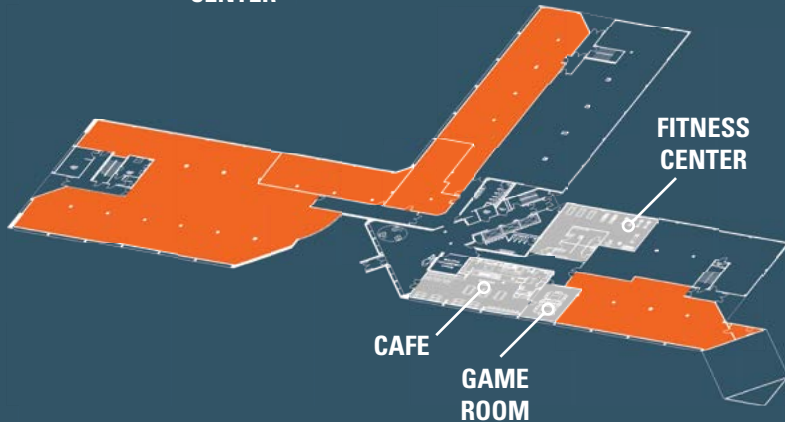
11,194 RSF



CONFERENCE
CENTER

2

1,728 RSF - 12,482 RSF



CAFE

GAME
ROOM

FITNESS
CENTER

1

1,478 RSF - 19,786 RSF

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