



 **JLL** | KORE CAPITAL

For lease

600 & 700 Alexander Park
27,995 SF

Building upgrades coming soon

700 Alexander - available for lease

- Suite 200 - 8,075 SF
- Suite 301 - 3,020 SF
- Suite 300 - 16,900 SF

Units from 3,020 - 16,900 SF

600 & 700 Alexander Park are two fully renovated office buildings located in West Windsor Township, conveniently located only a half mile from the Princeton Junction train station with NJ Transit and Amtrak services to NY Penn Station, Philadelphia, and Washington DC.

600 Alexander Park

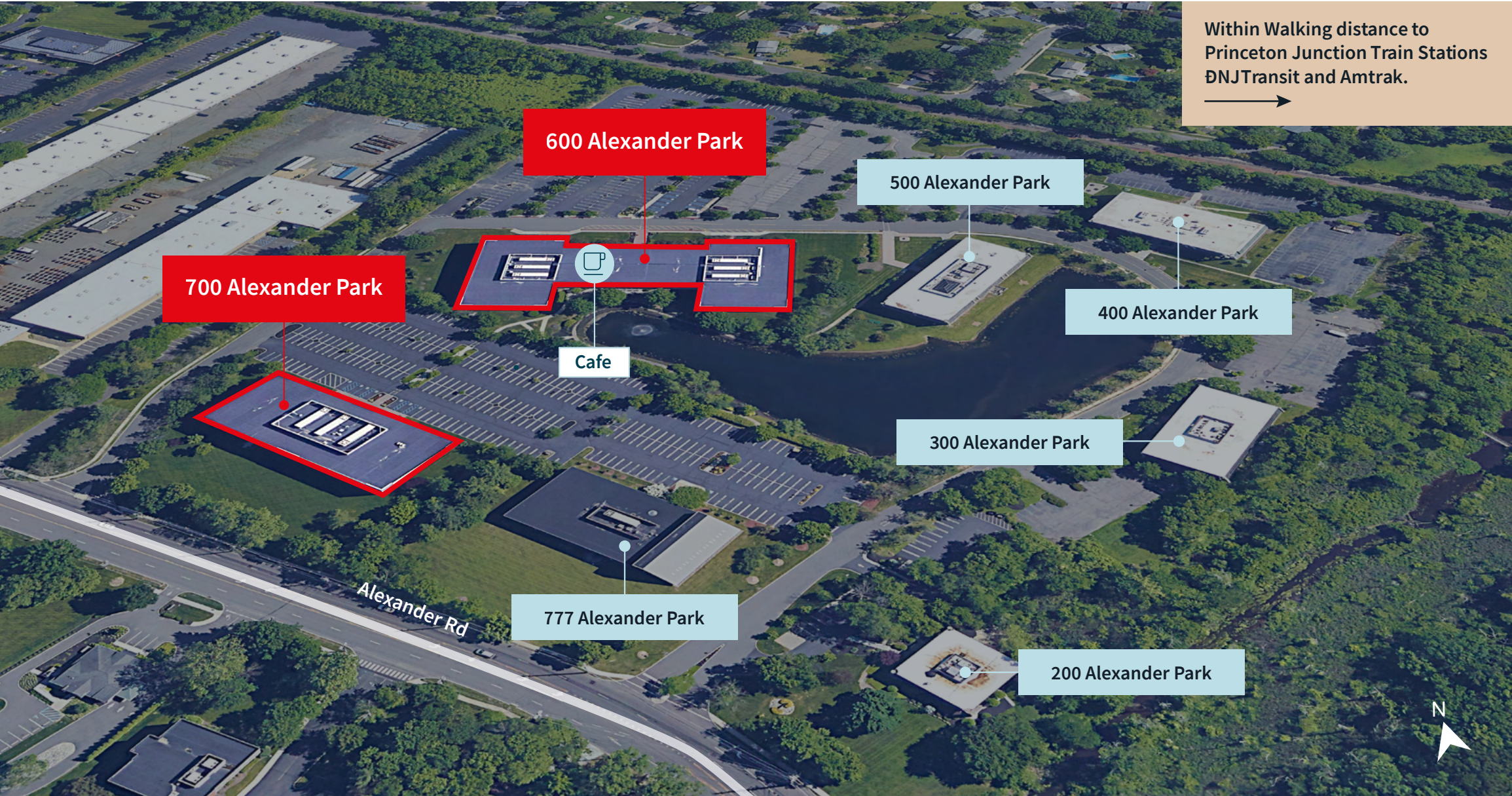
Type	3 star office
Year built	1983
Year renovated	2008
Tenancy	Multi
Owner occupancy	No
Elevators	2
Slab-to-slab	14’
RBA	141,176 SF
Stories	3
Class	A
Construction	Masonry
Parking	200 free surface spots available; ratio of 4.50/1,000 SF

700 Alexander Park

Type	3 star office
Year built	2000
Tenancy	Multi
Owner occupancy	No
Elevators	2 with 1 frt
Slab-to-slab	14’
RBA	71,934 SF
Stories	3
Class	A
Construction	Masonry
Parking	237 free surface spaces are available; ratio of 3.30/1,000 SF
	*13% add-on factor

Highlights

- Walking trails and bike paths
- Food service available in 600 Alexander Park
- Located along the amenity rich Route 1 corridor
- Minutes from downtown Princeton and major cultural and recreational amenities
- NJ/NY/PA accessible—equidistant from NY and Philadelphia
- Surrounded by top universities including: Princeton University, Rutgers University, TCNJ, and Rider University



Corporate neighbors include

Novo Nordisk, NRG, BlackRock, Bank of America Merrill Lynch, among others

Location

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail, the campus is well situated less than 5 miles from the East Coast’s main interstate highway I-95.

Excellent local and regional connectivity

 45 minutes from Newark Liberty International
65 minutes from Philadelphia International
20 minutes from Princeton Airport
25 minutes from Trenton-Mercer Airport

 ±12 miles from three NJ Transit/AMTRAK train stations along the Northeast Corridor (Princeton Junction, Hamilton and Trenton) with service to and from New York Penn Station in midtown Manhattan, Philadelphia, Boston, and Washington, D.C.

 Located between Routes 1 and 130 with direct access to routes 27, 31, 33 and 206 and interstates 95, 195, 295 and the NJ Turnpike





700 Alexander Park vacant second floor



700 Alexander Park lobby



700 Alexander Park lounge



700 Alexander Park lobby



600 Alexander Park café seating



700 Alexander Park corner office



700 Alexander Park exterior





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