



7&9 ROSZEL ROAD



# PREMIER OFFICE SPACE NOW AVAILABLE FOR LEASE

AN IDEAL WORKPLACE LOCATION  
IN THE HEART OF PRINCETON







# 7 & 9 ROSZEL ROAD

## PREMIER OFFICE SPACE AT 7&9 ROSZEL ROAD ROAD, LOCATED IN ONE OF NEW JERSEY’S MOST HIGHLY DESIRABLE LOCATIONS

These two Class A office buildings create a campus atmosphere offering an incredible opportunity to up-level the employee experience. In-demand for its prime location just one mile from NJ Transit’s Princeton Junction Station, directly accessible from Route 1, and only a 10-minute drive from I-295 are just some of the key attributes that set this location apart from the competition.

### PROPERTY HIGHLIGHTS:



Ideal location with access to the Northeast’s main thoroughfares and urban cores



8,000 SF fitness center



2 outdoor patios



Heated walkway between buildings



Park-like setting with direct access to trails



Efficient and divisible floor plates



Common conferencing space/training room



Highly-visible signage opportunities



Game room



Café/Lounge





7  
ROSZEL  
ROAD

CURRENT TENANTS  
miax  
MERRILL LYNCH  
A BANK OF AMERICA COMPANY

SPACE AVAILABLE



9  
ROSZEL  
ROAD

FULL BUILDING OCCUPIER  
Bristol Myers Squibb





# AMENITIES AT 7 ROSZEL ROAD

7 Roszel Road is set to unveil newly renovated common areas, café spaces, and conferencing areas to bring a modernized workplace experience and new, market-leading amenities to attract today's leading workforce.



CAFÉ AND LOUNGE SEATING



DINING AREA



ELEVATOR LOBBY



NEW CAFÉ ENTRANCE



CONFERENCE & TRAINING ROOM



MAIN LOBBY



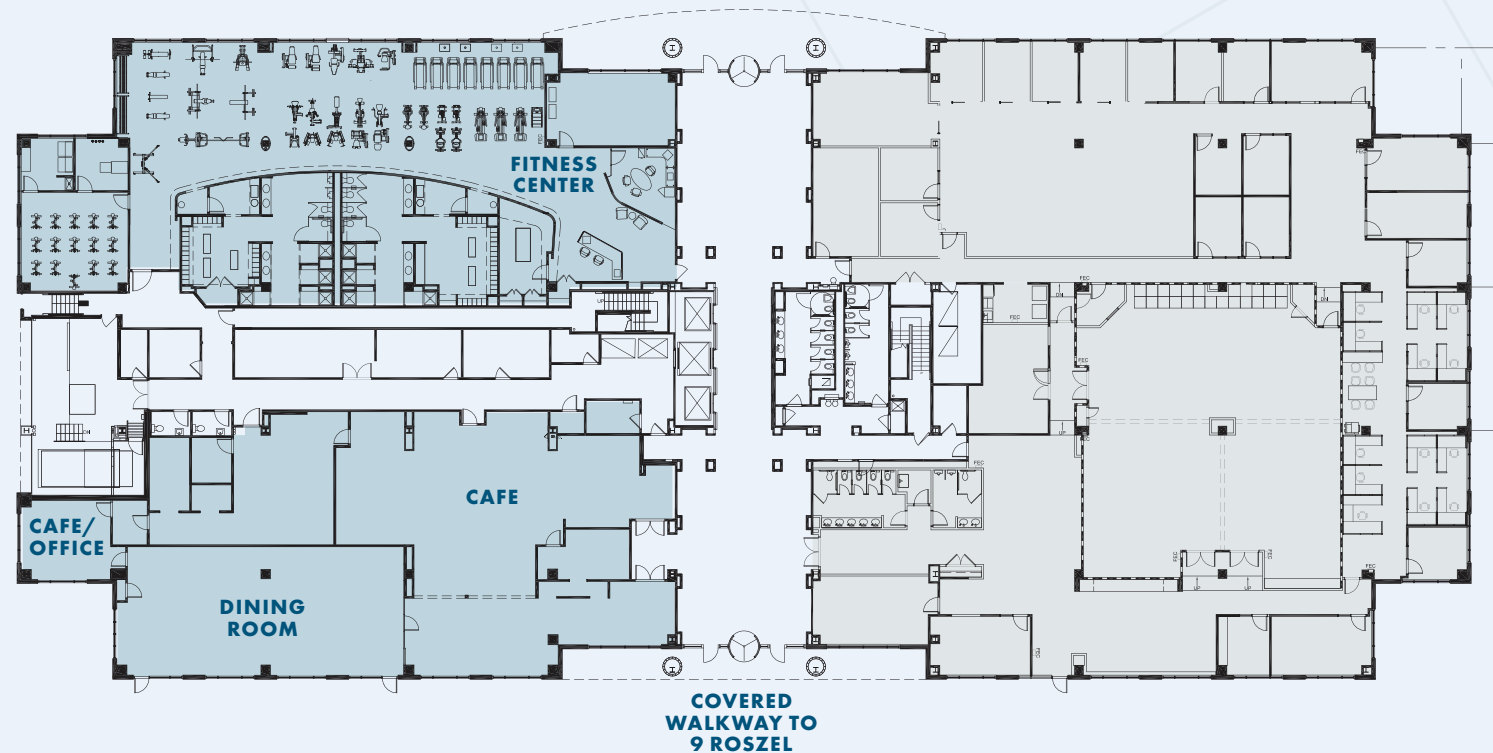


# 7 ROSZEL ROAD 140,589 SF AVAILABLE (DIVISIBLE)

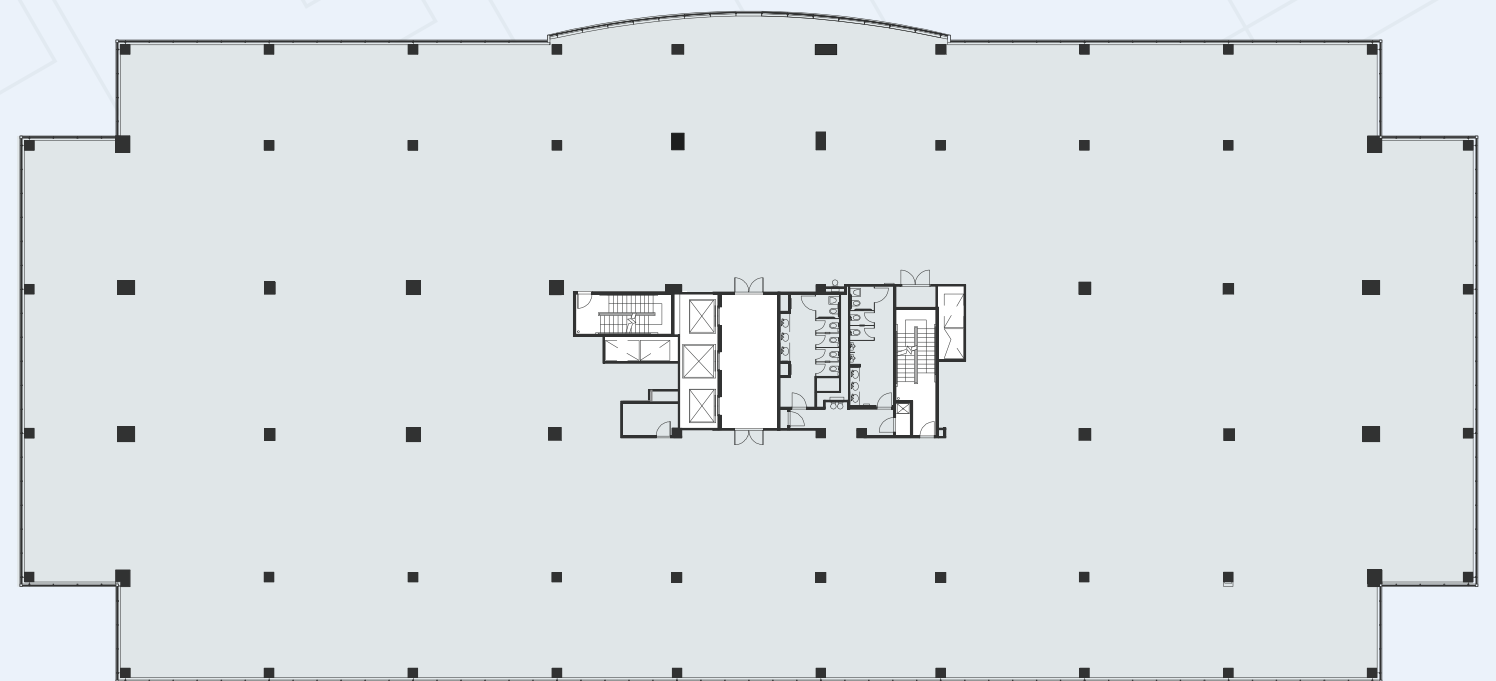
This five-story, 192,006 SF building includes shared amenities on the first floor and contiguous office space ranging from 39,553 SF to 44,118 SF on floors two to five. These floor plates are highly efficient with 30'x30' column spacing with divisible options to fit a variety of space requirements.



## FIRST FLOOR:



## TYPICAL FLOOR:







## TRANSIT & ACCESS

Minutes from downtown Princeton, this location is highly desirable in New Jersey due to its strategic position between New York City and Philadelphia, excellent transportation infrastructure, access to a highly skilled workforce including close proximity to a talent pool at Princeton University. The location also boasts connectivity to rail lines including NJ Transit at Princeton Station and Princeton Junction Station, and Amtrak's Northeast Corridor, and is just minutes from I-295 and I-95.

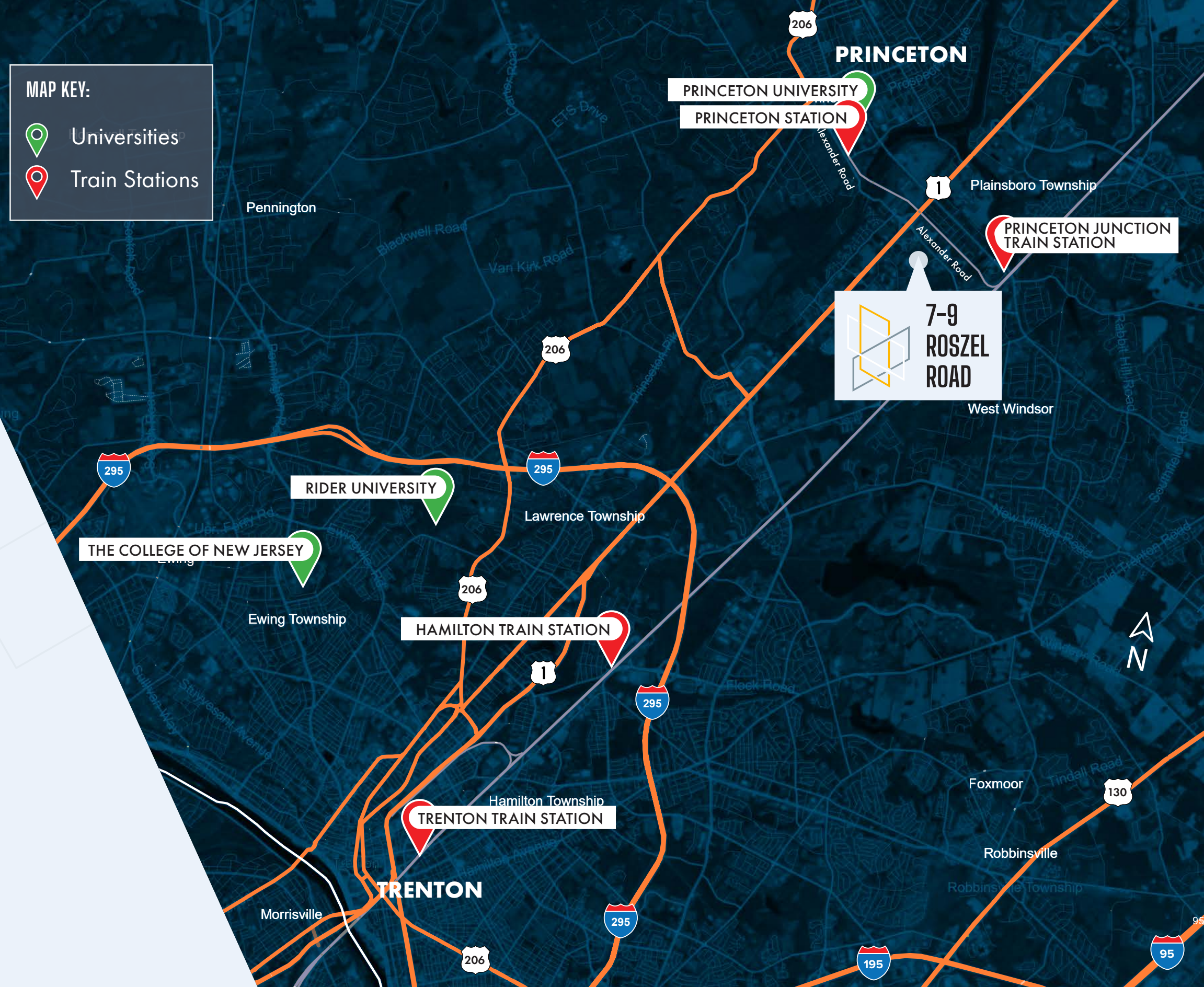
### NEARBY URBAN HUBS:

Downtown Princeton – **2 miles**

Trenton – **10 miles**

Philadelphia – **45 miles**

New York – **50 miles**





# A VIBRANT DESTINATION

Adjacent to Carnegie Center, a 560-acre master-planned office park, and the surrounding Route 1 corridor offers tenants access to an array of amenities. From shopping centers and malls to numerous restaurants and conveniences like banks, fitness centers and childcare facilities, this location makes for a true workplace destination.

## ACCESSIBLE IN LESS THAN A 10-MIN DRIVE:



12+ restaurants



5 banks



9 hotels



3 fitness centers



8 malls and shopping plazas



2 childcare centers

### MAP KEY:

-  Hotels
-  Retail



QUAKER BRIDGE MALL

MERCER MALL DRIVE

NASSAU PARK PAVILION

WINDSOR GREENS

MERCER FAIR

RESIDENCE INN PRINCETON

HYATT PLACE PRINCETON

HILTON GARDEN INN PRINCETON

7-9  
ROSZEL  
ROAD

ALEXANDER ROAD

PLAINSBORO PLAZA

PRINCETON FOREST VILLAGE

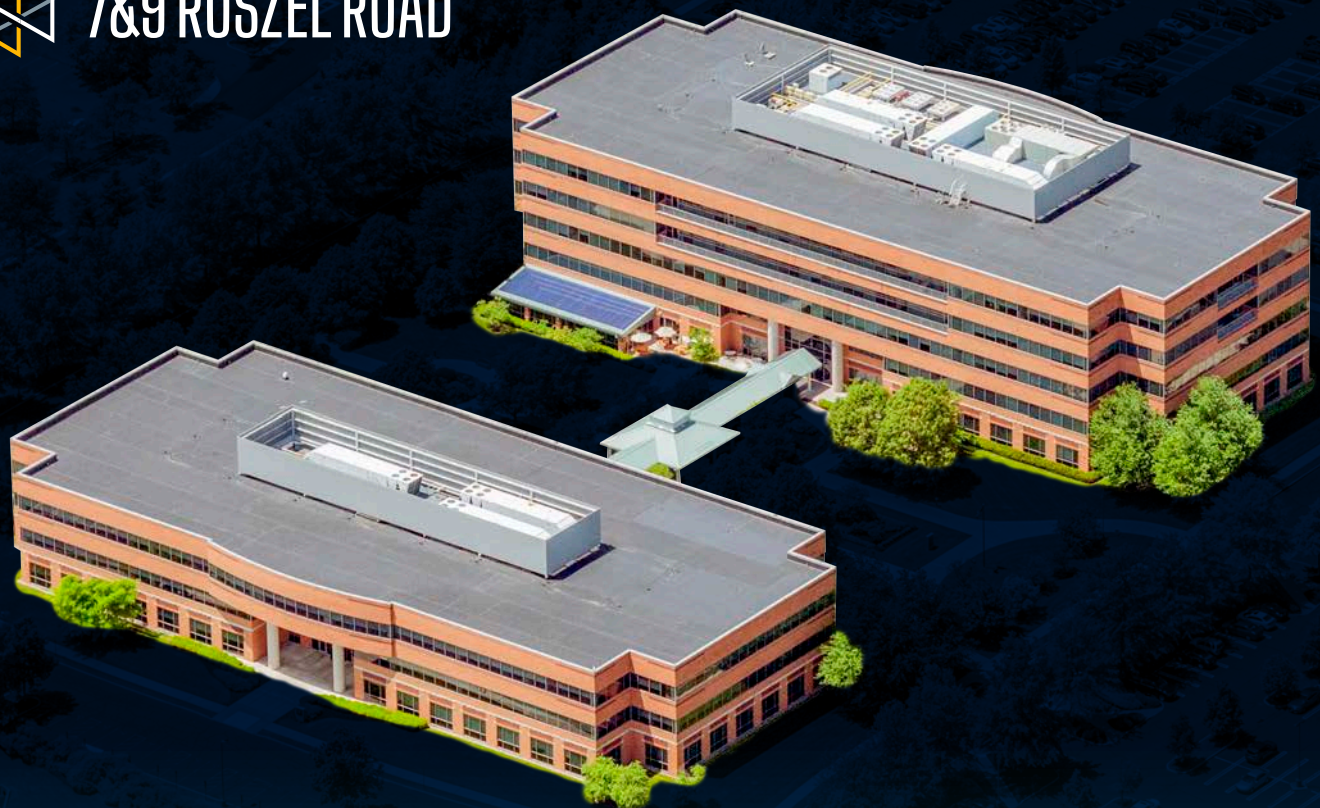
COURTYARD PRINCETON

HOMEWOOD SUITES BY  
HILTON PRINCETON





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