



Commercial Property Network, Inc.

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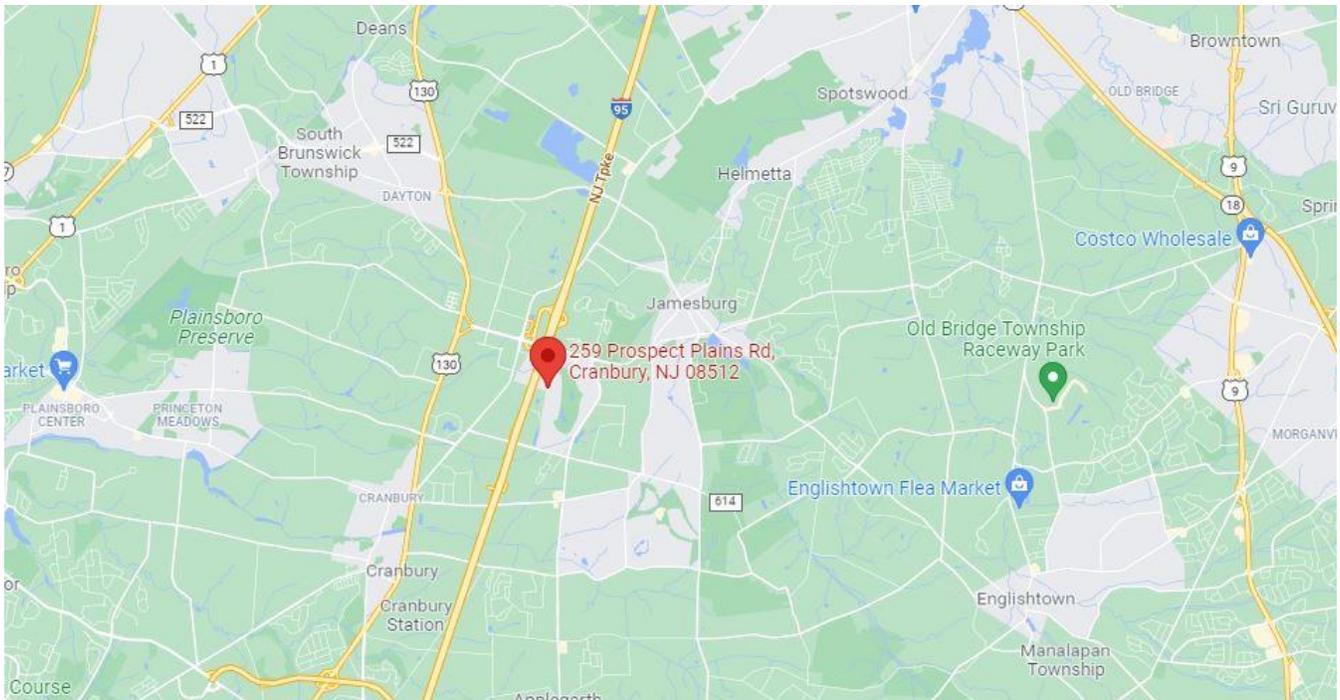
FOR LEASE: 5145/SF Cranbury/Monroe, Exit 8A

All furnishings in place. Efficient single-story design. Plug & Play. Signage.

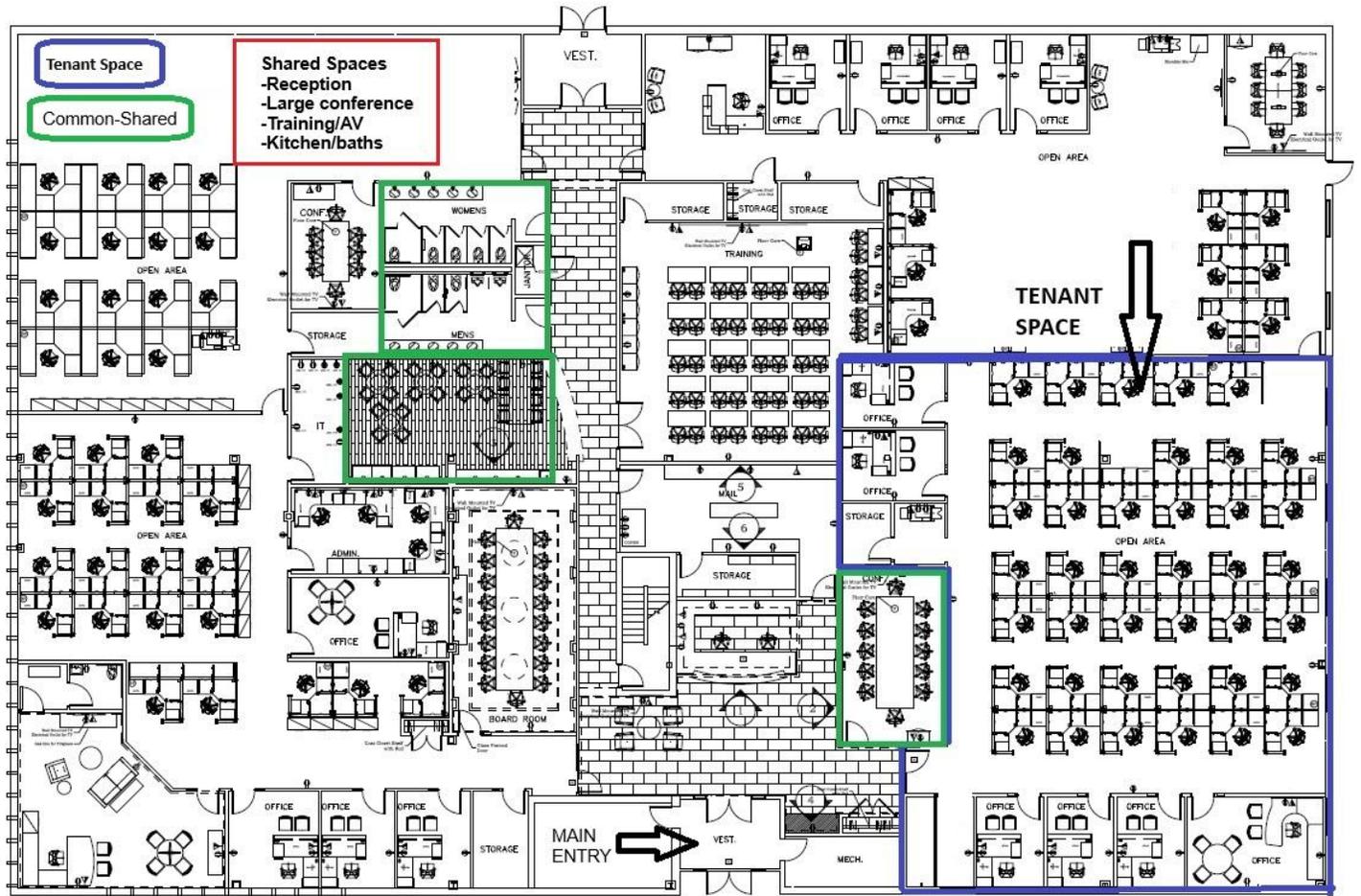
Access to large kitchen, conference room and large training area w/AV.



PROPERTY LOCATION 259 Prospect Plains Road/Building "F", just off Exit 8A, Cranbury, NJ

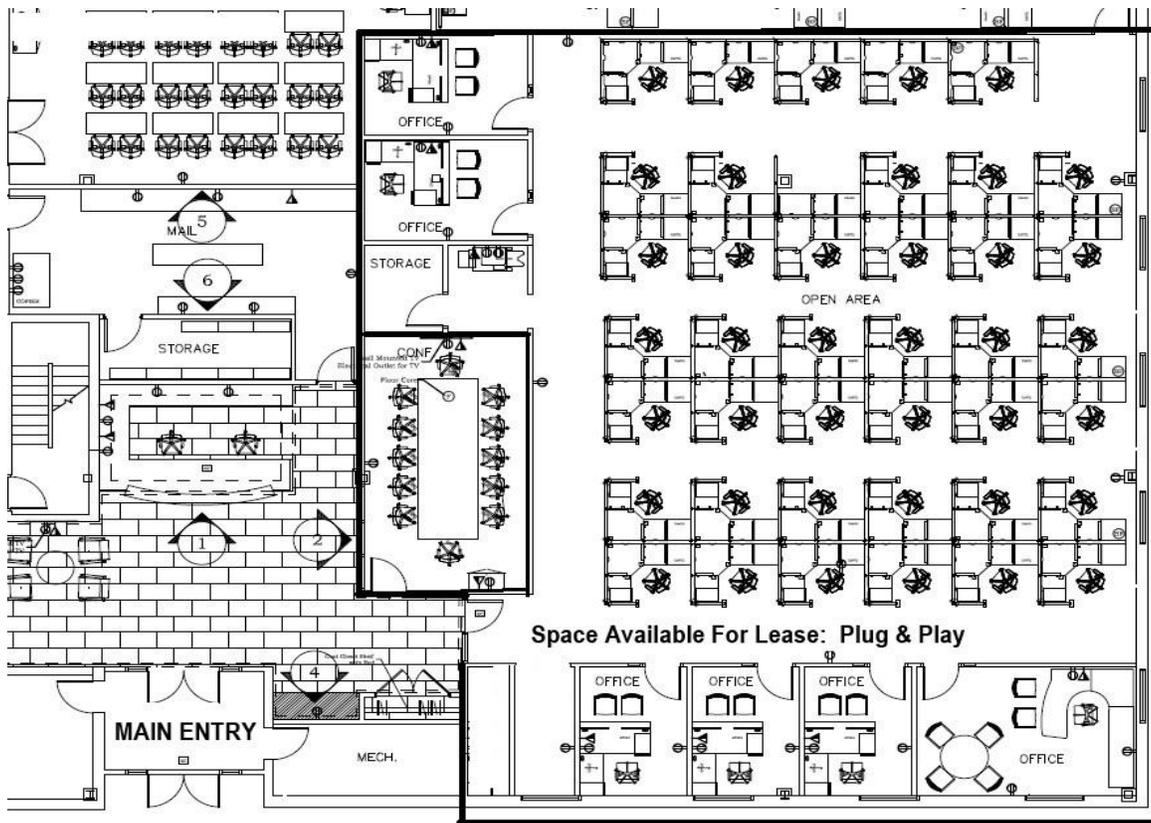


PLAN-Shown within total building



- Complex: Multi-tenant corporate campus, blend of various ownership groups.
Matrix Corporate Campus, comprising over 342,000 in 13 buildings.
- Age: Completed in 2017, building 100% reno from shell to high-end renovation.
- Parking: 4/1000, in front and rear.
- Design: Front corner, just off entry
Full perimeter window line
Fully furnished offices and 40+ quality work stations
Potential for shared training room for 40+, all AV
Shared access to conference area, for 10+
Shared kitchen
- Lease: Immediate occupancy
Seeking 3+ year lease
Asking \$24.50/SF

FLOOR PLAN EXPANDED-5145/RSF



SITE PLAN – Building F



Sale: Sale terms considered. Building is approximately 22,000/SF. Ideal for owner-user, offering income with expansion potential

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