



3131 PRINCETON PIKE

LAWRENCEVILLE,
NEW JERSEY



State Government & Medical Office in Princeton

The Property At-A-Glance

Jones Lang LaSalle Americas, Inc. (“JLL”), a licensed real estate broker, has been retained on an exclusive basis to arrange the sale of **3131 Princeton Pike “Property”**, a 52,052 SF office building located in Lawrenceville, New Jersey within the Princeton MSA. The Property is currently 77.3% leased with 66.8% of in-place tenancy attributable to the State of New Jersey and 27.2% to medical users — providing diverse and defensive cash flows.

3131 Princeton Pike offers investors a recently renovated asset with defensive, credit-backed cash flow and clear near-term upside through the 11,000 SF of remaining vacancy in the Princeton submarket.

1

Value Creation Opportunity
63% NOI Growth

2

Defensive Cash Flows as 94% of the Tenancy is Medical or the New Jersey Government

3

Adjacent 204-Unit Multifamily and 16,000 SF Retail Development Breaking Ground in 2026

4

Premier Princeton Submarket Location with Direct I-295 and US-1 Access

Property Details

Property Address

3131 Princeton Pike, Lawrence Township, NJ 08648

Size
52,052 SF

% Leased
77.3%

In-Place NOI
\$584,753

WALT
3.9 Years

Year Built/Renovated
1981/2022

Tenure
16.5 Years

Stories
2 Stories

Lot Size
4.60 Acres

Parking
250 (4.8 Spaces per 1,000 SF)

Financing

The Property will be offered free and clear of any mortgage financing. The JLL Debt Group has underwritten the opportunity and is available for consultation.



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