



# 90 NASSAU STREET

PRINCETON, NEW JERSEY

WHERE  
YOU  
NEED  
TO BE

7,146 SF  
AVAILABLE  
FOR LEASE





# 90 NASSAU STREET

PRINCETON, NEW JERSEY

Nested on the edge of Princeton University campus, 90 Nassau Street sits rich in history, and poised for a limitless future. Under new, dedicated ownership, 90 Nassau presents a premier opportunity to put your business in the epicenter of talent and innovation. **Where you need to be.**

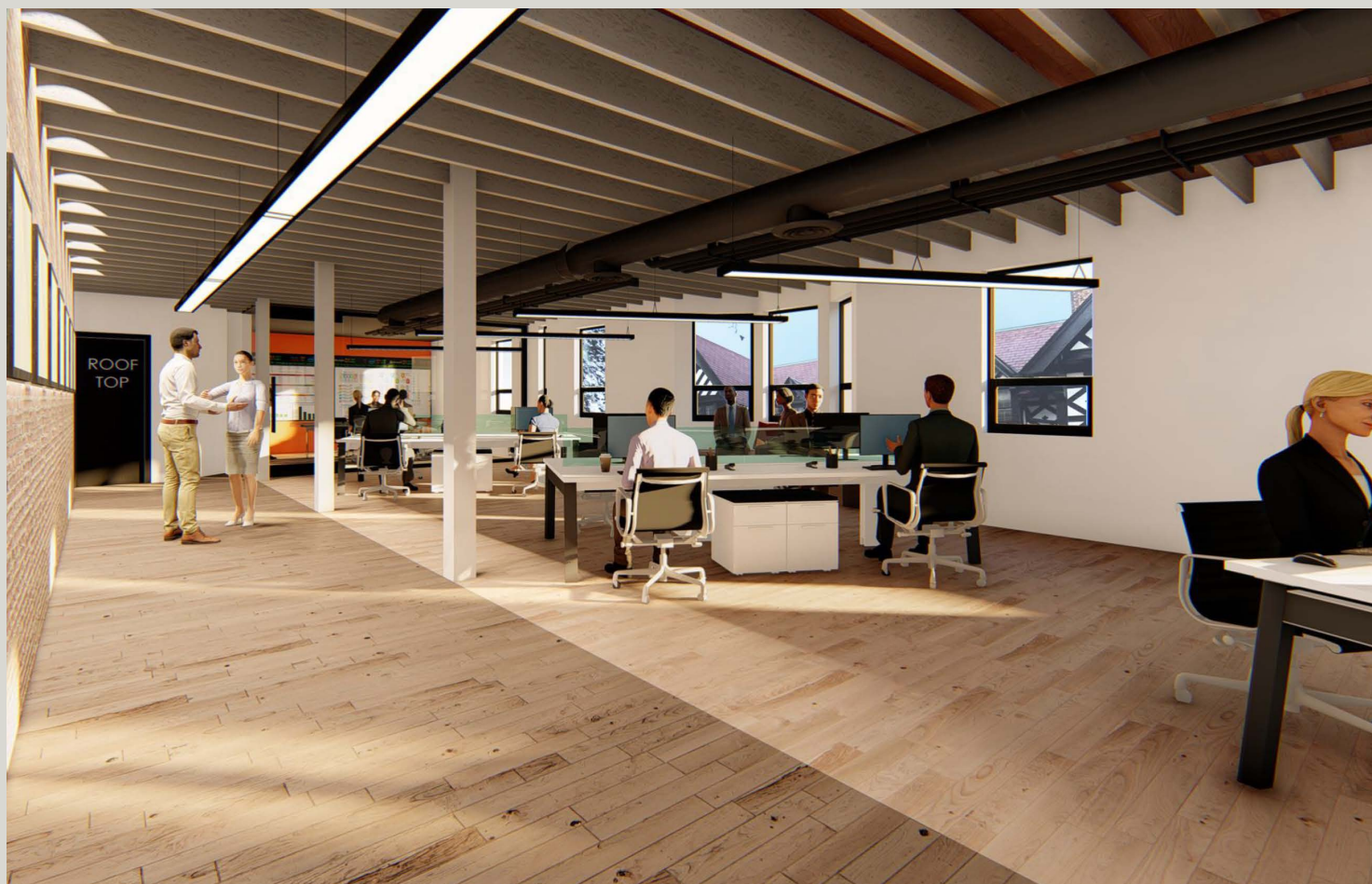
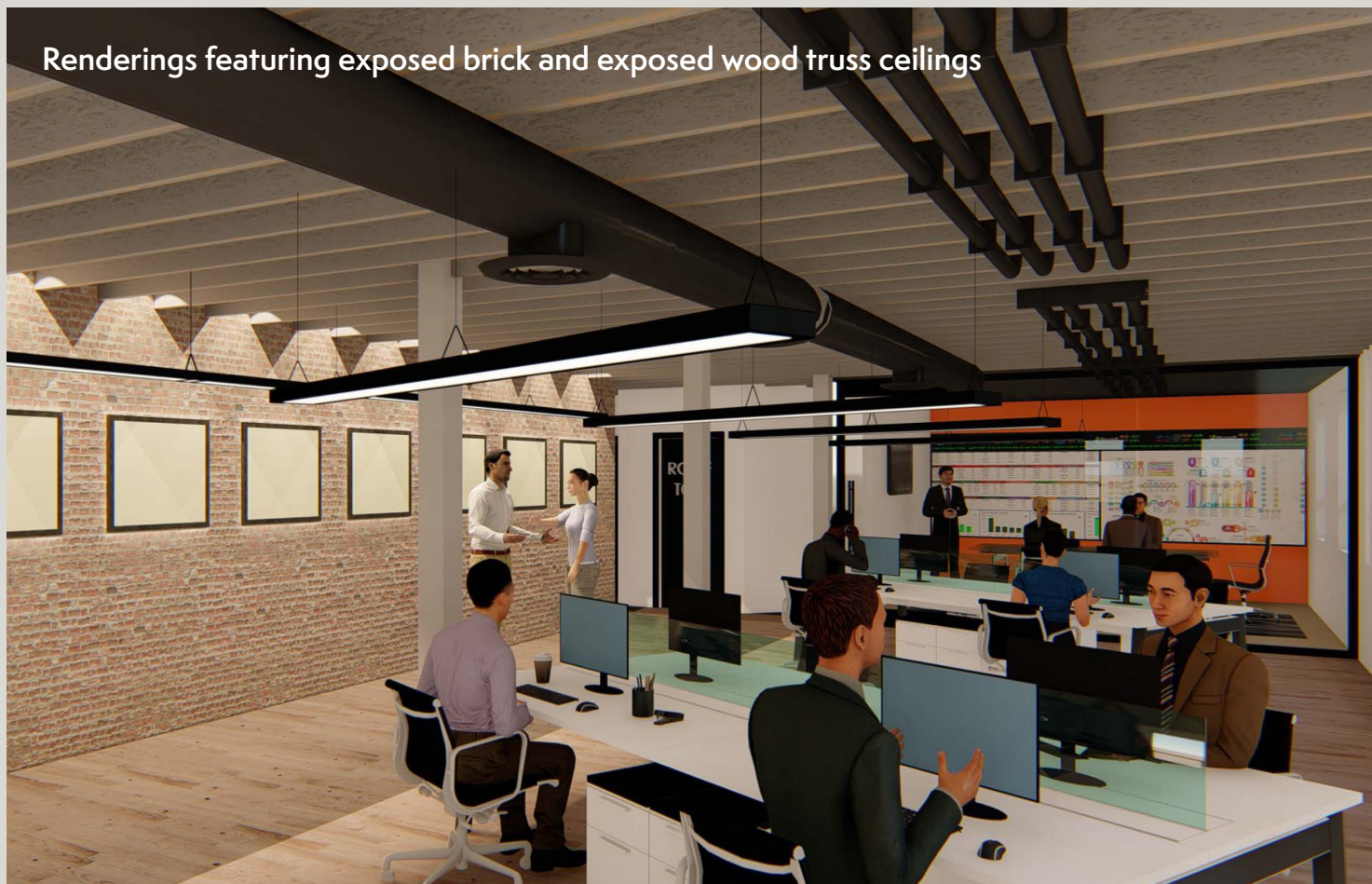
## PROPERTY OVERVIEW

- 7,146 RSF available for lease
- Office space available on the 2nd floor
- Single best location in Princeton
- Stands at the corner of Nassau and Witherspoon Street
- Directly across the street from the main gates of Princeton University
- Historic building with modern conveniences and communication
- Easy walk to restaurants, shopping and parking

URBAN-STYLE SPACES

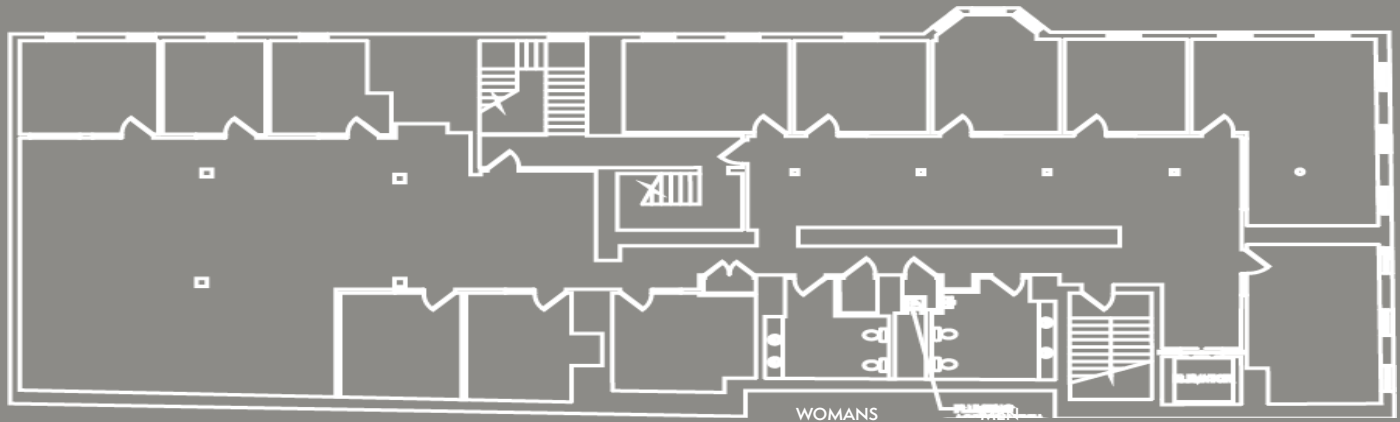


Renderings featuring exposed brick and exposed wood truss ceilings



2ND FLOOR  
7,147 RSF

WITHERSPOON STREET



NASSAU STREET

3RD FLOOR  
4,260 RSF

WITHERSPOON STREET

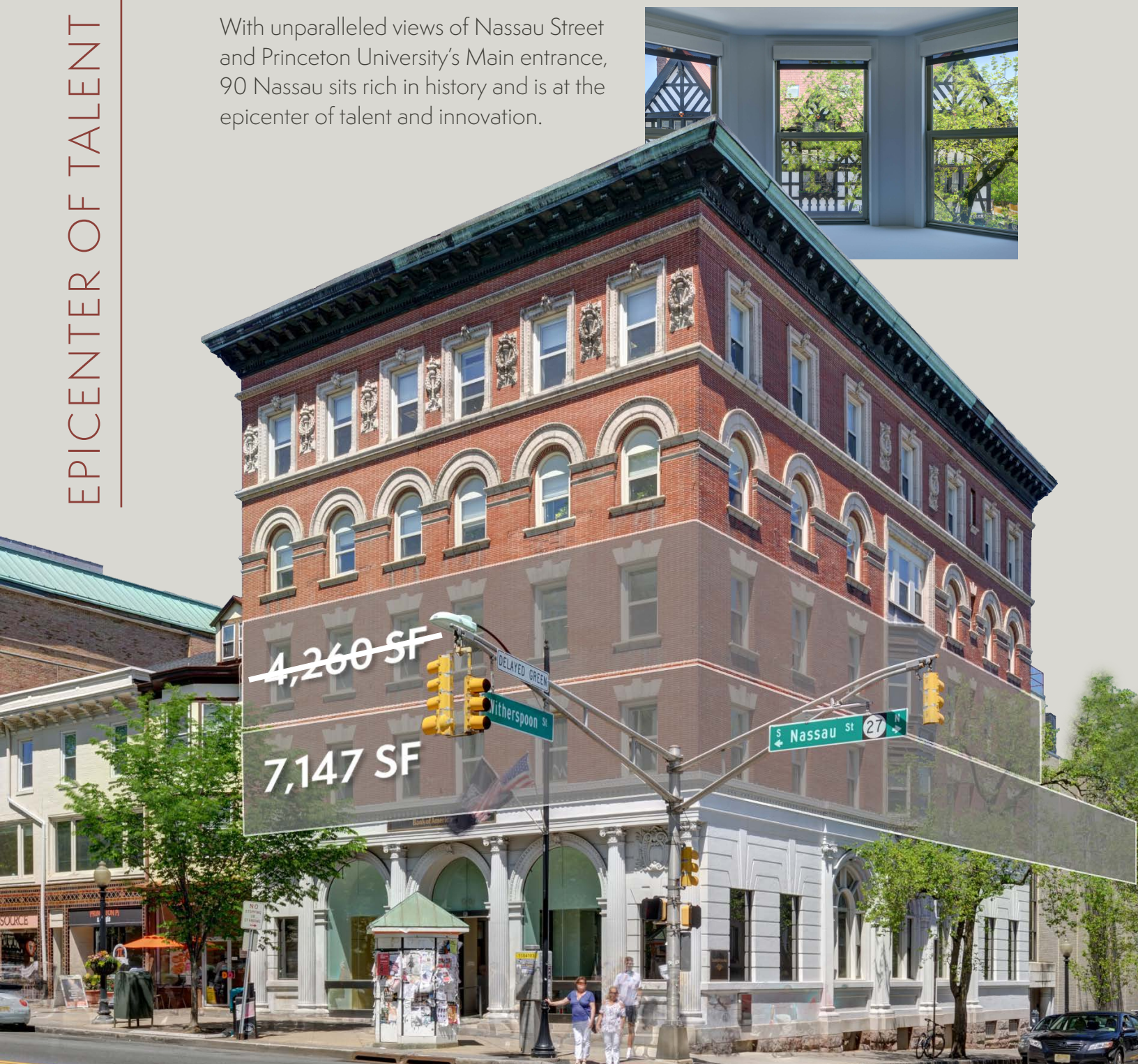


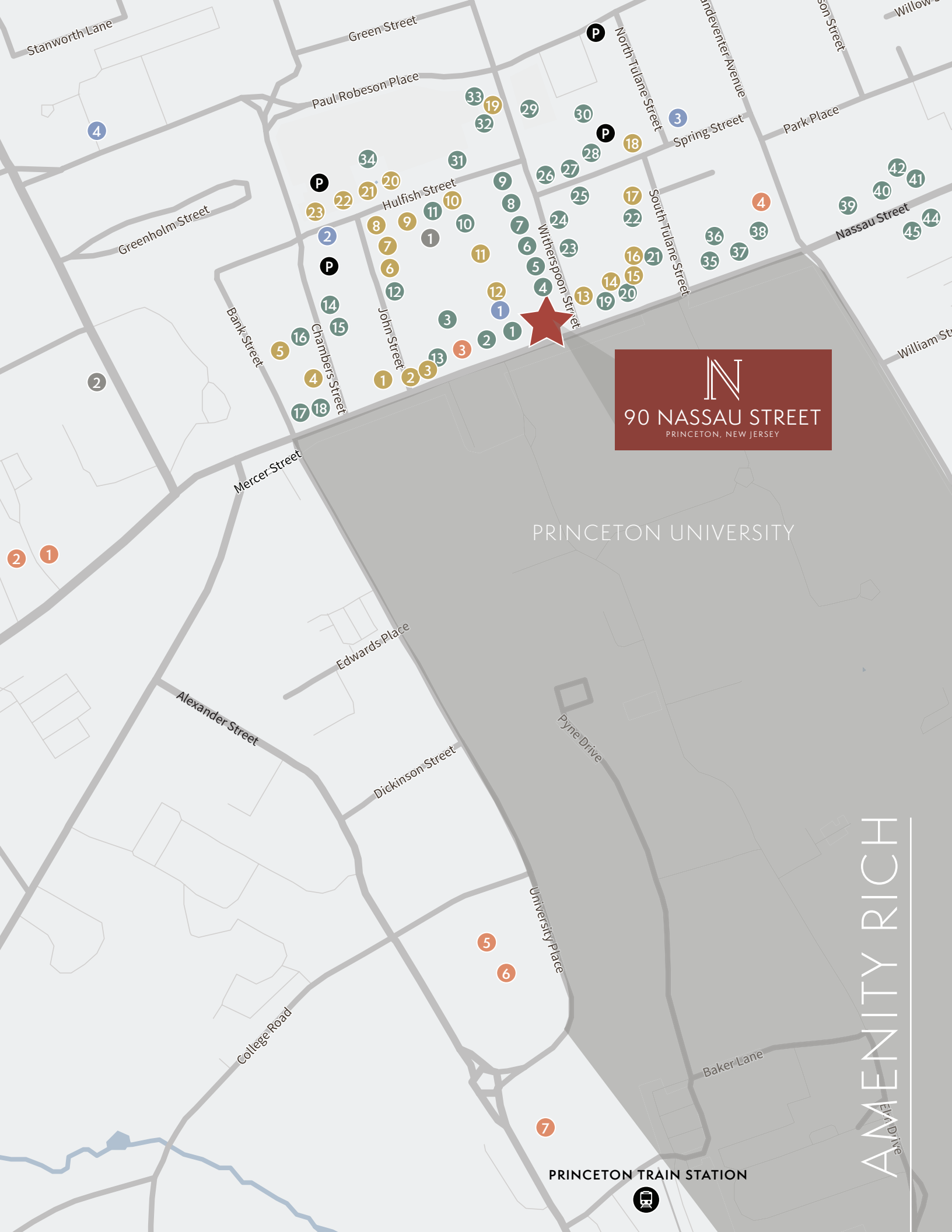
NASSAU STREET

# EXISTING CONDITIONS



With unparalleled views of Nassau Street and Princeton University's Main entrance, 90 Nassau sits rich in history and is at the epicenter of talent and innovation.





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90 NASSAU STREET  
PRINCETON, NEW JERSEY

PRINCETON UNIVERSITY

Pyne Drive

PRINCETON TRAIN STATION

AMENITY RICH

## FOOD

1. Dunkin' donuts
2. Princeton Pi & Hoagie
3. Winberie's Restaurant & Bar
4. Small World Coffee
5. Jules Thin Crust Princeton
6. Olives Caterers
7. Alchemist & Barrister
8. House of Cupcakes
9. Tandoori Bite Indian Cuisine
10. Teresa Caffè
11. Princeton Soup & Sandwich Company
12. The Bent Spoon
13. Chez Alice Gourmet Café & Bakery
14. Chennai Chimney
15. Ajiten Princeton
16. Milk & Cookies
17. Jammin' Crepes
18. Red Onion
19. Starbucks
20. Tacoria
21. Little Chef Pastry Shop
22. Mo C Mo C Japanese Cuisine
23. Agricola Eatery
24. La Mezzaluna
25. Tico's Eatery & Juice Bar
26. Sakura Express
27. The Salad & Smoothie Market
28. Chuck's Spring Street Café
29. Terra Libri
30. Witherspoon Grill

31. Halo Pub
32. Mistral
33. Terra Momo Bread Company
34. Mediterra Restaurant & Bar
35. Panera Bread
36. Triumph Brewing Company
37. Frutta Bowls
38. PJ's Pancake House
39. Mehek Fine Indian Dining & Catering
40. Fruity Yogurt
41. KBG Korean BBQ & Grill
42. Taste of Mexico
43. Café Vienna
44. Thomas Sweet Ice Cream
45. Nassau Shushi
46. Hoagie Haven

## HOTELS

1. Nassau Inn
2. The Peacock Inn

## SHOPPING

1. Lululemon
2. Urban Outfitters
3. Ralph Lauren
4. Midtown Authentic
5. Orvana
6. Rouge
7. Dandelion
8. NIC+ZOE
9. Bluemercury

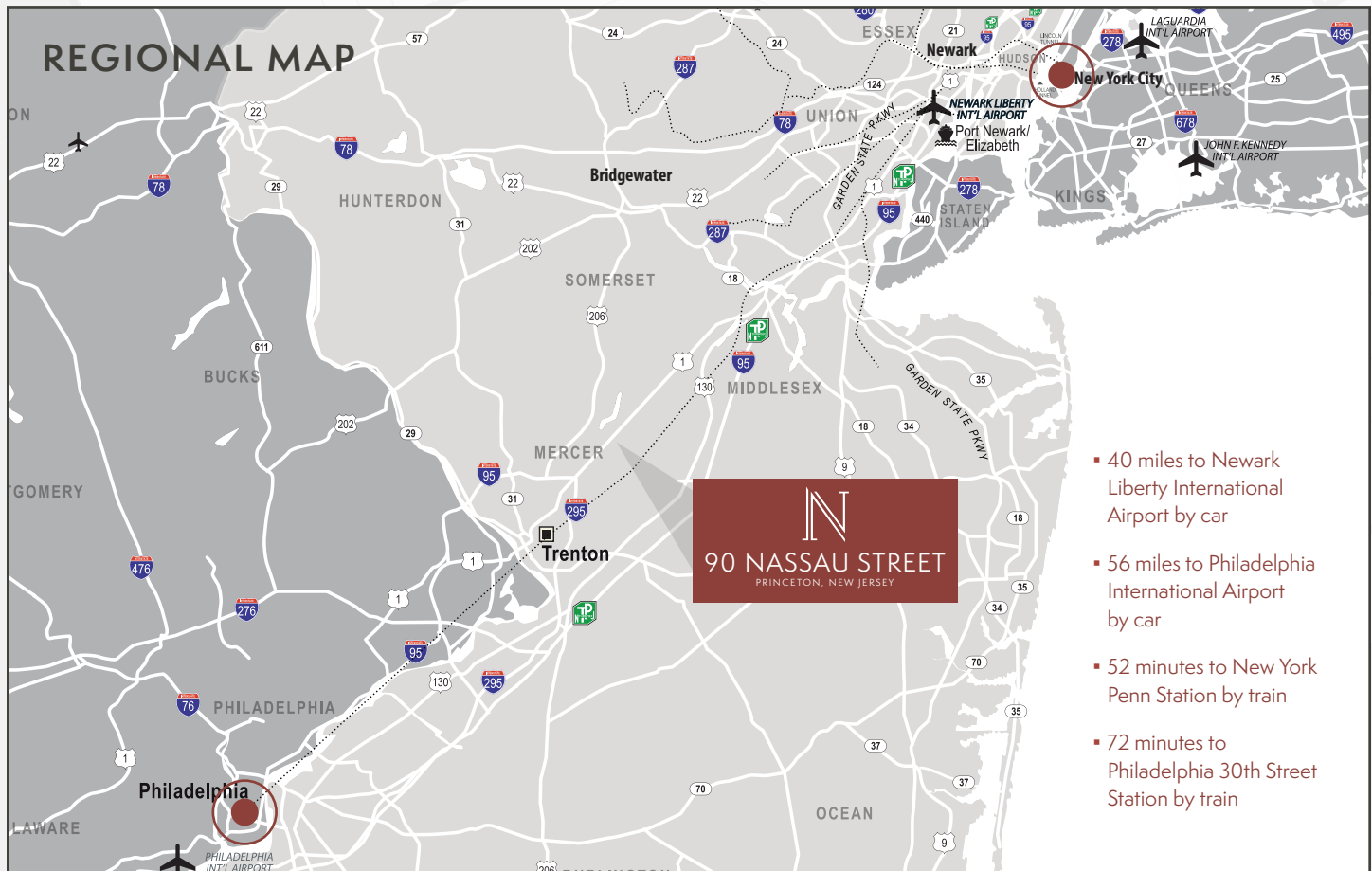
10. OOOOL
11. Etc Company
12. Brooks Brothers
13. Hamilton Jewelers
14. Princeton Running Company by JackRabbit
15. Princeton University Store
16. Labyrinth Books
17. Princeton Record Exchange
18. Kopp's Cycle
19. A Little Taste of Cuba
20. Cranbury Station Gallery
21. Kitchen Kapers
22. Homestead Princeton
23. Princeton Corkscrew Wine Shop

## RECREATIONAL

1. Princeton Battle Monument
2. Morven Museum & Garden
3. Palmer Square Tiger Statue
4. The Princeton Garden Theatre
5. McCarter Theatre Center
6. Roger S. Berlind Theatre
7. Forum, Lewis Arts Complex

## FITNESS

1. Rise Power yoga
2. Pure Barre
3. Gratitude Yoga
4. Princeton Family YMCA





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[WWW.90NASSAUST.COM](http://WWW.90NASSAUST.COM)

WHERE  
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EXCLUSIVE LEASING AGENT:



**Thomas Romano**

+1 609 658 1589

[thomas.romano@am.jll.com](mailto:thomas.romano@am.jll.com)

UNDER NEW MANAGEMENT  
OWNED AND MANAGED BY:

ML

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