



79
& Roszel Road
Princeton, New Jersey



Trophy office park
in the heart of
Princeton, within
walking distance of
Princeton Junction Station



7 & 9 Roszel Road

Consisting of two office buildings totaling 304,107 SF on 24 park-like acres, 7 & 9 Roszel Road is one mile from NJ-Transit's Princeton Junction Station, directly off Route 1 in Princeton, New Jersey and 10 minutes from I-295. The property is located in one of the most sought after submarkets in NJ due to its central location (between NYC and Philadelphia,) its highway and mass transit infrastructure, highly skilled and educated workforce and proximity to Princeton University.

7 & 9 Roszel is adjacent to Carnegie Center, a 560-acre master planned office park; tenants will benefit from the unparalleled amenities both within the office park, which include open air cafes, jogging and walking paths, gazebos, sculpture gardens, exotic plantings, ponds, amphitheater, Hyatt Regency Princeton hotel, post office, Wells Fargo bank, childcare facility, heliport and dining facilities; and in its immediate surrounding area along the Route 1 corridor, which includes 7 major shopping centers and malls, restaurants, banks, childcare facilities and fitness center, including Life Time Fitness, which is 7 minutes from the property.

Summary

Building Size	7 Roszel:	192,339 SF (five stories)
	9 Roszel:	118,110 SF (three stories)
	Total:	304,107 SF

Highlights

7 & 9 Roszel Road

- Institutional quality ownership
- 30' x 30' column spacing
- Efficient & divisible floor plates
- Multiple tenant balconies
- Park like setting on 24-acres
- On-site amenities:
 - 8,000 SF fitness center with multiple workout areas, and showers, full service cafeteria with outdoor seating
- 4 minutes from the Princeton Junction train station

9 Roszel Road

- Headquarters opportunity
- 118,110 SF free standing building
- Only building with branding rights




**118,110 SF
HQ OPPORTUNITY
WITH BRANDING**

The Princeton Advantage



Local & Regional Accessibility/Connectivity

- Located along the amenity rich Route 1 Corridor
- Mass-transit serviced community via Rail and bus (NJ Transit's Princeton Junction and Princeton train stations and NJ Transit's 600 bus line)
- Minutes from downtown Princeton and major surrounding amenities
- NY/NJ/PA Accessible—equidistant from NYC and Philadelphia

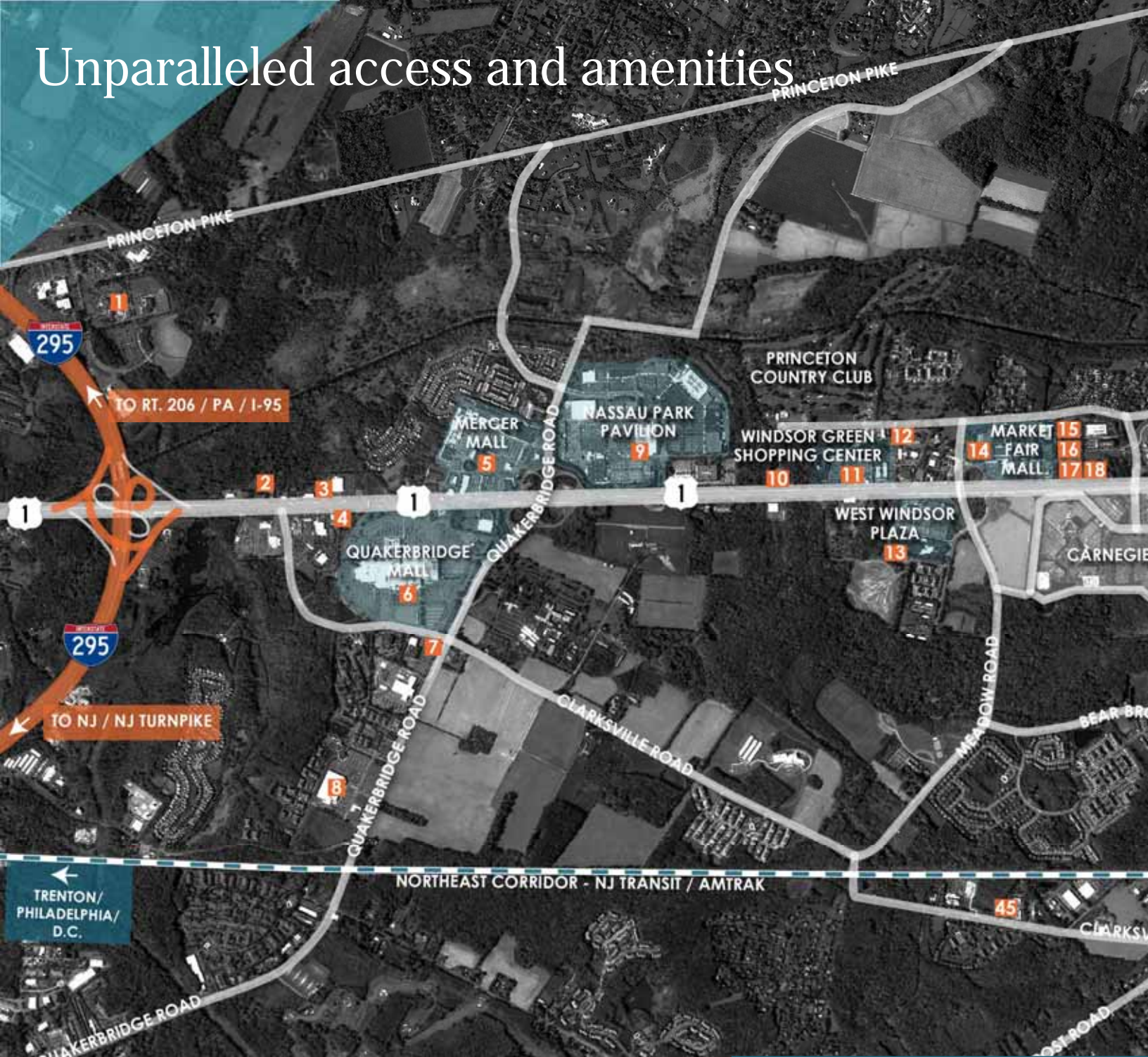
One of New Jersey's Most Prestigious and Top Performing Office Markets

- Home to Fortune 500 and Blue Chip companies
- Corporate neighbors include Novo Nordisk, Sandoz, NRG, BlackRock, Bank of America Merrill Lynch, among others

Extraordinary Location

- Surrounded by top universities – Princeton University, Rutgers University and TCNJ
- 5 Mile Radius Demographics
Average Household Income: \$174,318
White Collar Employment: 87%
Bachelor's Degree or Higher: 74%

Unparalleled access and amenities



RESTAURANTS

3. Red Lobster
7. KC Prime Restaurant Steakhouse
9. Buffalo Wild Wings
17. Brickhouse Tavern & Tap
18. On the Border Mexican Grill & Cantina
23. Papa John's Pizza
24. Ruby Tuesday
35. Asian Bistro
36. Dunkin Donuts
37. Subway
45. Mizu Japanese Cuisine

RETAIL

5. Mercer Mall
6. Quakerbridge Mall
8. Costco
9. Nassau Park Pavilion
11. Windsor Green Shopping Center
14. Market Fair Mall
31. Princeton Forrestal Village
34. Plainsboro Plaza
38. Rite Aid
43. Windsor Plaza
44. 7-Eleven

CHILD CARE

12. The Goddard School
21. Lakeview Child Center

1 Mile
from Property
(within
walking distance)



Princeton Junction Station



HOTELS

1. Hilton Garden Inn
2. Red Roof Inn
4. Quality Inn
15. Residence Inn by Marriott Princeton
19. Hyatt Place Princeton
25. Courtyard by Marriott Princeton
26. Homewood Suites by Hilltop Princeton
32. Holiday Inn Express
33. Crown Plaza Princeton

FITNESS & WELLNESS

22. CrossFit Ex Novo
28. Princeton Fitness & Wellness at Plainsboro
30. Lifetime Athletic Princeton
27. Princeton Medical Center
29. CHOP Specialty Care Center Princeton

BANKS

20. Wells Fargo Bank
39. PNC Bank
40. Santander Bank
41. Bank of America
42. Chase Bank



7 Roszel Road

<u>2nd floor</u>	<u>39,553 RSF</u>
Contiguous	39,553 RSF

9 Roszel Road

<u>1st floor</u>	<u>33,929 RSF</u>
2 nd floor	41,060 RSF
<u>3rd floor</u>	<u>43,121 RSF</u>
Entire building	118,110 RSF

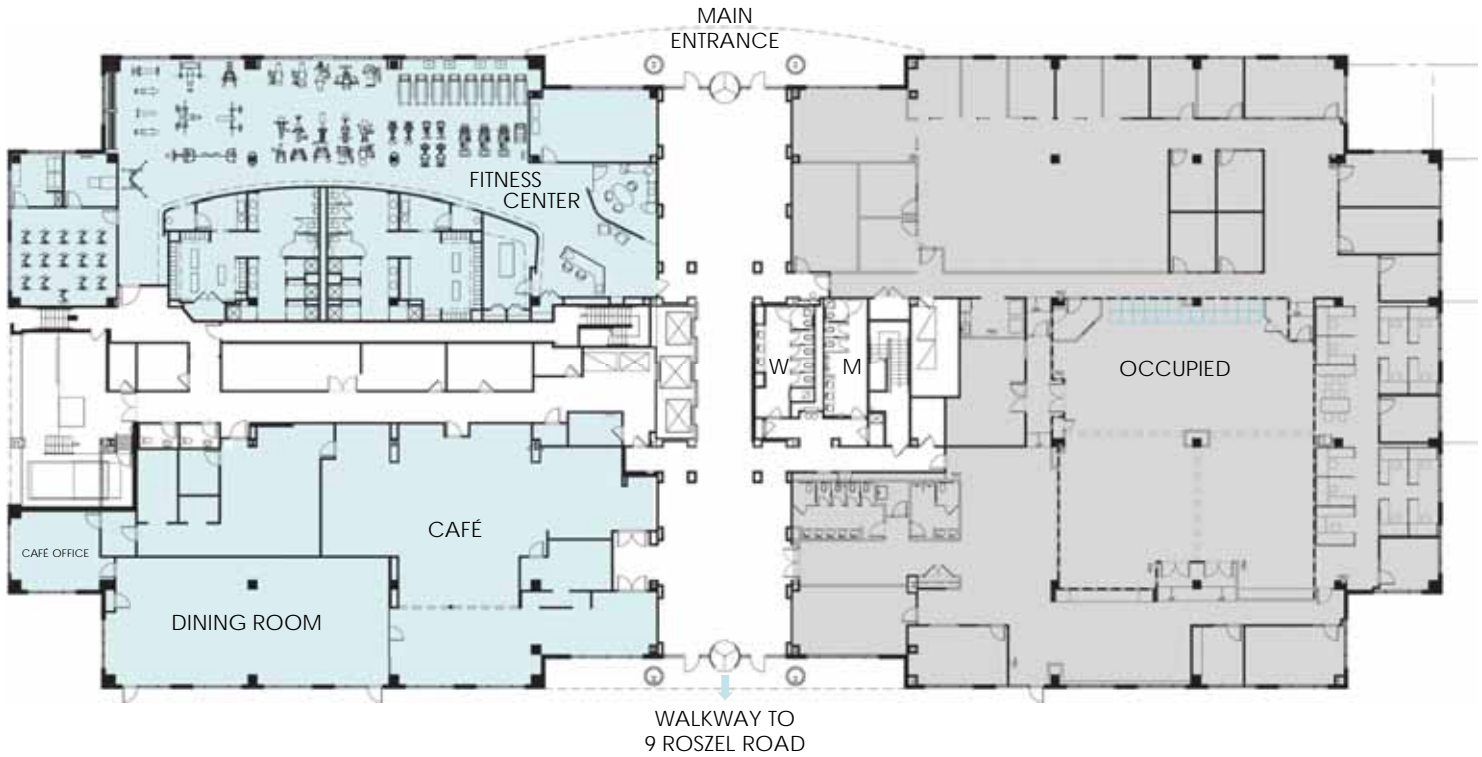
Available
space



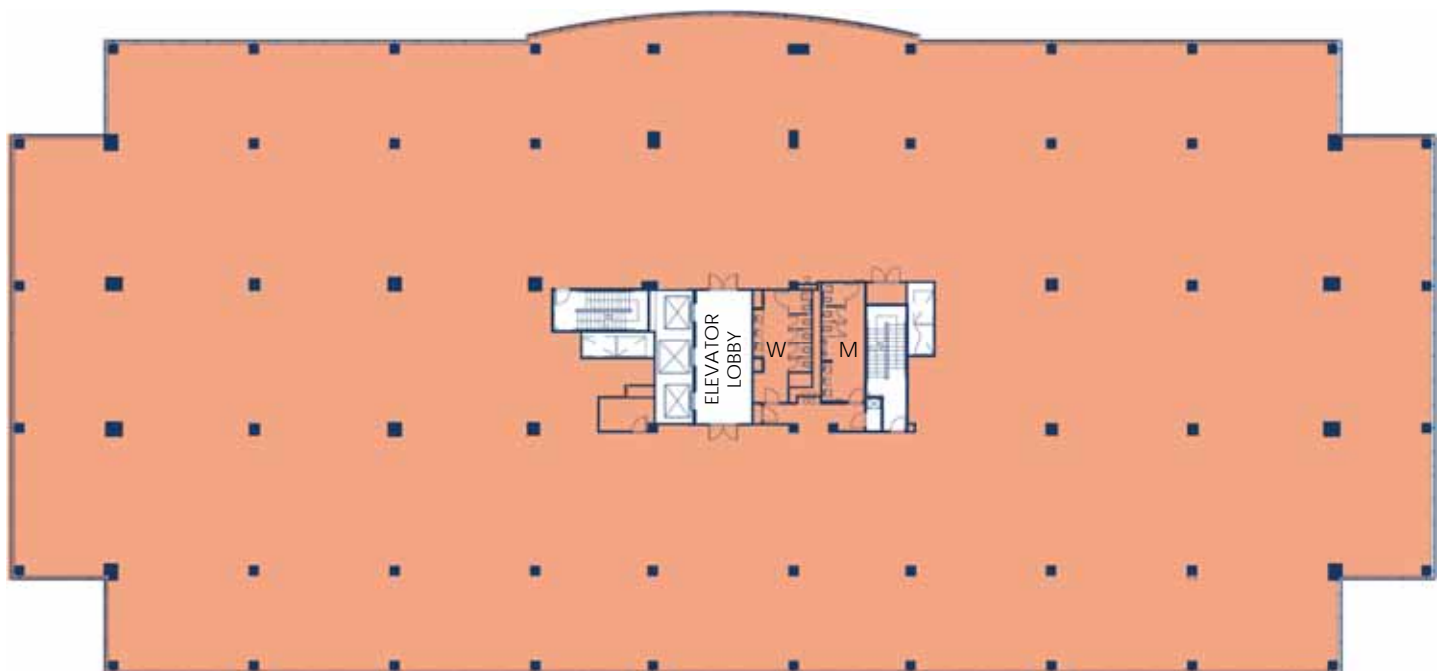
7 Roszel Road atrium lobby
and café entrance

7 Roszel Road

First Floor / Amenities



Typical Floor Plan





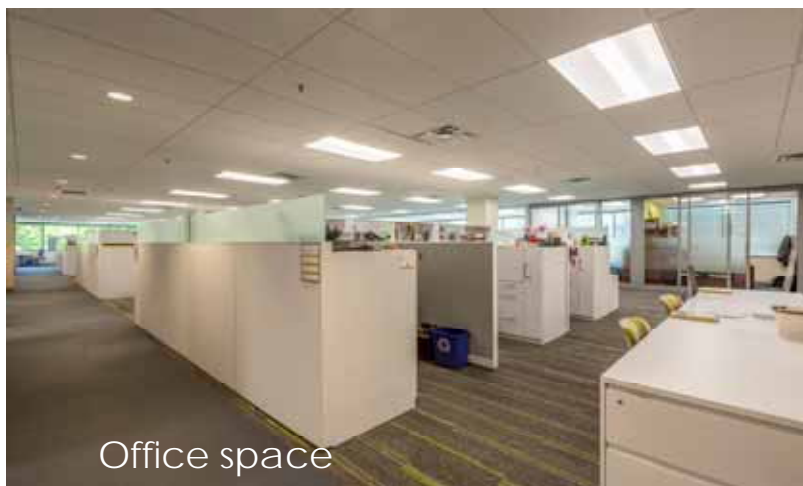
7 Roszell Road



Fitness center



Full service café



Office space

Typical Floor Plan



Atrium lobby



Collaborative space

Buildings are interconnected with a heated walk way



9 Roszel Road



Heated walk way



Outdoor patio

Owned & Managed by:

John Hancock

Real Estate

For more information or to
arrange a tour, please call us:

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