

**25 S. Montgomery Street  
Trenton, NJ**

**Office Space**  
up to 96,000 SF  
Divisible to 13,000 SF

## **Mercer County's most compelling office opportunity**

Move into Trenton's  
New Downtown and enjoy:

- Economic Incentives
- Transit Access
- Downtown Retail

### **Features**

- Prime Location
- 13,000 SF Floors
- Divisible
- Overlooking Historic Mill Hill Park
- Walk to Trenton Transit Center
- Incredible Incentives Available
- 40-Car lower-level parking
- Private parking available



### **Rent Information**

\$19.50 Sq. Ft. + Utilities

### **Numerous Incentives Available**

- UEZ
- City of Trenton

### **NJ Economic Development Authority**

The NJ Aspire program offers

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**MERCER  
OAK  
REALTY**

200 PRINCETON SOUTH CORPORATE CENTER | SUITE 100 | EWING, NJ | 08628 | 609.452.0200 | [MERCEROAK.COM](http://MERCEROAK.COM)

# 25 S. Montgomery Street Trenton, NJ

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Divisible to 13,000 SF

## Economics

25 South Montgomery offers an unbeatable financial incentive package.

The combination of New Jersey's Aspire Program, Urban Enterprise Zone and real estate tax abatement savings make this a compelling opportunity.

- Aspire Program – NJ Corporate Tax Credits available for companies that relocate to this location. Tax Credits can be used or sold to offset occupancy costs.
- Urban Enterprise Zone – No sales tax paid on any purchases for your new office location including supplies, equipment and technology.
- Real Estate Taxes – Through the State's Garden State Growth Zone Program, real estate taxes are projected to be less than \$1.00 PSF for the first 10 years.

## Recruiting

25 South Montgomery is the most connected location in Central New Jersey at the crossroads of all train lines and a major highway network including Routes 1, 29, 33, 95, 195, 295 and the NJ Turnpike.

The Trenton Transit Center is a premiere transportation hub along the Northeast Corridor "mega region" that stretches from Boston to Washington, DC.

Tap into the labor markets of Northern, Central and Southern New Jersey and Philadelphia through four distinct rail lines:

NJ Transit Northeast Corridor Line  
AMTRAK Northeast Corridor Line  
NJ Transit Riverline  
SEPTA



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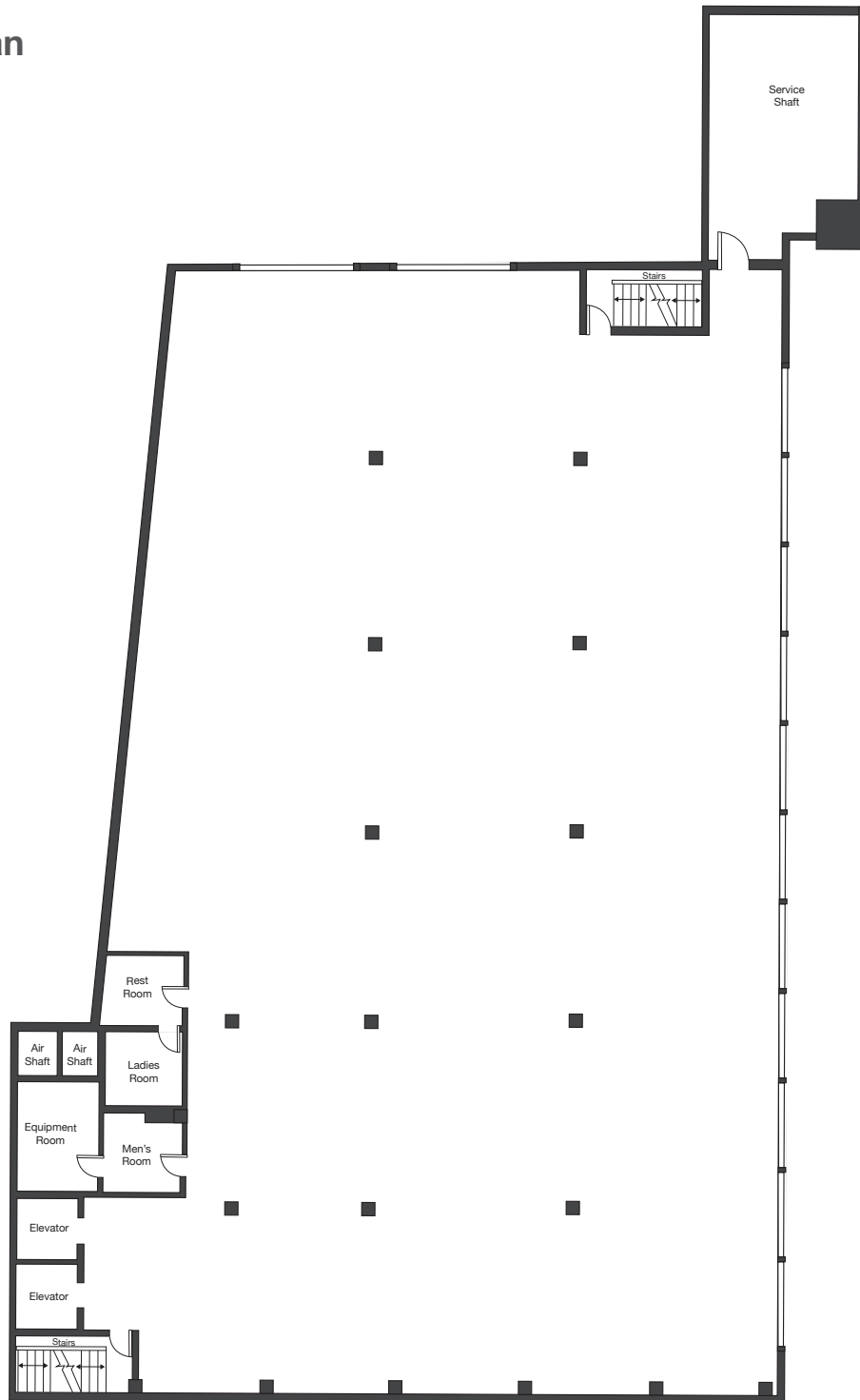


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### Typical Floor Plan



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Mill Hill Park PNC Bank **Starbucks**

Snipes **Cafe 128** Santander The Big Easy

Columbus Pizza **Colonial Farms** Classics Bookstore

**Checkers** Downtown Deli **The Hummingbird**

Delia's Empanada Cafe Arlee's Raw Blends

**Downtown**

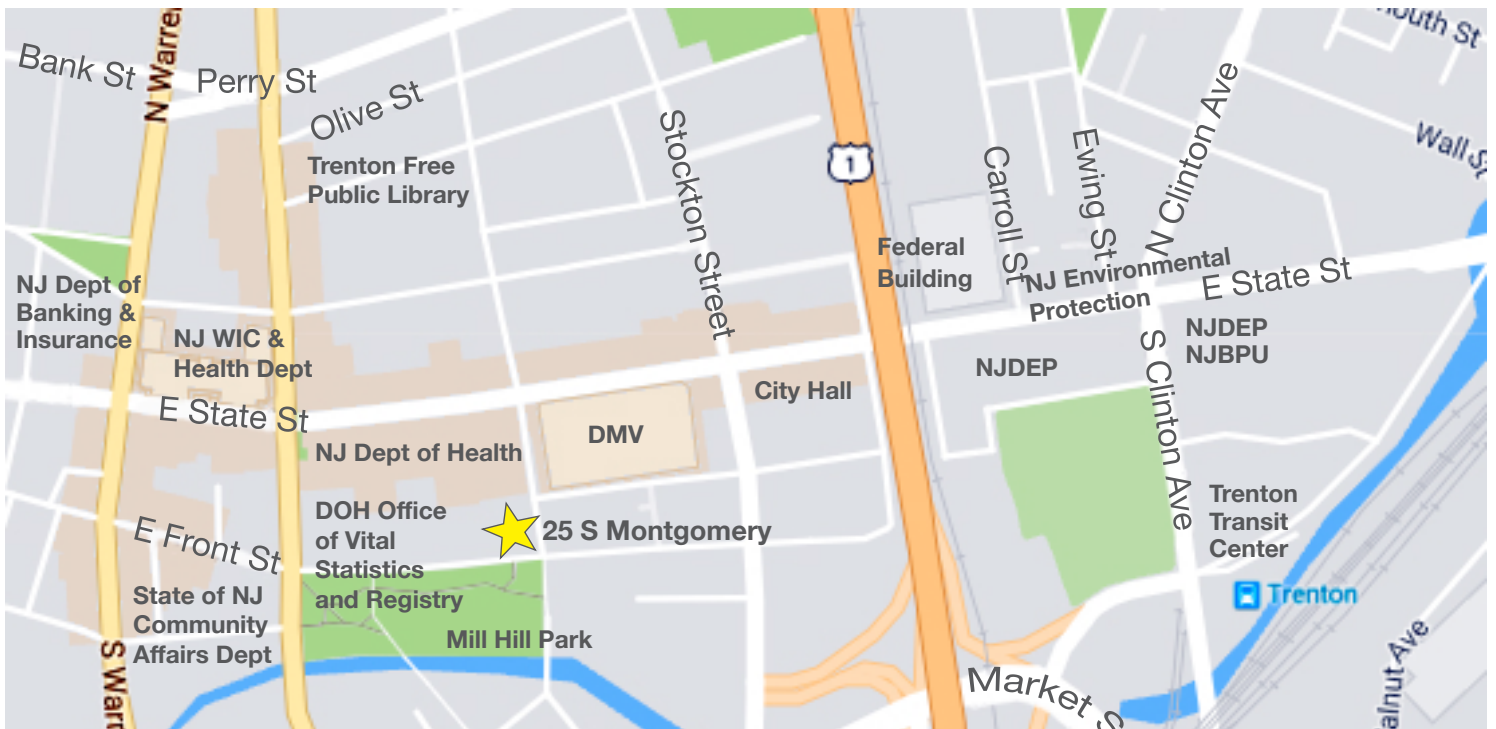
Bank of America **Subway** Mill Hill Playhouse

H&R Block Haute Nails Giaquinto Shoe Repair

Gyro Express Sunrise Luncheonette State Barber Shop

Wells Fargo Tracey's Kitchen **Trenton Bagel** TD Bank

**Dunkin'** City Deli **Smokehouse BBQ**



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