

BOMA
NEW JERSEY

BOMA
TOBY
AWARDS



500
COLLEGE ROAD EAST
AT PRINCETON FORRESTAL

BERGMAN
CARES

160,000 SF Class A Office Space

AVAILABLE FOR LEASE




BERGMAN
REAL ESTATE GROUP

 **JLL**



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

WINNER OF THE
2023 BOMA TOBY® AWARD*

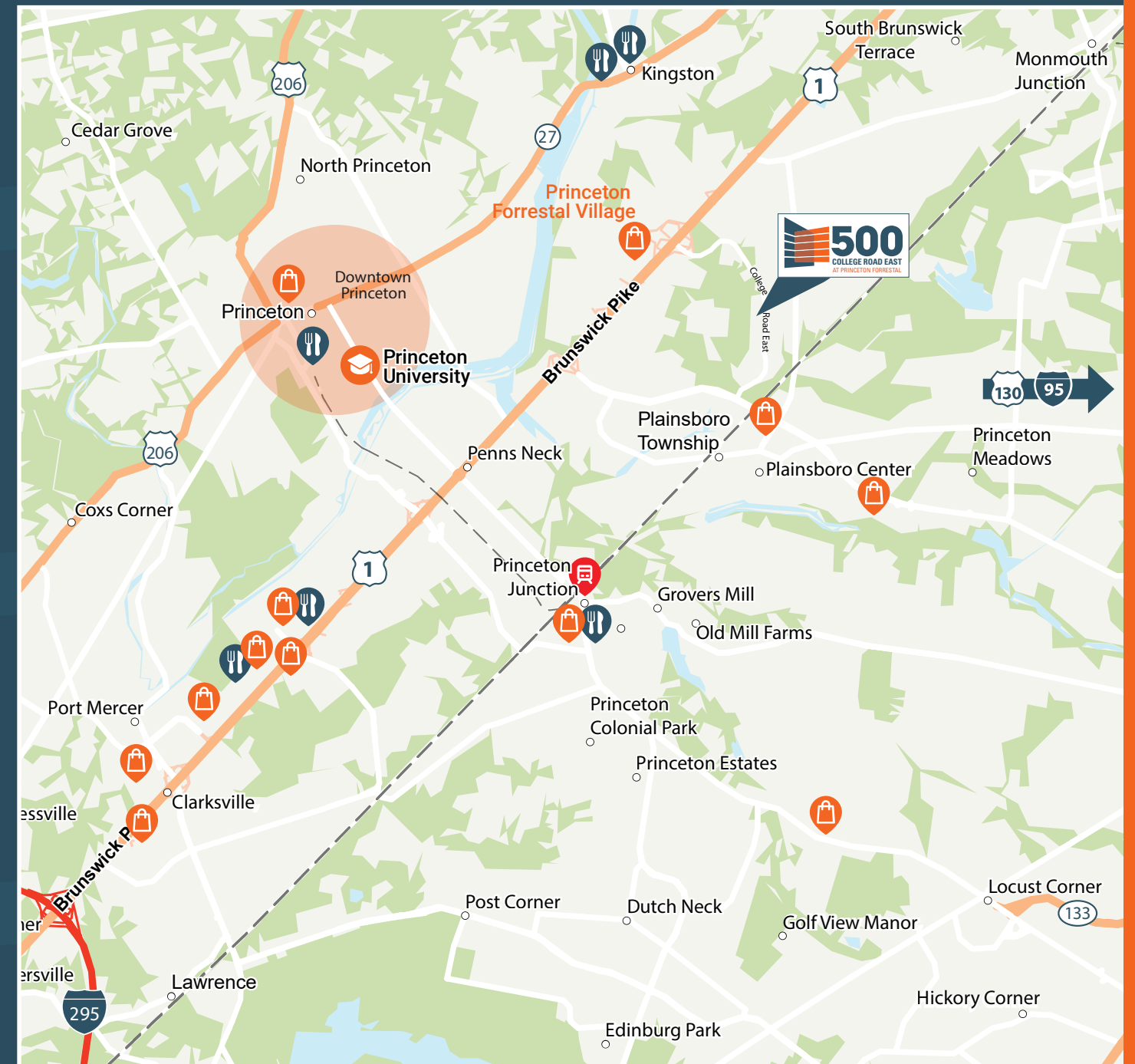
The Outstanding Building of the Year (TOBY® Awards) is the most prestigious and comprehensive program of its kind.



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.

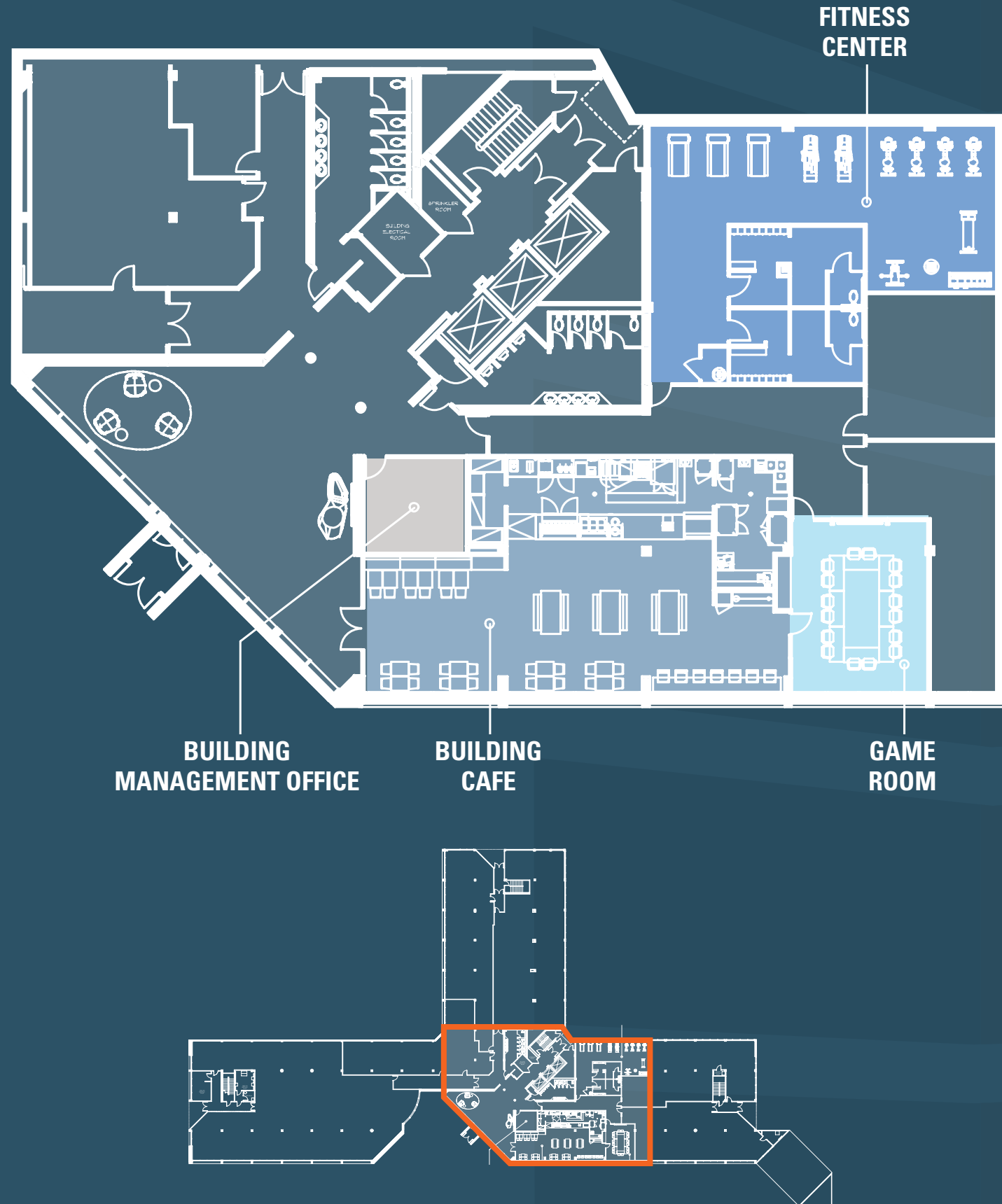
IMPROVEMENTS FOCUS ON HEALTH AND WELL BEING INCLUDING:

- 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.



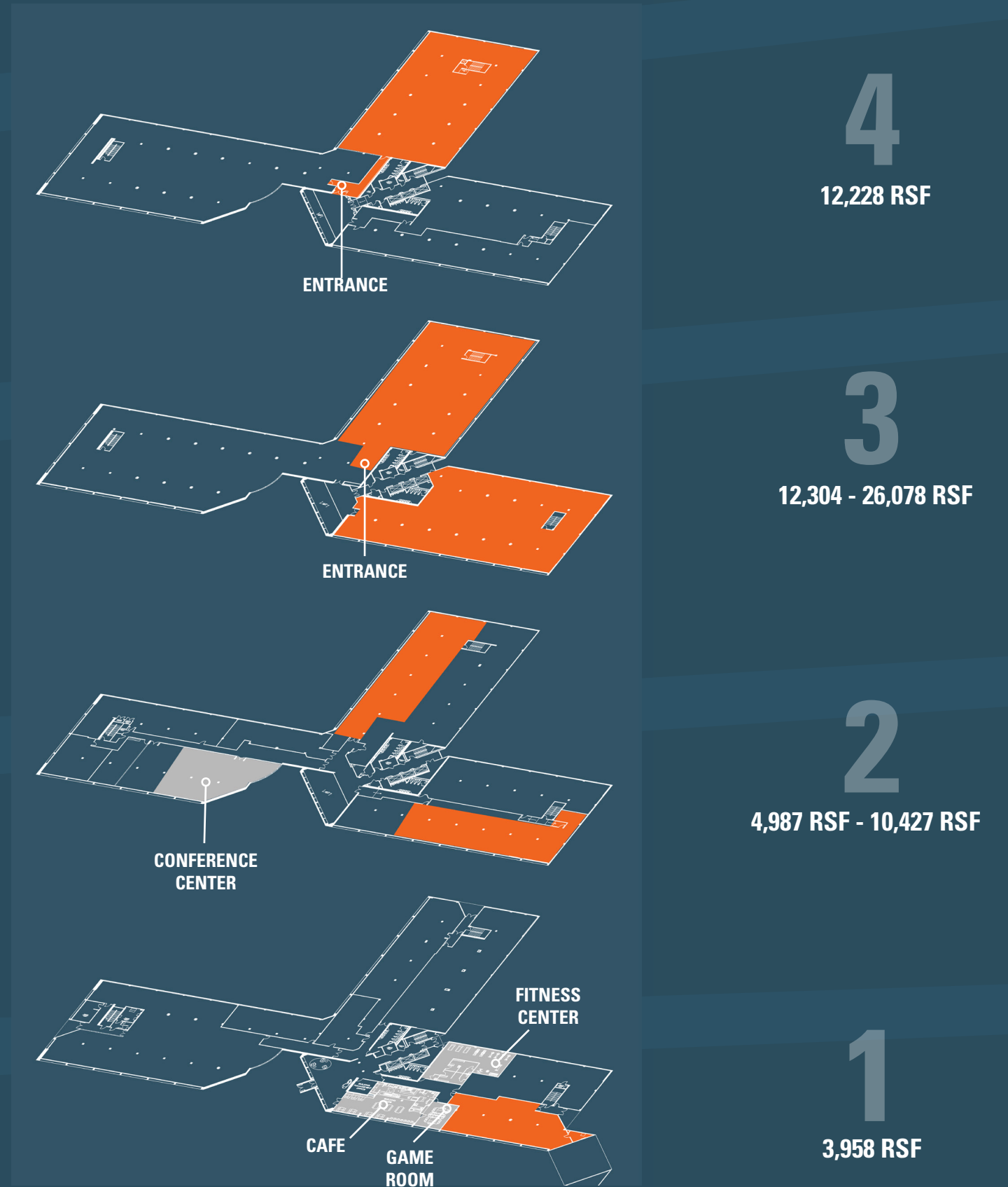
CONNECTIVITY & CONVENIENCE

1ST FLOOR AMENITY PLAN



FLEXIBILITY

AVAILABLE SPACE FROM 3,958 RSF TO 26,078 RSF



For leasing information:



Vinny DiMeglio

+1 609 454 5242

vinny.demeglio@am.jll.com

Erin Moran

+1 732 673 0773

erin.moran@am.jll.com

Owned and managed by:



John Osborne, Executive Director Leasing

+1 732 855 8600 ext. 155

josborne@bergmanrealty.com

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The Outstanding Building of the Year (TOBY® Awards) is the most prestigious and comprehensive program of its kind in the commercial real estate industry recognizing quality in commercial buildings and rewarding excellence in building management. During the competition, all facets of a building's operations are thoroughly evaluated. Buildings are judged on everything from community involvement, tenant relations and Site management to environmental and "green" policies and procedures. The competition consists of three levels and begins at the BOMA local association level. Winning entries advance from there to the regional level and, finally, regional winners advance to the BOMA International level. The TOBY® Awards program and banquet are proudly sponsored by Home Depot Pro.