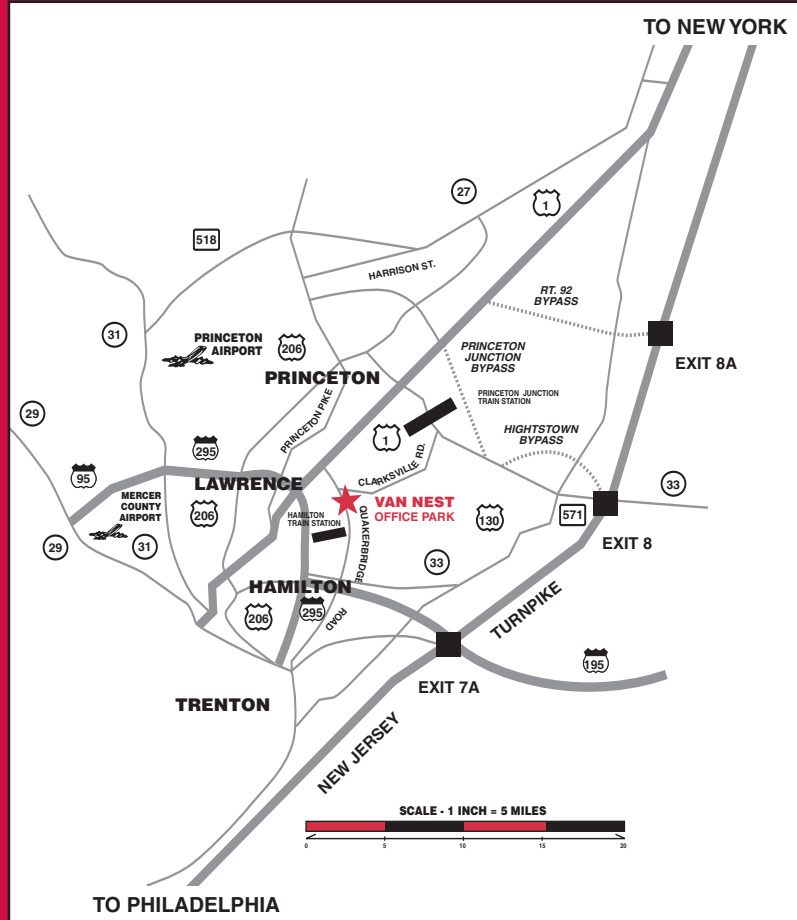


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**LOCATION:**

Van Nest Office Park is located 10 minutes from Robert Wood Johnson Hospital (4 miles) and 11 minutes from Capital Health Systems (6 miles). Van Nest is also within 13 minutes from St. Francis Hospital and about 15 minutes from Princeton Medical Center (both within 8 miles of Van Nest).

No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals and clients.



**CLASS A  
OFFICE SPACE**

**VAN NEST OFFICE PARK  
HAMILTON, NJ**

**VAN NEST OFFICE PARK  
HAMILTON, NJ**



Located within minutes from downtown Princeton and in close proximity to Interstates 95/295 and US Highway 1

- TOTAL S.F.** 31,000 S.F.
- AVAILABLE S.F.** 31,000 S.F.; Divisible to 2,500 S.F.
- PARKING** 5/1,000 parking spaces
- AMENITIES**
  - Attractive corporate setting overlooking the Van Nest Forest Reserve
  - Minutes from Hamilton Train Station (Northeast Corridor Line)
  - Restaurants, banking and shopping within walking distance
- RENTAL RATE** \$18.00/S.F. plus all operating expenses (estimated at \$5.50/S.F.), utilities and janitorial.
- FEATURES**
  - New brick construction
  - 2-story atrium lobby with built-in waterfall
  - Close proximity to Robert Wood Johnson and other area hospitals

