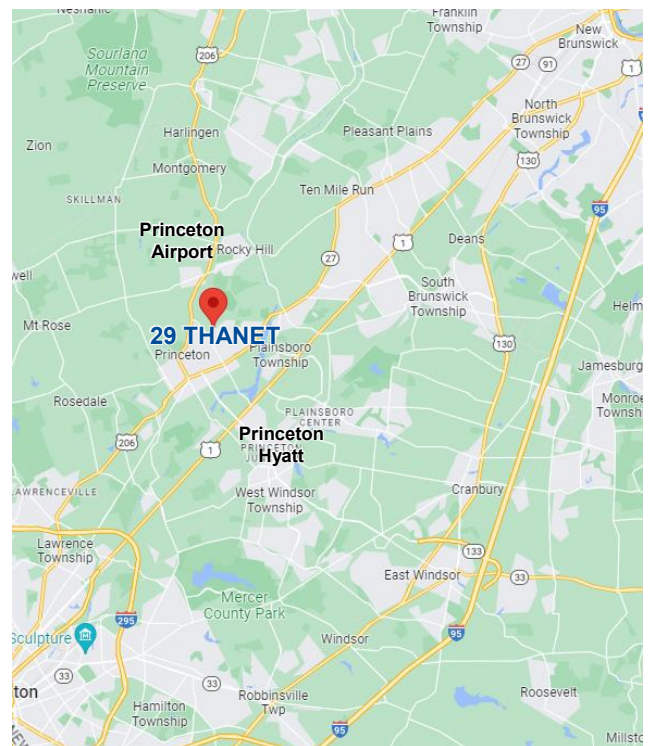




29 Thanet Circle Princeton, NJ 08540

- 48,167 SF on 9.26 Acres
- 2-Story Class A Office Building
- Built 1974, Renovated 2006
- Parking: 175 Surface Spaces
- Zoning: OR2 Office Research
- 1,600 AMPs – PSE&G
- Approved for:
 - General, Medical, Laboratory, Corporate Lodging
 - Any uses of a research nature involving scientific investigation, research or engineering; Laboratory
- Located in Princeton, NJ with access to Routes 206, 27 and Route 1
- Taxes: \$111,584.25



Lease Rate: \$28.00/SF plus Utilities
Sale Price: \$6,750,000

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:
Gerard Fennelly

For Sale or Lease
48,167 SF
2-Story Office Building

29 Thanet Circle
Princeton, NJ 08540

The following uses are permitted in OR-1 and OR-2 districts:

1. General, professional or other office uses.
2. Any uses of a research nature involving scientific investigation, research or engineering study or related instruction, product development and similar related uses.
3. Accessory uses, which may include the feeding of employees and transient visitors, the lodging of transient visitors and the holding of conference assemblies; provided, that such lodging is directly related to the office research activities of the occupant of the site or to the nonprofit activities of local charitable, civic, political and educational organizations that are organized not for pecuniary profit and that facilities shall not exceed sleeping accommodations for 200 persons for such lodging or auditorium seating capacity of 500 persons for such conference assemblies on any one lot. There shall be no more than one installation for such feeding and lodging of transient visitors in any special office-research development under section 10B-270, nor may the total auditorium seating capacity of conference assemblies in any special office research development exceed 500 persons. All such uses, however, are subject to the following provisos, namely: That all types of waste that will be discharged into the township sanitary sewer system shall be subject to periodic inspection for quantity and type by, and shall have the approval of, the joint sewer operating committee and shall comply with the rules and regulations of such committee; and that all uses shall be so conducted as not to produce any nuisance factors other than as occasioned by the incidental noise of the congregation of people, of passenger traffic and, during daylight hours, of the delivery of goods.

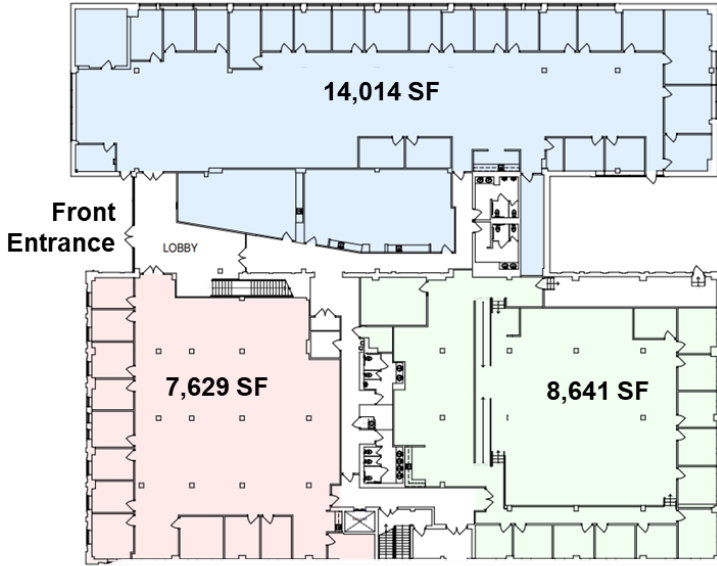


For Sale or Lease
48,167 SF
2-Story Office Building

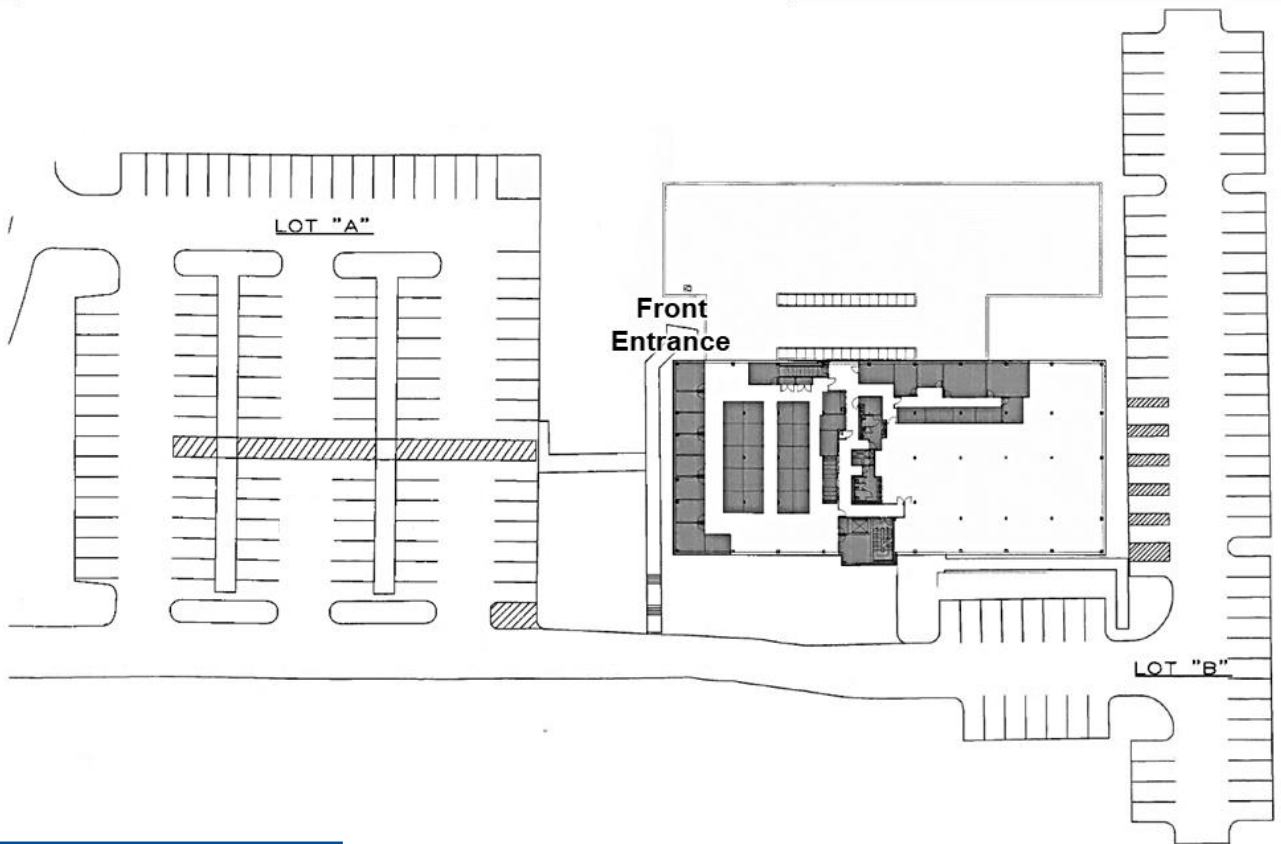
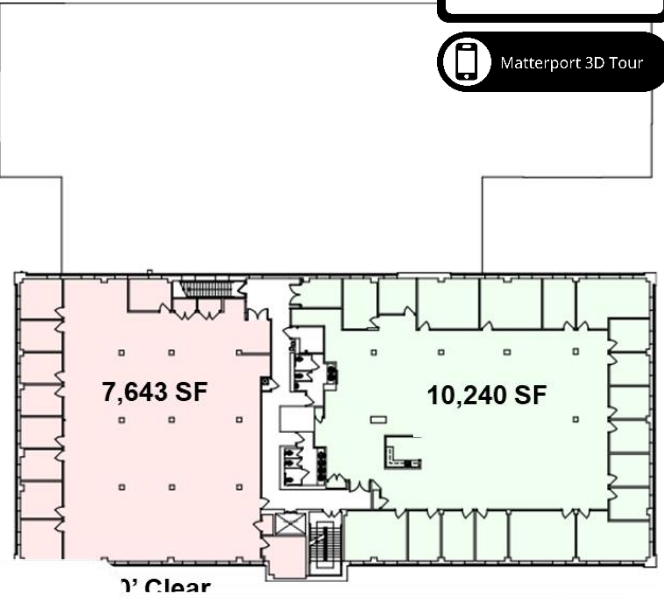
29 Thanet Circle
Princeton, NJ 08540



1st Floor



2nd Floor



For Sale or Lease
48,167 SF
2-Story Office Building

29 Thanet Circle
Princeton, NJ 08540



Front Entrance

