

103 Morgan Lane

Plainsboro, New Jersey 08536

LEASING:

609-921-7655

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GENERAL SITE INFORMATION

- Location: 103 Morgan Lane
- Description: 3-Story Class A Office Building on 3.601 acres
- Zoning: PCD (Planned Unit Development)

GENERAL BUILDING INFORMATION

- Total Building SF: 64,500 SF
- Condition: HVAC RTUs and Control boards replaced in 2017. Complete Common Area Renovations to be completed by yearend 2017 or First Quarter 2017, including Lobby, Common Area Bathrooms and hallways and building energy efficient LED lights.
- Parking: 210 spaces ratio pf 3.26 per 1,000 SF

COMMON AREA EXPENSES **9.85/SF**

- Operating expenses: \$7.63 /SF (Approx. number grossed up)
- Taxes: \$143.221/year (2016) or \$2.22/SF

BUILDING AMENITIES

- Coffee Beanery – Building Cafeteria to open 2017

No representation is made to the accuracy of the information furnished herein and same is submitted subject to errors, omission, changes of price, rental or other conditions, prior sale, lease and/or withdrawal without notice.



CONSTRUCTION AND BUILDING SYSTEMS

- Structure: Brick Steel framed
- Windows: Tinted Vision Panels
- Roof: Fully adhered TPO replaced in 2008.
- Utilities:
 - Gas/Electric: PSEG Electric and Gas
 - Water/Sewer: Public
 - Phone: Verizon and Comcast
 - Internet: Verizon and Comcast
- HVAC: New Control Panel 2017, three new RTU and major component replacement of 2 others as of 2017
- Electrical:
 - 800 amps, 3 Phase, 480 volts
 - 1200 amps, 3 Phase, 480 volts
- Elevators: (2) New elevator cabs and controls to be complete 2017
- Security: Key Card access to lobby

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Fire System: wet sprinkler systems with heat detectors & strobe alarm.

As of December 1, 2107, 36,393 +/- Rentable SF is available (Suites 100, 210 and 300 Combined) may be leased as part of one lease, or may be subdivided.



