10 W. LAFAYETTE STREET

TRENTON, NJ

FOR SALE

Four-story, 20,000 SF Class A office building in the heart of New Jersey's Capital. Up to two floors available for an Owner/User. The two remaining floors are leased providing cash flow.

Great Owner/User Opportunity

JLL





Opportunity highlights

10 West Lafayette Street was constructed for the New Jersey Business and Industry Association (NJBIA) in 2012. This 20,000 SF class A office building has four floors of about 5,000 SF each. NJBIA occupies the first and top floors. Kean University and Porzio Governmental Services occupy the other two floors as tenants. Located steps from the state Capital Building and the War Memorial Building, the building has several public parking options.

- Recently constructed in 2012, +$10M 4 story 20,000 SF Class A office building
- Up to 10,000 SF (two floors) can be available to an Owner-User
- Kean and Porzio leases provide cash flow to pay most of the carrying costs of the building
- Large conferencing center with AV, and eat-in kitchen (can double as a pre-function staging area) on the first floor
- Unique fully functioning Broadcast Studio on the first floor easily convertible to office space
- Elevator provides secure access to each floor with abundant windows throughout

Exciting Downtown Trenton owner/user opportunity with cash flow

Ultimate flexibility—immediately occupy one or two floors. As your company's needs expand, you have the ability to expand in place to occupy the entire building, as leases expire.







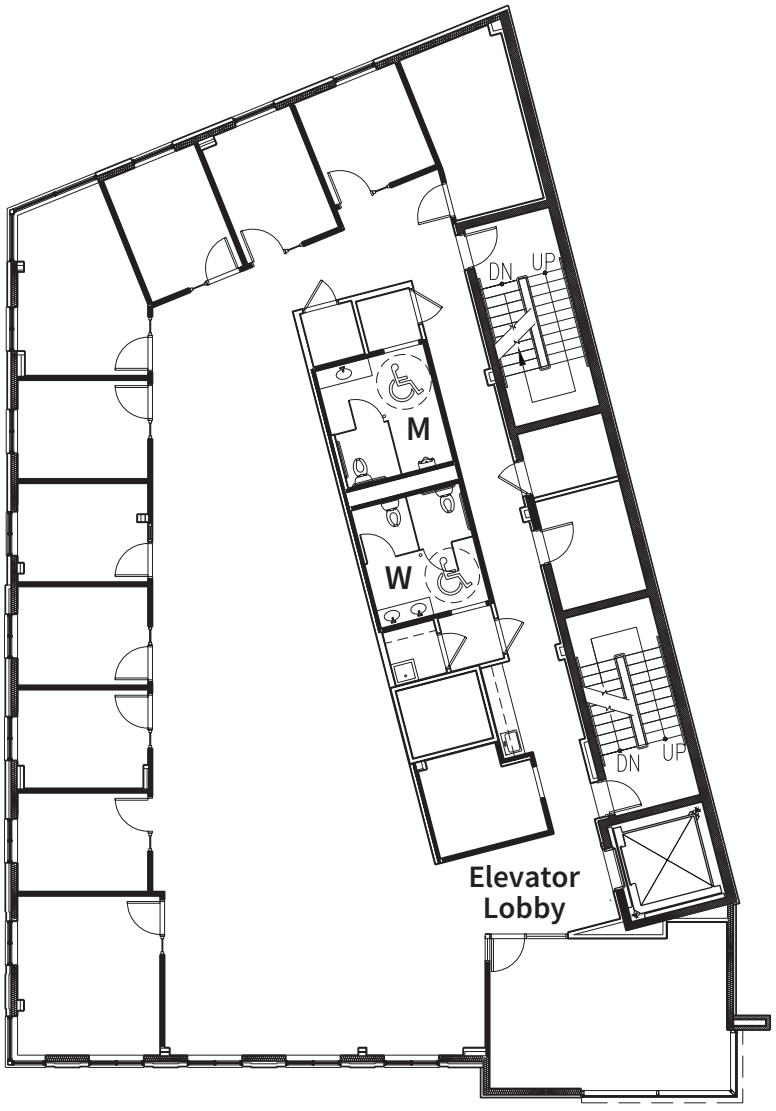




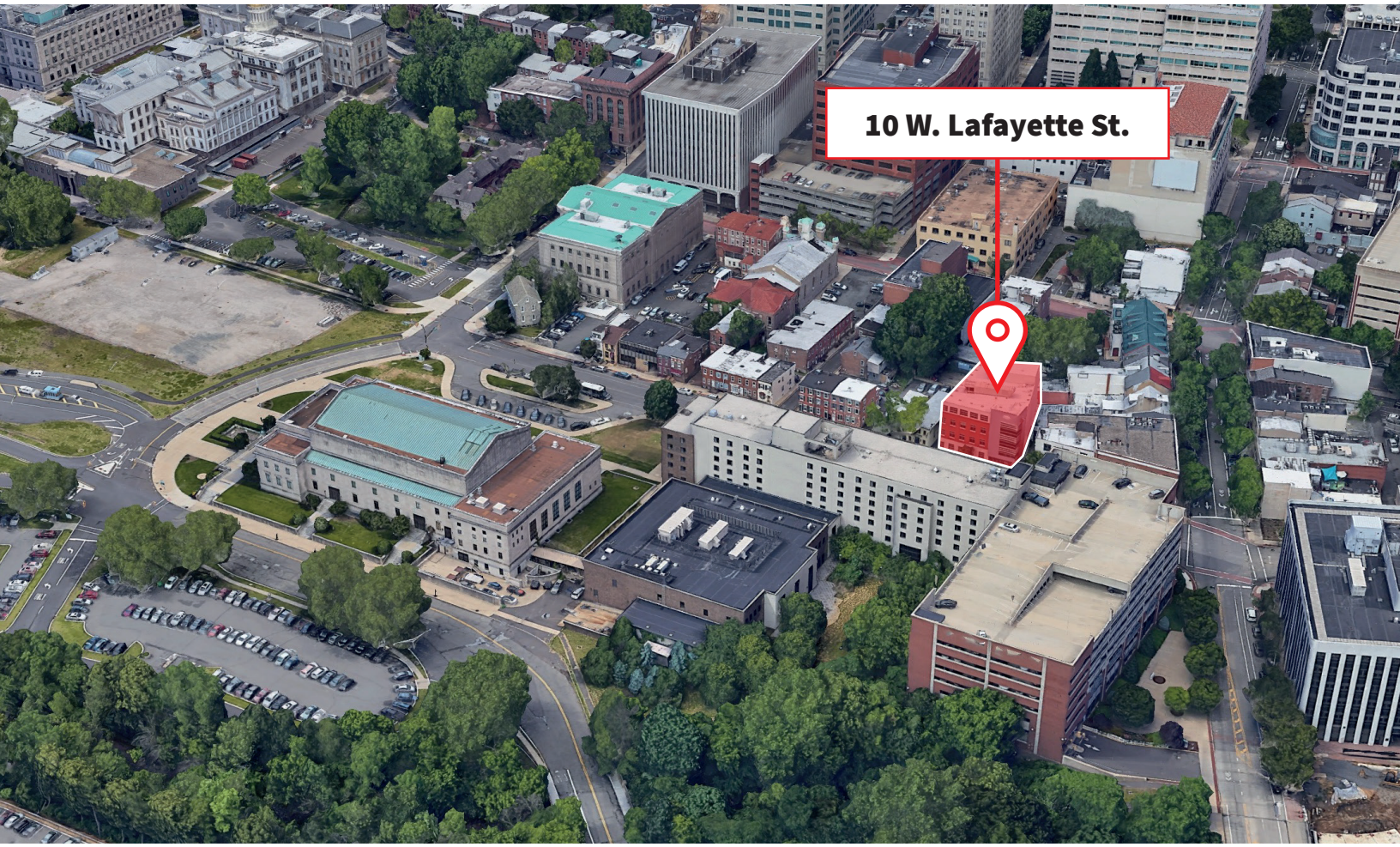
Property summary

Year Built	2013
Stories	Four (4)
Acres	0.15 total acres
Block/Lot Number	Block 107 Lot 3
Zoning	Business A District
Flood Zone	Zone X - Area of Minimal Flood Hazard according to FEMA flood map 34021CO207F effective 7/20/2016
Access	Property's main entrance is located on W Lafayette Street

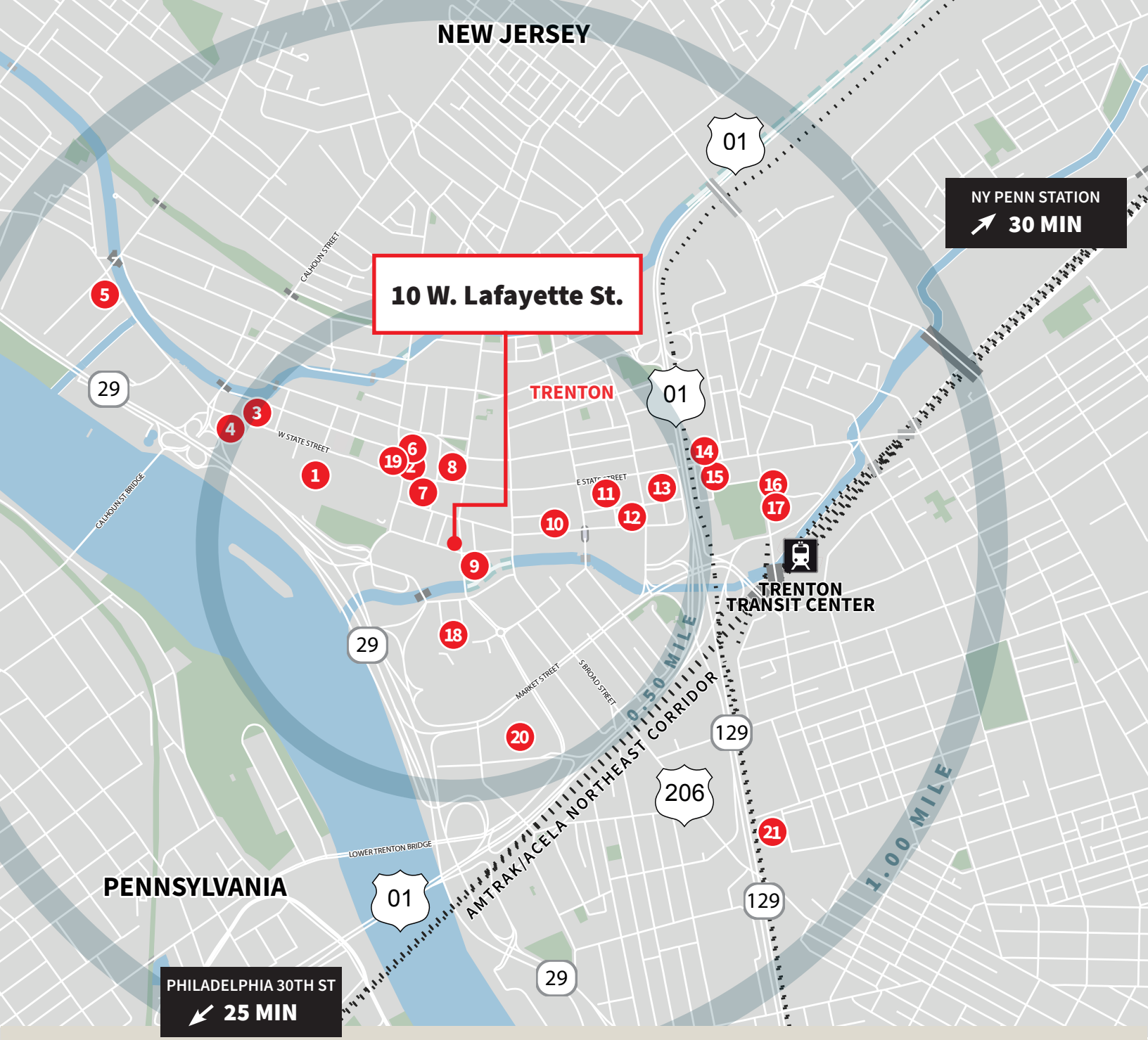
Typical floor plan



Superior Downtown Trenton Access



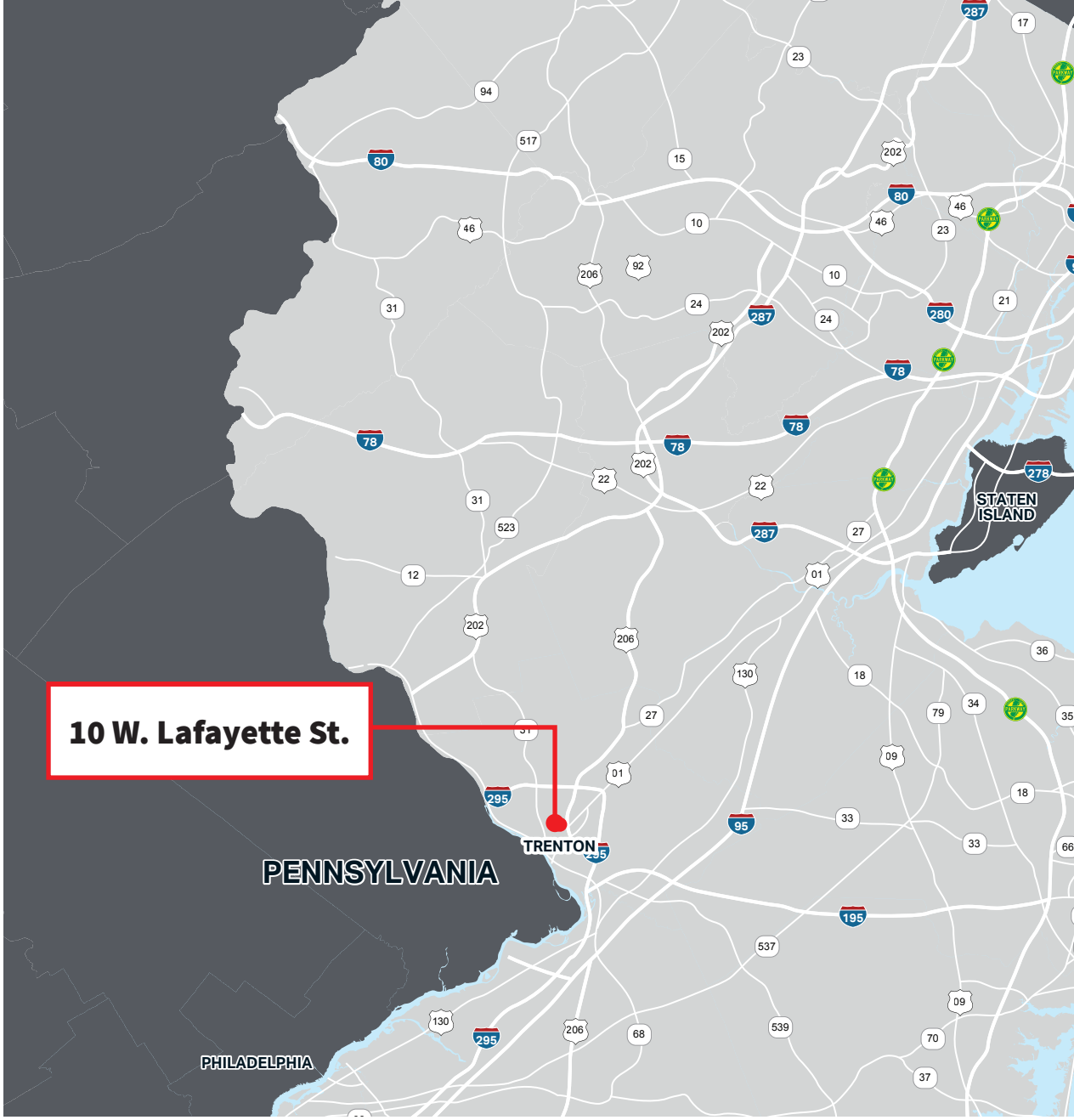




1. The New Jersey State House
2. NJ Department of Treasury
3. NJ State Chamber of Commerce
4. NJ State Archives
5. NJ School Boards Association
6. Internal Revenue Service
7. NJ Division of Taxation
8. Office of The Secretary of Higher Education
9. NJ Department of Human Services
10. DOH Office of Vital Statistics and Registry
11. New Jersey Motor Vehicle Commission
12. NJ Election Law Enforcement Commission
13. Trenton City Hall
14. US District Court For The District of New Jersey
15. New Jersey Department of Environmental Protection
16. Unemployment & Disability Office
17. Civil Service Commission
18. Division of Taxation
19. NJ Department of Health and Agriculture
20. New Jersey Superior Court Clerk Office
21. Social Security Administration


10 W. Lafayette St.
206
1
TRENTON BATTLE MONUMENT
INTERNAL REVENUE SERVICE
U.S. DISTRICT COURT
TRENTON CITY HALL
TRENTON TRANSIT CENTER
129
DEPARTMENT OF HEALTH & AGRICULTURE
MILL HILL PARK
NJ SUPERIOR COURT CLERK OFFICE
STATE HOUSE ANNEX
NJ CAPITOL BUILDING
TRENTON
1
29
DELWARE RIVER
CALHOUN ST BRIDGE
PENNSYLVANIA





Strategic location and convenient accessibility

Located on Lafayette Street in downtown Trenton with direct access to the New Jersey Turnpike – via Route 206 & 1, the Property benefits from superior access to Philadelphia's central business district (~30 miles) and New York city (~65 Miles). 10 West Lafayette Street affords commuters easy access to other primary roadways, including I-195 and I-295. In addition, Trenton Transit Center, located less than a mile from the Property, offers passengers convenient access to several major metropolitan cities including New York city, Philadelphia and Washington D.C. Hamilton Avenue Station, located a mile from the property, is on the NJ Transit River Line light rail system travelling south along the Delaware River to Camden, NJ and connecting to Philadelphia's PATCO speedline at the Walter Rand Transportation Center.

Exceptional local/regional access

Trenton Transit Center

- The main hub of Trenton providing access to Manhattan in less than 70 minutes via New Jersey Transit and 30th Street Station Philadelphia in less than 30 minutes via Amtrak
- The station provides up to 30,000 transit riders per day and located one mile from 10 West Lafayette Street

Route 1

- Provides access to Pennsylvania via the Trenton-Morrisville Bridge, 1.5 miles from the Property
- To the north, the highway travels through Princeton Junction and a retail corridor consisting of Mercer Mall, Market Fair and Windsor Green Shopping Mall anchored by several national recognized tenants

Interstate 295

- Located approximately four miles from the Property, Route 295 is designated as a bypass around Philadelphia and partial beltway of Trenton.

Interstate 95 (New Jersey Turnpike)

- One of the major north-south thoroughfares in the Garden State, located ten miles from Exit 7 and 12 miles from Exit 7A from 10 West Lafayette Street
- The highway has a dual roadway design which separates heavy commercial traffic and passenger cars between interchanges 8A and 14

Route 202/206

- This highway is another one of New Jersey's main north/south highways in the western portion of the State, running directly in a north/south direction through northern and central New Jersey, stating in Mahwah in Bergen County and extending through Trenton

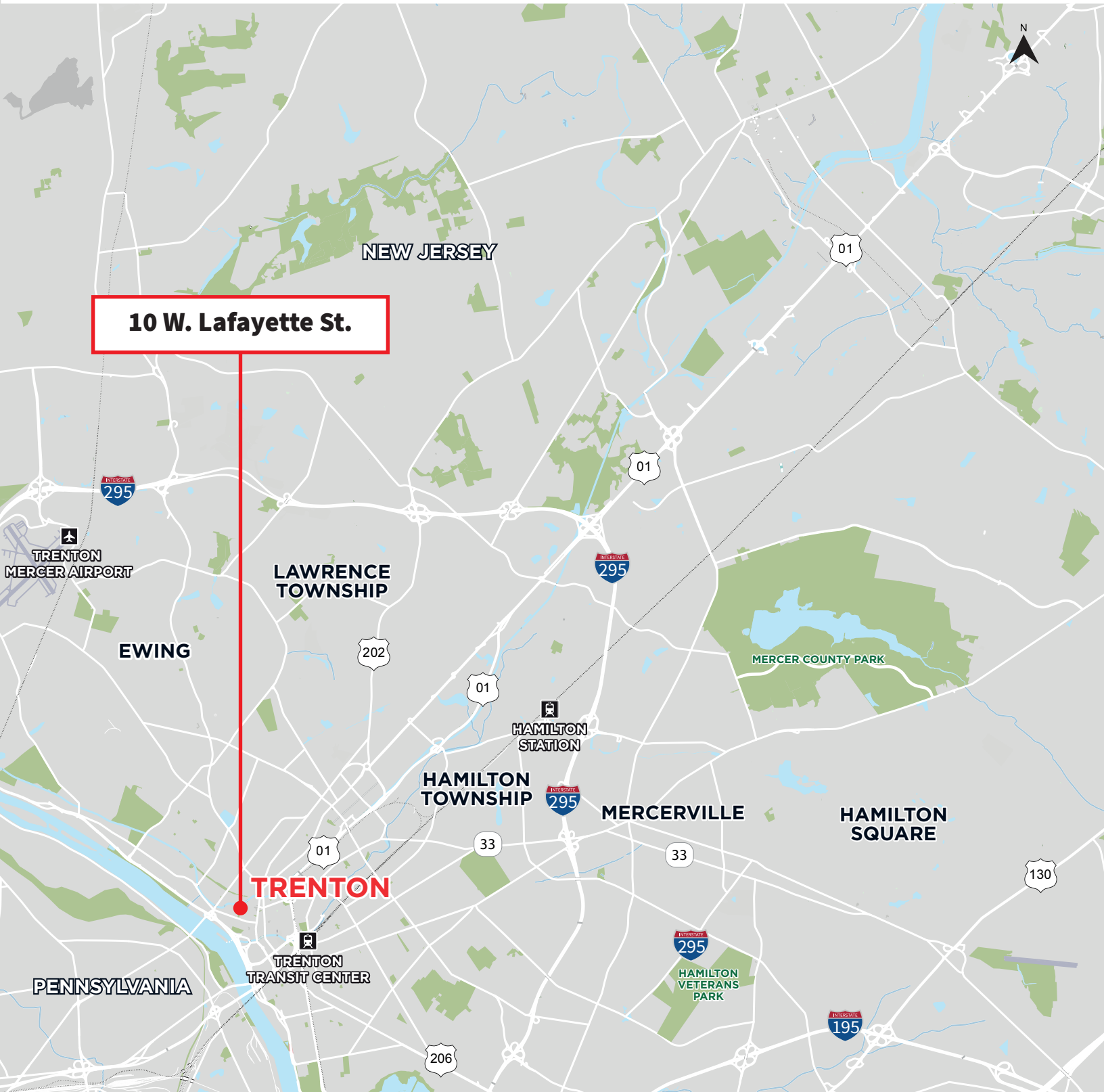
Interstate 195

- Located less than five miles from 10 West Lafayette Street, the highway is an auxiliary route of the Interstate Highway providing east/west access
- The highway connects with the Garden State Parkway in the east providing access to New Jersey's beach communities



Drive times from property

Route 202	**<1 mile**	Princeton, NJ	**13 mile**
Route 206	**<1 mile**	Interstates 195 & 295	**5 mile**
Interstate 95	**12 mile**	Trenton Mercer Airport	**6 mile**
Trenton Transit Center	**1 mile**	Philadelphia	**33 mile**
Route 1 (Amenity rich corridor)	**1 mile**		



Building description

Rentable area
22,686 SF

Number of floors
Four (4)

Façade
Concrete, glass and metal cladding

Foundation/Substructure
Concrete caissons

Roof
Belcher Roofing, installed April 9, 2013,
Carlisle Syntec System

Windows
Insulated glass manufactured by Boss Glass Co.

Entrance
One set of aluminum glass doors for main entrance and second set of aluminum glass doors for Reception area. One set single door for side Handicap entrance, magnetically locked.

ADA-entrance
ADA separate entrance with elevator.

Restrooms
Provided on each floor.

Elevators
One (1) 4,500 pound capacity hydraulic system elevator manufactured by Thyssen Krupp

HVAC
McQuay, High Efficiency, variable volume controlled by Carrier

Electrical service
208Y/120 AC 3 Phase, 1200 Interior Amps

Life safety
Fire alarm is a NFS 320 Notifier by Honeywell.

Building security
Card reader system for main entrances.

Sprinklers
Joslyn Clark Fire Pump Controller

Lighting
Common area lighting consists of LED light fixtures.

Utility providers

Water:	Trenton Water Works
Electric & Gas:	PSE&G
Sanitary Sewer:	City of Trenton





First floor plan



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TRENTON, NJ

For more information, please contact us.

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