

# ONE INDEPENDENCE WAY PRINCETON, NEW JERSEY



**FIRST FLOOR  
AVAILABLE FOR LEASE  
25,000 SF TOTAL**


**Plug & Play Suite PLUS Shell Space**

Prominent Princeton address easily accessible  
along the amenity rich Route 1 corridor

# BUILDING HIGHLIGHTS

Located right off amenity rich Route 1, in prestigious Princeton, New Jersey and nestled in a mature woodland setting, One Independence Way affords tenants walking/jogging trails, outdoor seating, beautiful views from all four floors and tremendous accessibility. Its prime, central New Jersey location offers ready access to a skilled and highly educated work force.

This Princeton area office building, under new ownership and recently renovated with upgraded common areas, grab & go cafe and fitness center, also provides efficient, multi-zoned heating and air cooling systems, three high speed, computer controlled elevators, and abundant parking and on-site property management

 **113,998 SF**  
CLASS A BUILDING

 **28,250 SF**  
TYPICAL FLOOR

 **MONUMENT**  
SIGNAGE

 **FITNESS CENTER**  
ON-SITE

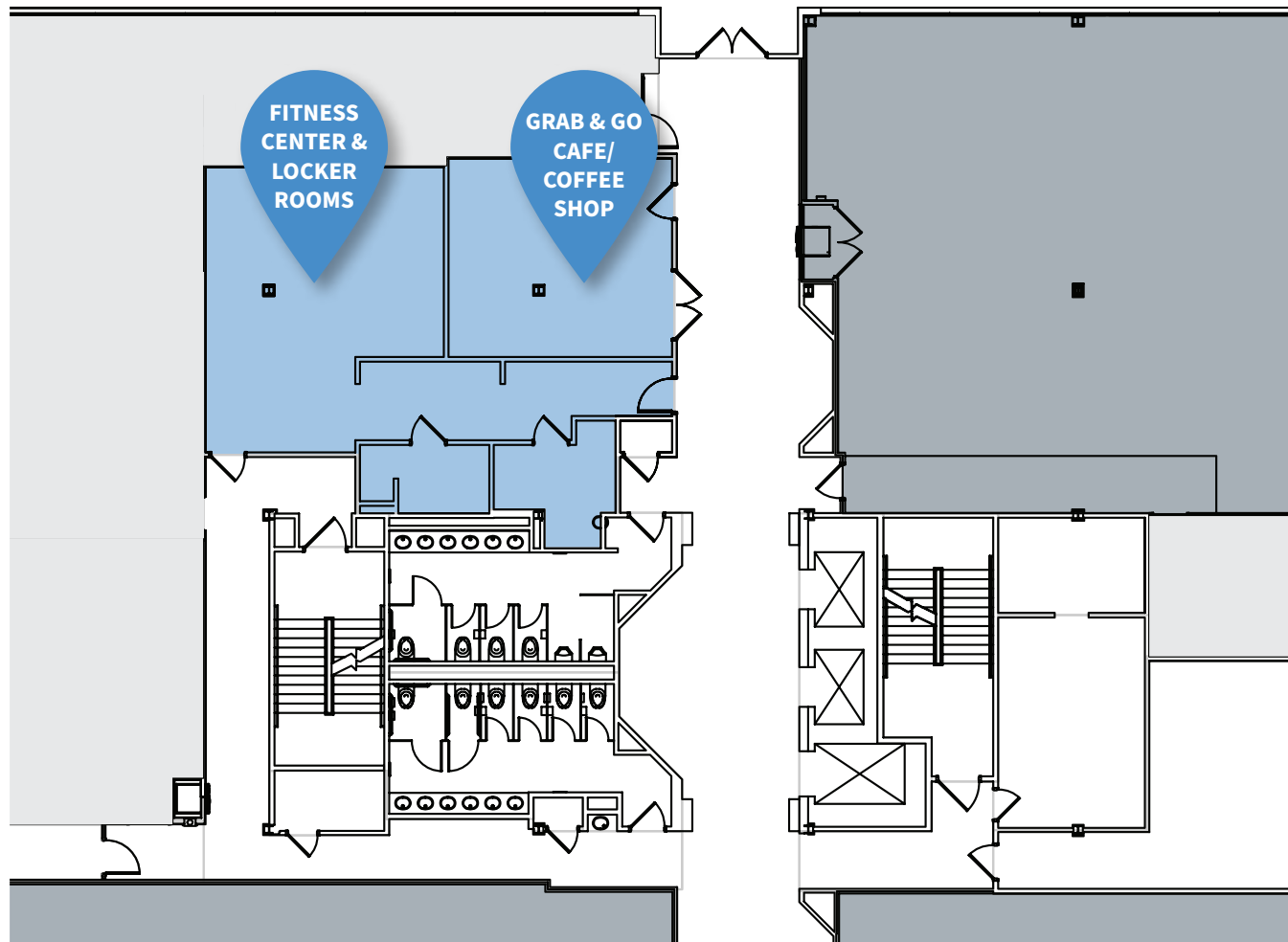
 **GRAB & GO**  
CAFE

 **PLENTIFUL**  
PARKING

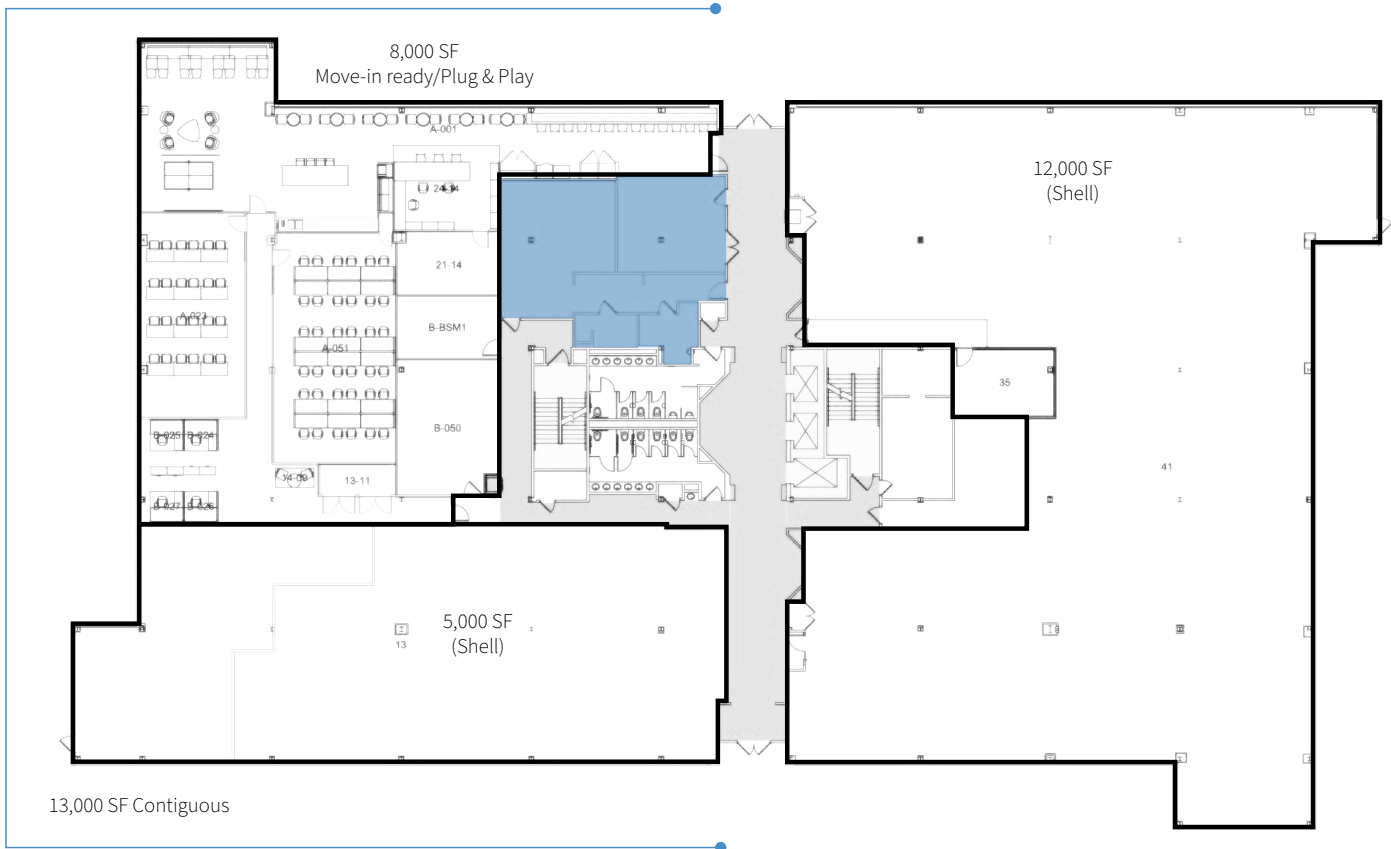




# ON-SITE AMENITIES



## FIRST FLOOR 25,000 SF PLUG & PLAY SUITE WITH OPTION FOR EXPANSION PLUS FUTURE READY SHELL SPACE



# BUILDING SYSTEMS

## Elevators:

- **Passenger(s):** Two 2,500 lb.
- **Freight:** One 4,000 lb.

## HVAC:

- **Cooling:** Two 135-ton Mammoth air-cooled condensing units provide cooled air to VAV terminals in ceiling plenums
- **Heating:** Three modular gas-fired hot water boilers totaling 2,700,000 BTU/HR supply hot water via circulating pumps to perimeter fin tube radiation
- **Control:** Local thermostats

## Energy Management:

- Honeywell WEBs-AX System controls HVAC, hot water heaters, and parking lot lighting

## Electric Service:

- 2,500 amp, 277/480 volt 3-phase service

## Generator:

- 45.2 KW natural gas powered Olympian generator that backs up life safety equipment

## Fire/Life Safety:

- 100% wet system

## Utilities:

- Electric: PSE&G, SunRay Power
- Gas: PSE&G
- Water: South Brunswick Township
- Sewer: South Brunswick Township
- Fiber: Comcast and Verizon



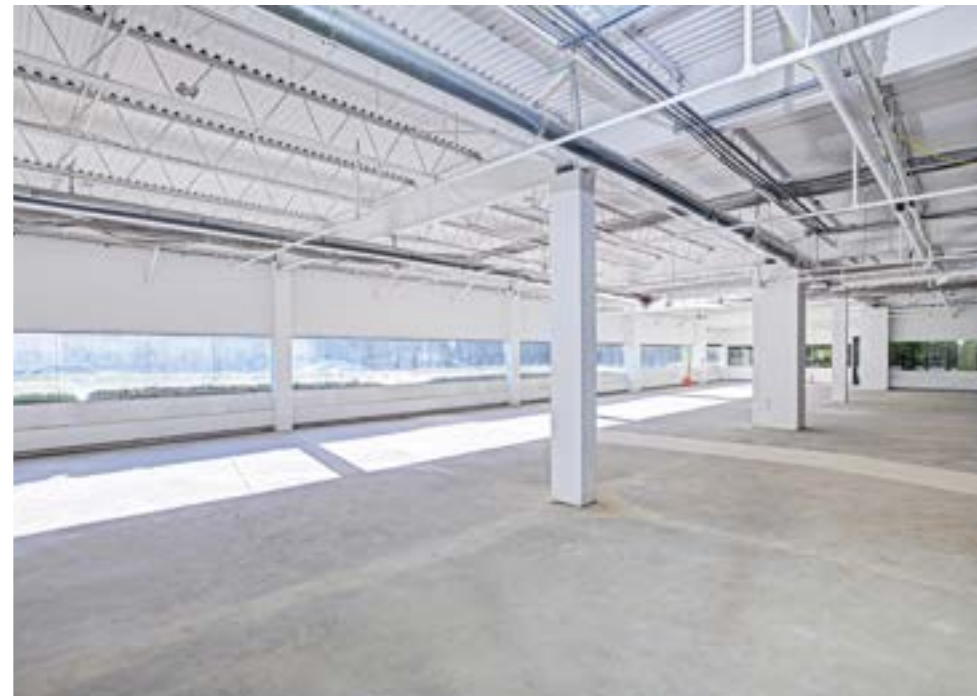


# AVAILABLE SPACE

## FIRST FLOOR

**25,000 SF TOTAL**

8,000 Plug & Play Contiguous  
with 5,000 SF Shell Space  
Plus 12,000 SF Additional Shell Space





# PROMINENT PRINCETON LOCATION

Situated minutes from the Route 1 / I-295 Interchange in Princeton, 1 Independence offers superior accessibility and visibility with monument signage opportunity.





# PROMINENT PRINCETON LOCATION



## RESTAURANTS

1. Red Lobster
2. KC Prime Restaurant Steakhouse
3. Buffalo Wild Wings
4. Brickhouse Tavern & Tap
5. On the Border Mexican Grill & Cantina
6. Papa John's Pizza
7. Ruby Tuesday
8. Asian Bistro
9. Dunkin Donuts
10. Subway
11. Mizu Japanese Cuisine

## RETAIL

1. Mercer Mall
2. Quakerbridge Mall
3. Costco
4. Nassau Park Pavilion
5. Windsor Green Shopping Center
6. Market Fair Mall
7. Princeton Forrestral Village
8. Plainsboro Plaza
9. Rite Aid
10. Windsor Plaza
11. 7-Eleven

## CHILD CARE

1. The Goddard School
2. Lakeview Child Center

## HOTEL

1. Hilton Garden Inn
2. Red Roof Inn
3. Quality Inn
4. Residence Inn by Marriott Princeton
5. Hyatt Place Princeton
6. Courtyard by Marriott Princeton
7. Homewood Suites by Hilltop Princeton
8. Holiday Inn Express
9. Crown Plaza Princeton

## FITNESS & WELLNESS

1. CrossFit Ex Novo
2. Princeton Fitness & Wellness at Plainsboro
3. Lifetime Athletic Princeton
4. Princeton Medical Center
5. CHOP Specialty Care Center Princeton

## BANKS

1. Wells Fargo Bank
2. PNC Bank
3. Santander Bank
4. Bank of America
5. Chase Bank

# UNPARALLELED ACCESS AND AMENITIES



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