

# FENNELLY

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

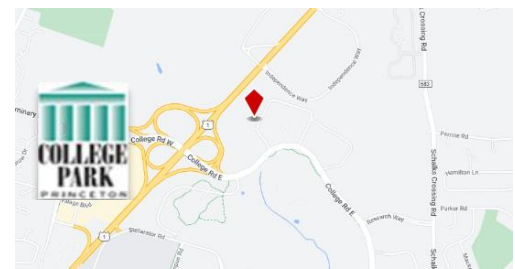
For Lease  
14,798 SF Class A Office Space



## 101 College Road East Princeton, NJ 08540-6601

**14,798 SF in Three floor Office Building, Divisible to 1,000 SF**

- Available Units:
  - 1<sup>st</sup> Floor: 9,002 SF
  - 2<sup>nd</sup> Floor: 2,943 SF
  - 3<sup>rd</sup> Floor: 1,800 SF + 1,053 SF
- Impressive Foyer area, elegant granite flooring
- Renovations: Lobby 5 Years Ago; Bathrooms 3 Years Ago
- Elevators: Two Dover hydraulic elevators
- Electrical: 480 Volt service
- Unfinished Ceiling Height 12'
- Parking: 4 spaces/1,000 SF
- Card access system
- Located across from Marriott Hotel
- Close to Amtrak/NJ Transit station
- Area offers several smaller airports catering corporate jet travel



For more information:  
**Gerard Fennelly**

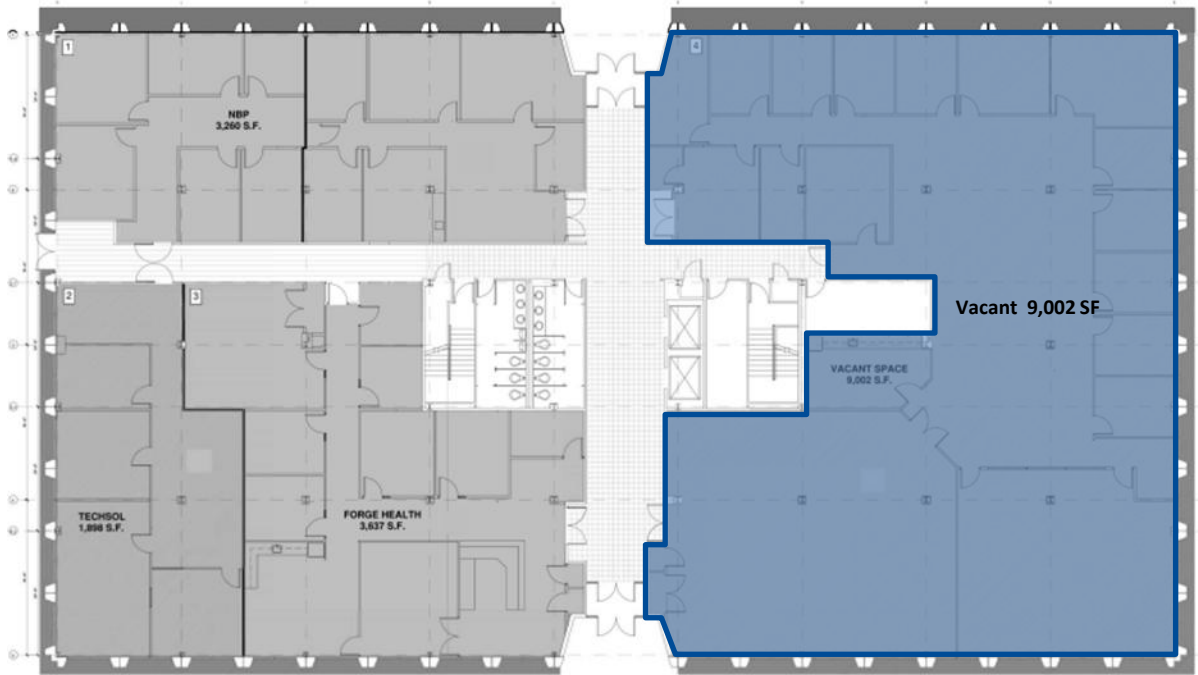
**Base Rent: \$24.00/SF plus Tenant Electric**

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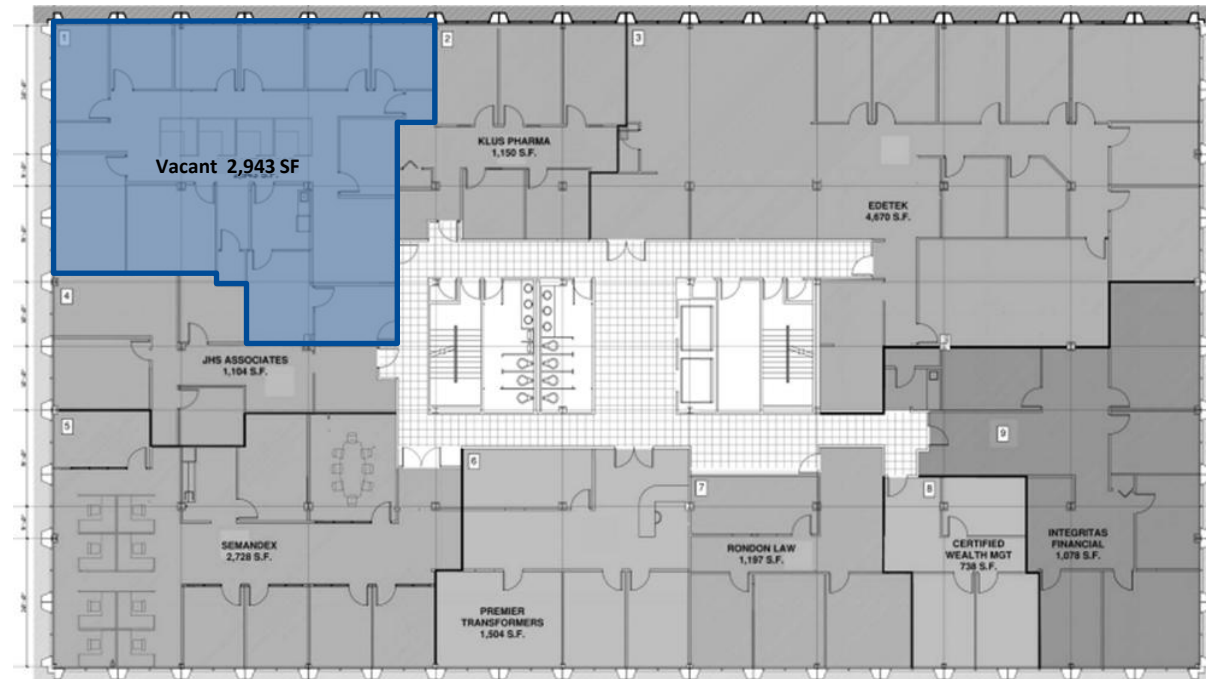
[www.fennelly.com](http://www.fennelly.com)  
**+1 609 520 0061**

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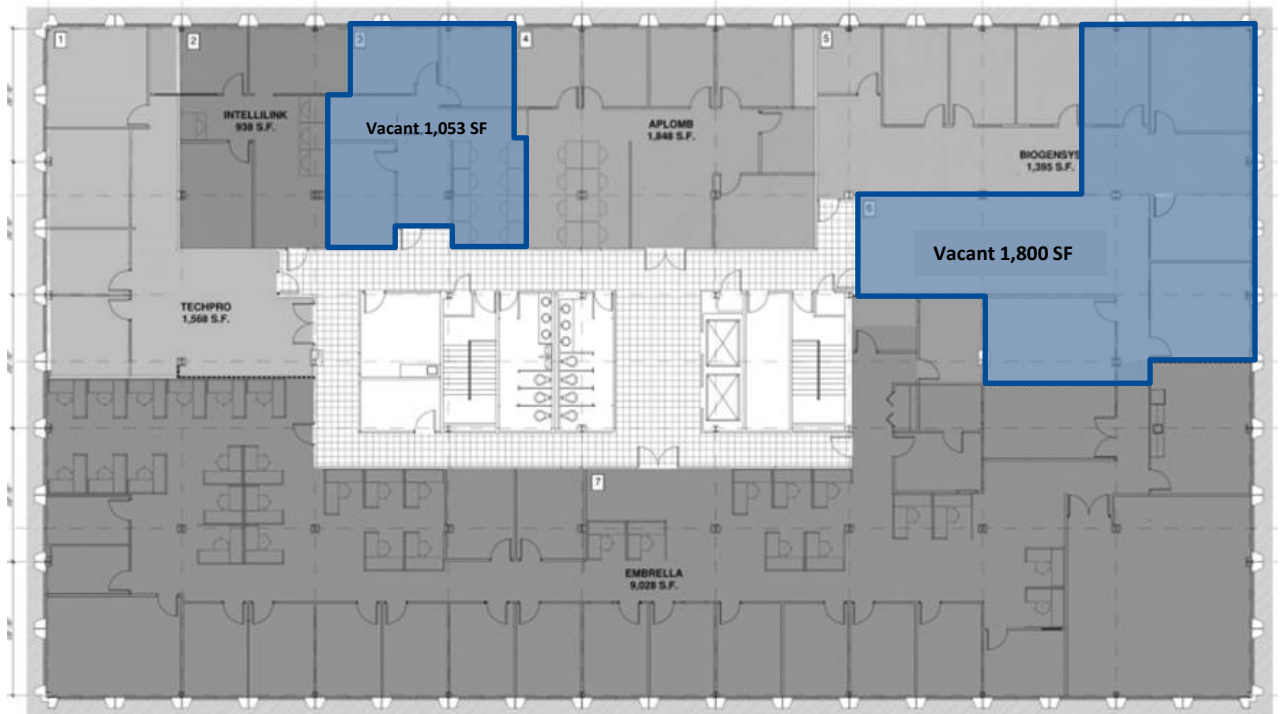
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2<sup>nd</sup> Floor | 2,943 SF

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**3<sup>rd</sup> Floor | 1,800 SF + 1,053 SF**



College Park At Princeton Forrestral Center:  
Home to one of the Area's Most Award-Winning Office Complexes.  
Three miles from Princeton University and just off U.S. Route 1, you'll find a peaceful co-  
existence of nature and business.