

600 & 700
Alexander Park
212,577 SF



Units from 1,663 sf to 8,807 sf available for lease

600 & 700 Alexander Park, Princeton, New Jersey

600 & 700 Alexander Park are two fully renovated office building located in West Windsor Township, is conveniently located only a half mile from the Princeton Junction train station with NJ Transit and Amtrak services to NY Penn Station, Philadelphia and Washington DC.



Building Overviews

600 Alexander Park

Type	3 Star Office
Year Built	1983
Year Renovated	2008
Tenancy	Multi
Owner Occupancy	No
Elevators	2
Slab to Slab	14'
RBA	141,176 SF
Stories	3
Class	A
Construction	Masonry
Parking	200 Free surface spots available; Ratio of 4.50/1,000 SF

700 Alexander Park

Type	3 Star Office
Year Built	2000
Year Renovated	
Tenancy	Multi
Owner Occupancy	No
Elevators	2 with 1 frt
Slab to Slab	14'
RBA	71,401 SF
Stories	3
Class	A
Construction	Masonry
Parking	237 free Surface Spaces are available; Ratio of 3.30/1,000 SF

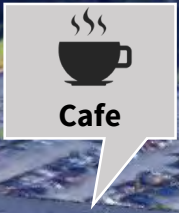
Highlights:

- Walking trails and bike paths
- Food service available in 600 Alexander Park
- Located along the amenity rich Route 1 Corridor
- Minutes from downtown Princeton and major cultural and recreational amenities
- NJ/NY/PA Accessible – equidistant from NY and Philadelphia
- Surrounded by top Universities including: Princeton University, Rutgers University, TCNJ and Rider University



700
Alexander Park

Within Walking distance
to Princeton Junction
Train Stations - NJ
Transit and Amtrak. ➔



**600
Alexander Park**

**500
Alexander Park**

**400
Alexander Park**

**777
Alexander Park**

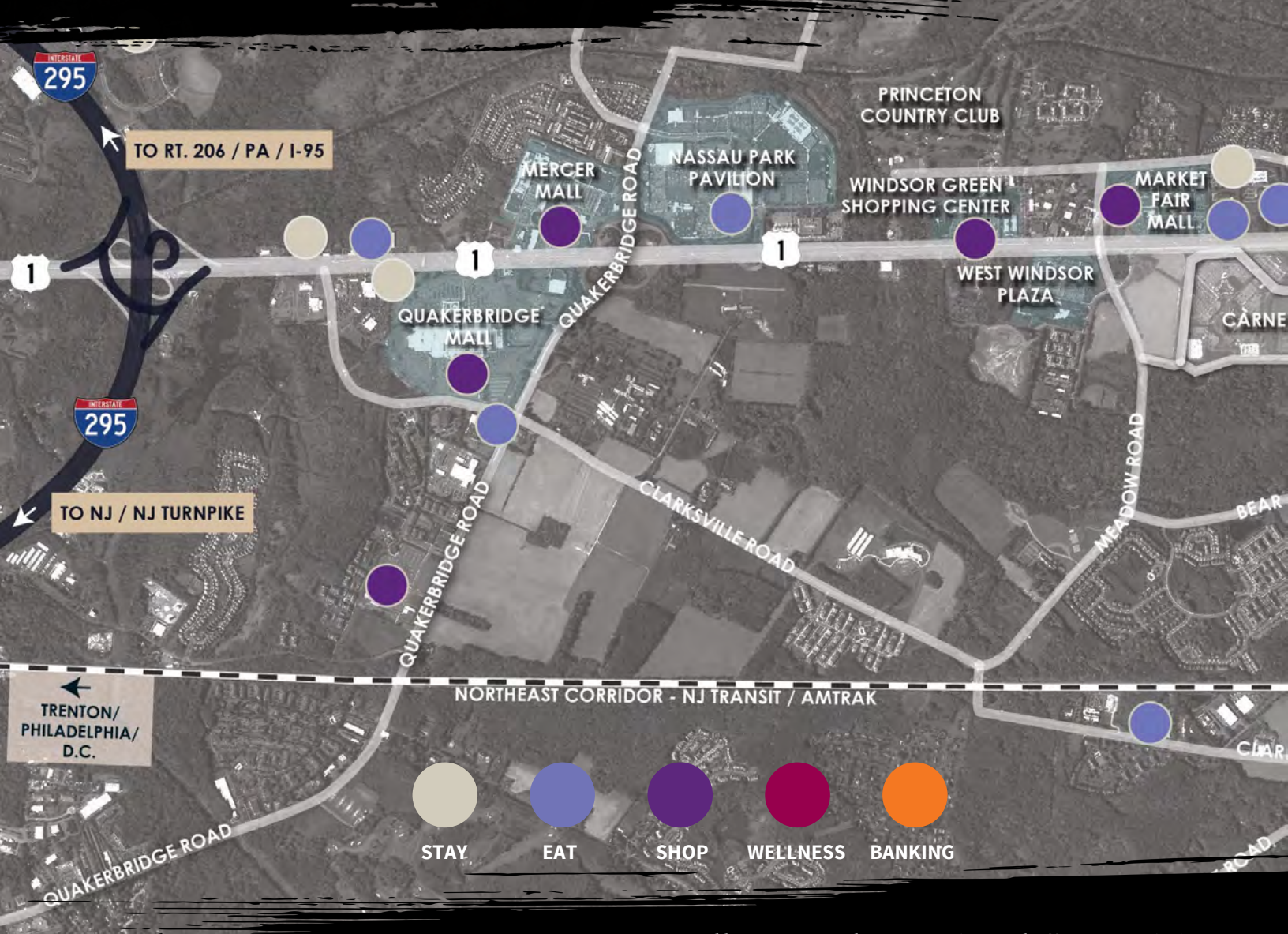
**300
Alexander Park**

**200
Alexander Park**

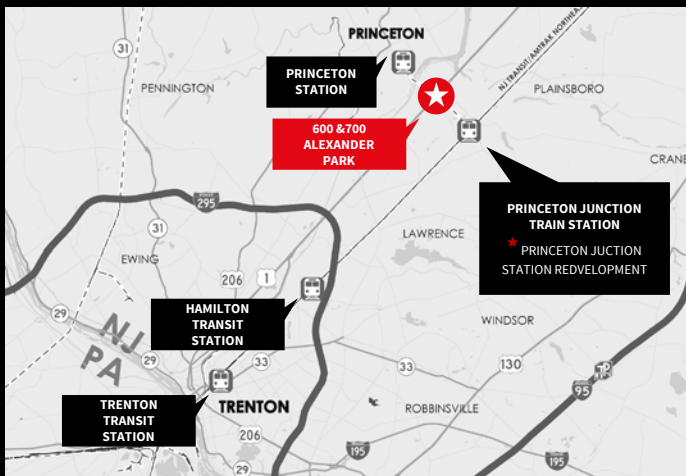
Corporate neighbors include:
Novo Nordisk, Sandoz, NRG,
BlackRock, Bank of America
Merrill Lynch, among others

Location

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail, the campus is well situated less than 5 miles from the East Coast's main interstate highway I-95.



Excellent Local & Regional Connectivity

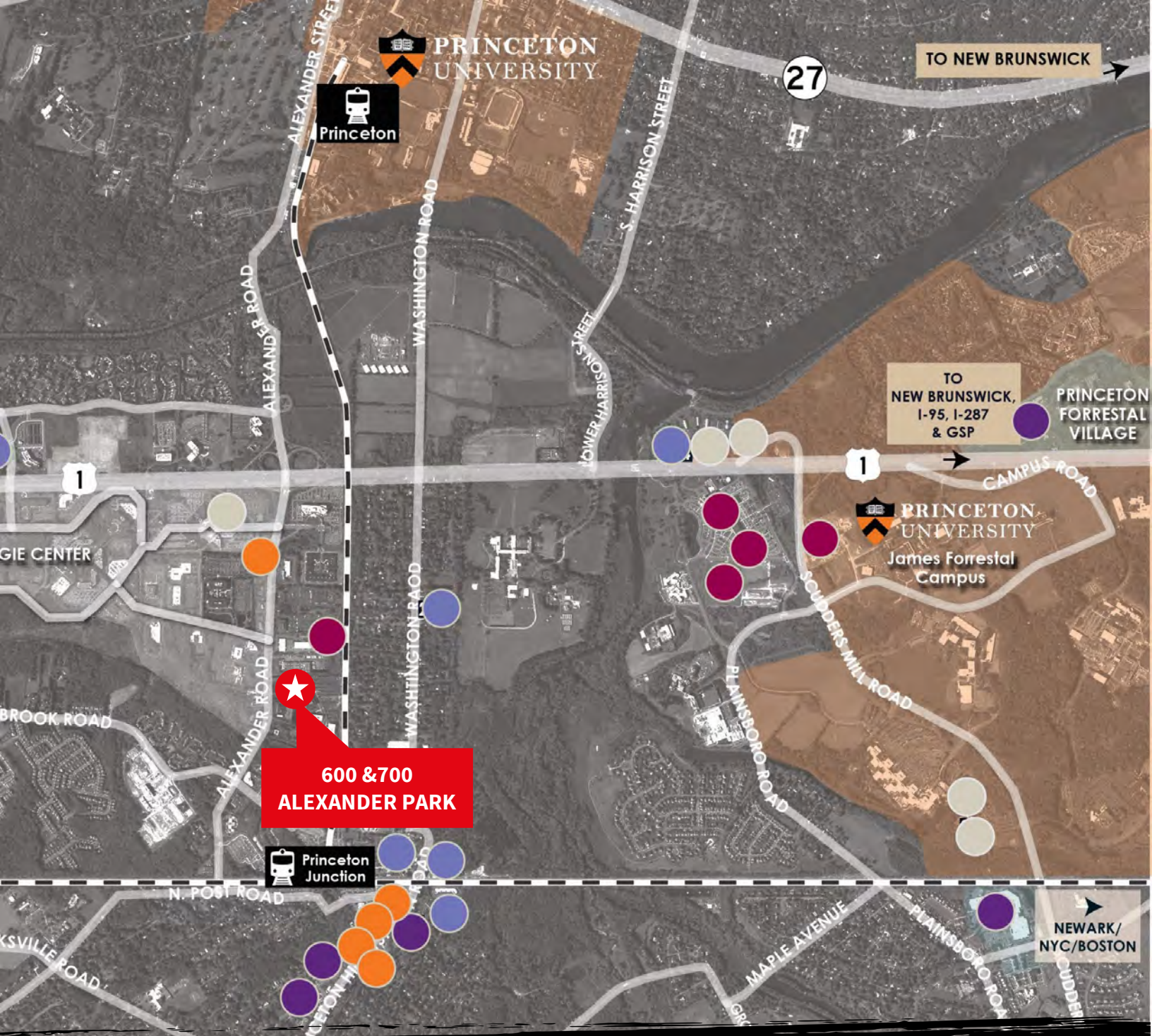


- 45 Minutes from Newark Liberty International
- 65 minutes from Philadelphia International
- 20 minutes from Princeton Airport
- 25 minutes from Trenton-Mercer airport



+/- 12 miles from three NJ Transit/ AMTRAK train stations along the Northeast Corridor (Princeton Junction, Hamilton and Trenton) with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston and Washington, D.C.

Located between Routes 1 and 130 with direct access to Routes 27, 31, 33 and 206 and Interstates 95, 195, 295 and the NJ Turnpike



**600 & 700
ALEXANDER PARK**

★ Situated along Amtrak/NJ Transit’s Northeast Corridor rail line, the busiest line in the nation, Princeton Junction Station is a hub of transportation and employment. Master developer, AvalonBay Communities, Inc. plans to redevelop a 24-acre site adjacent to the station, into a mixed-use transit village consisting of 800 residential units, a 120-key hotel and an upscale retail plaza. The 37,000 square feet of retail space will wrap around a bustling, 50,000-square-foot public promenade adjacent to the train station along with two shared parking decks. The retail-lined promenade will include an amphitheater and a glass enclosure for art displays, vendors and other programming, and the hotel will serve as the focal point of the plaza and could also include a rooftop deck with a restaurant





700 Alexander Park Lobby



700 Alexander Park Lobby



700 Alexander Park Tenant Lounge



700 Alexander Park Vacant Second Floor



600 Alexander Park Café Seating



700 Alexander Park Corner Office





For more information, contact:

Thomas Romano

+1 609 658 1589

thomas.romano@am.jll.com

Roby Bull

+1 732 590 4168

roby.bull@am.jll.com

Vinny DiMeglio

+1 609 454 5242

vinny.dimeglio@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.