

# ONE UNIVERSITY SQUARE

PRINCETON, NJ

*Premier Trophy Office Building  
at the Epicenter of the Princeton Market*



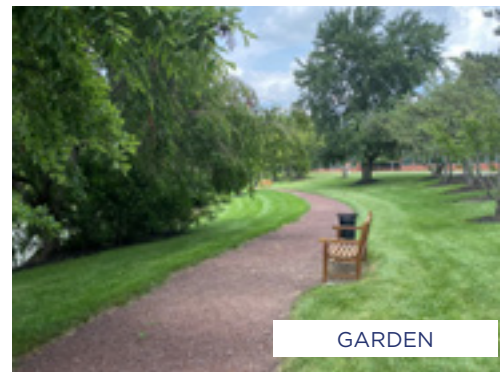
**2,700-87,000 RSF  
BEST-IN-CLASS OFFICE SPACE FOR LEASE**



CAFÉ SEATING



CAFETERIA



GARDEN

**EXTENSIVE RENOVATIONS COMPLETED 2021**

[oneuniversitiesquare.com](http://oneuniversitiesquare.com)

➤ **1ST FLOOR - AMENITIES**

➤ **PARTIAL 2ND FLOOR**

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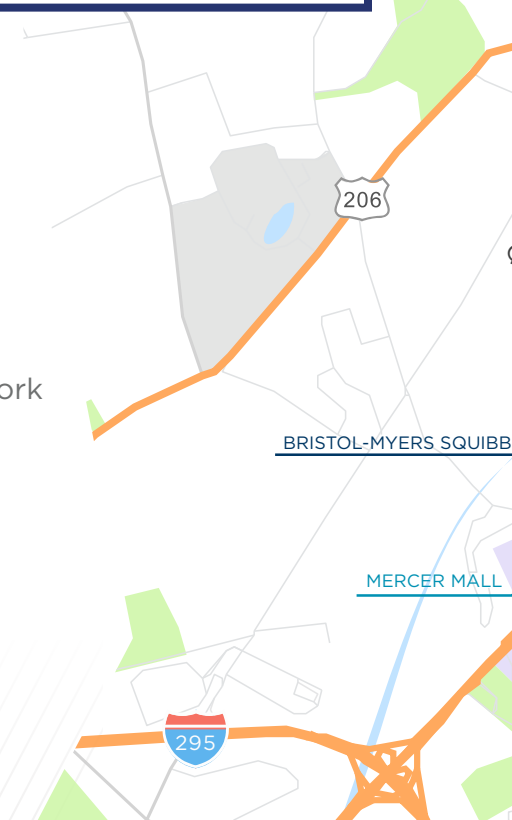
Undergoing major capital improvement program  
Concierge service | 24/7 security | Full-service cafeteria  
On-site fitness center with locker rooms & sauna  
On-site training & conference center  
Tranquil walking trails, scenic pond & pergola

### CONCEPT FLOOR PLAN



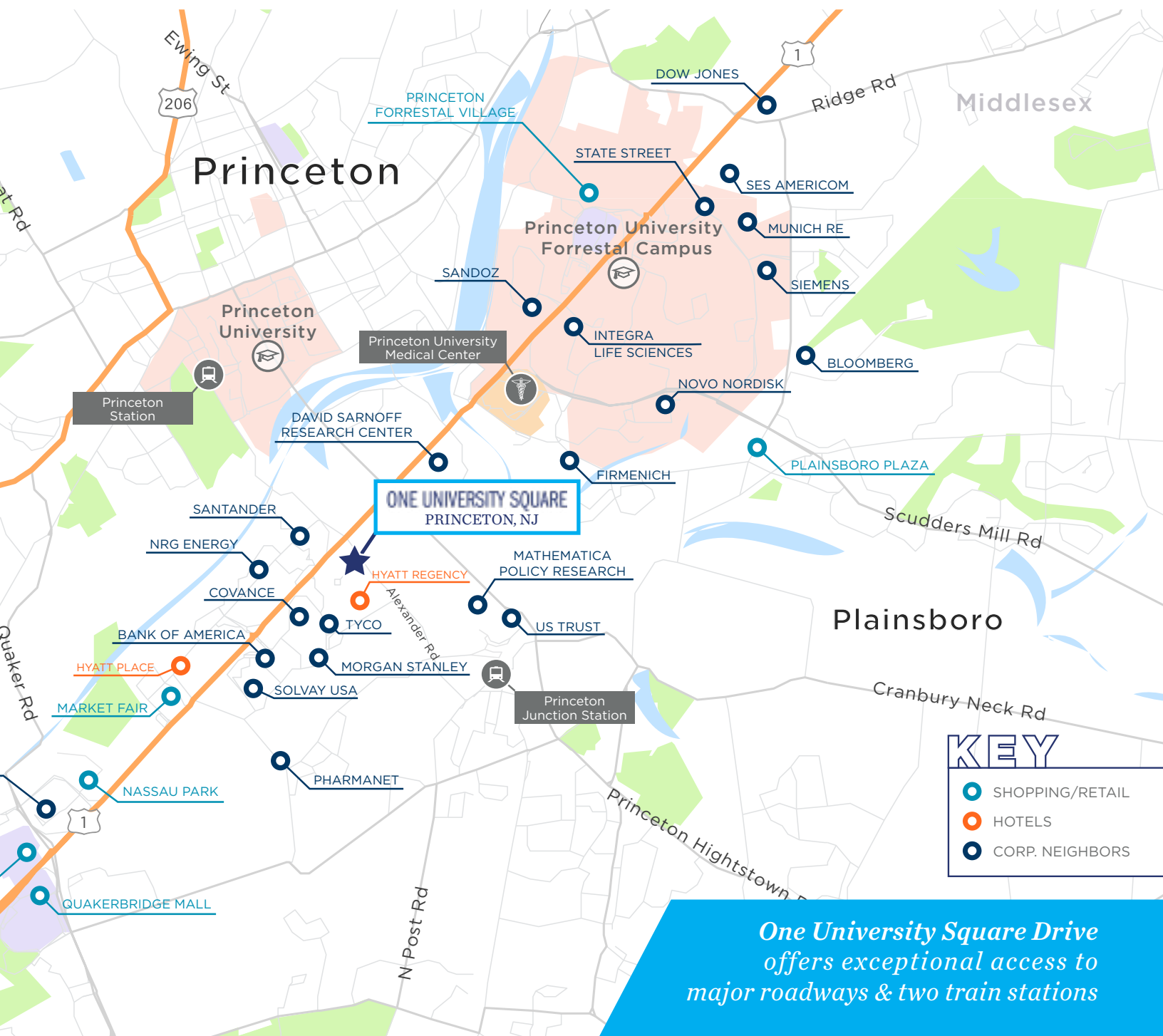
### BUILDING FEATURES & AVAILABILITIES

- Built in 2008
- 328,000 SF trophy-quality office asset on five floors
- 70,000+ RSF available on 2nd floor
- Incredibly efficient floorplates
- Classic yet modern building design
- Dramatic, two-story atrium accented with beautiful artwork
- Granite façade with reflective glass windows
- Located at Rt. 1 & Alexander Road
- 1.5 miles to NJ Transit Station
- Walking distance from the Hyatt Hotel
- Major tenants include: *BlackRock, Axis and Mercer*



# 2,700-87,000 RSF AVAILABLE FOR LEASE IN THE HEART OF PRINCETON

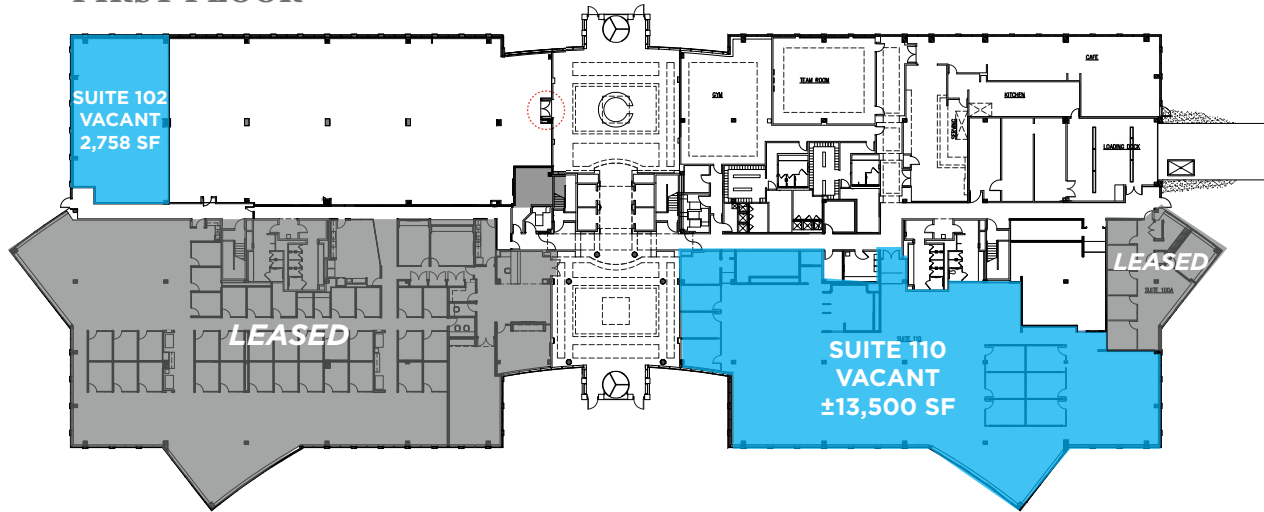
- 2 miles from Downtown Princeton
- 0.5 miles from Princeton University
- 1.5 miles from Princeton Junction Train
- Nearby 6 major shopping centers/malls
- Close proximity to I-295, I-195 and Routes 27 & 206



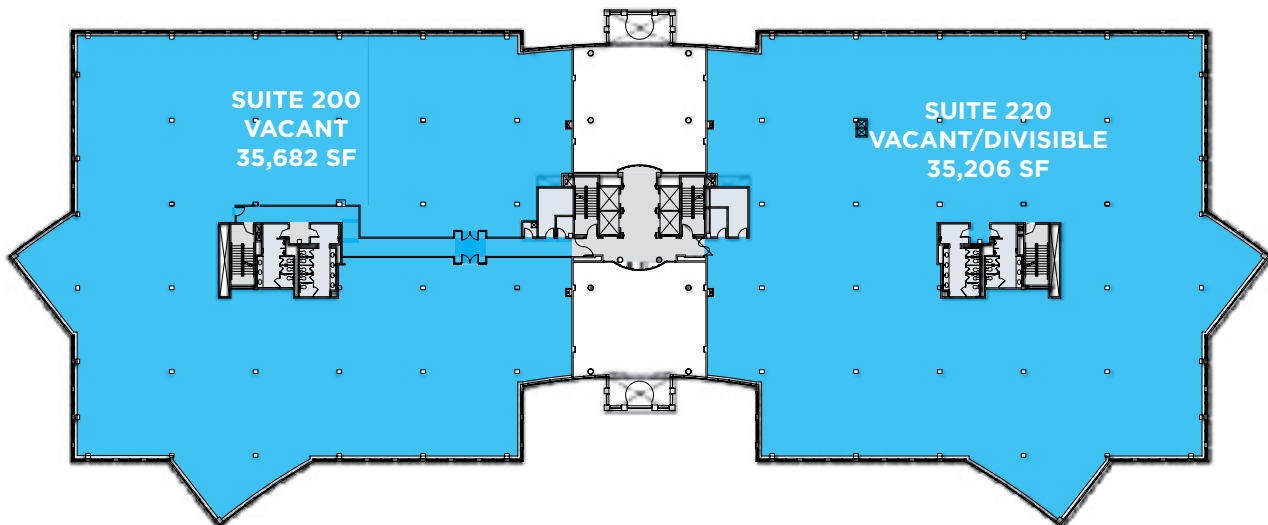
*One University Square Drive  
offers exceptional access to  
major roadways & two train stations*

# FLOOR PLANS & AVAILABILITY

## FIRST FLOOR

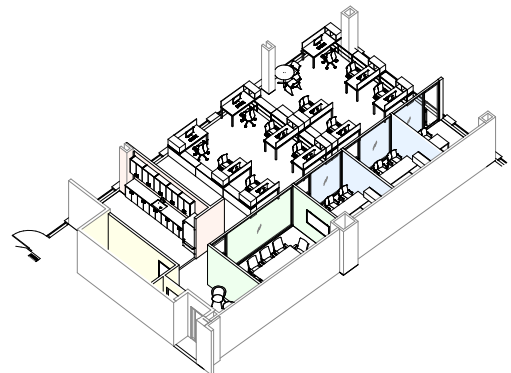
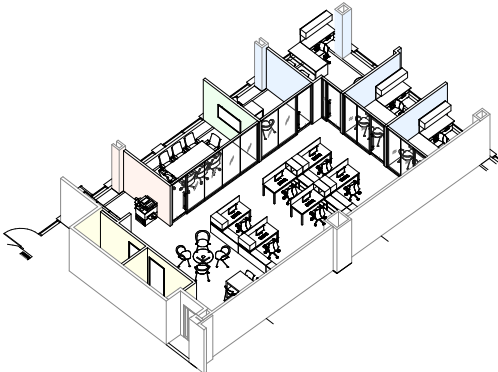
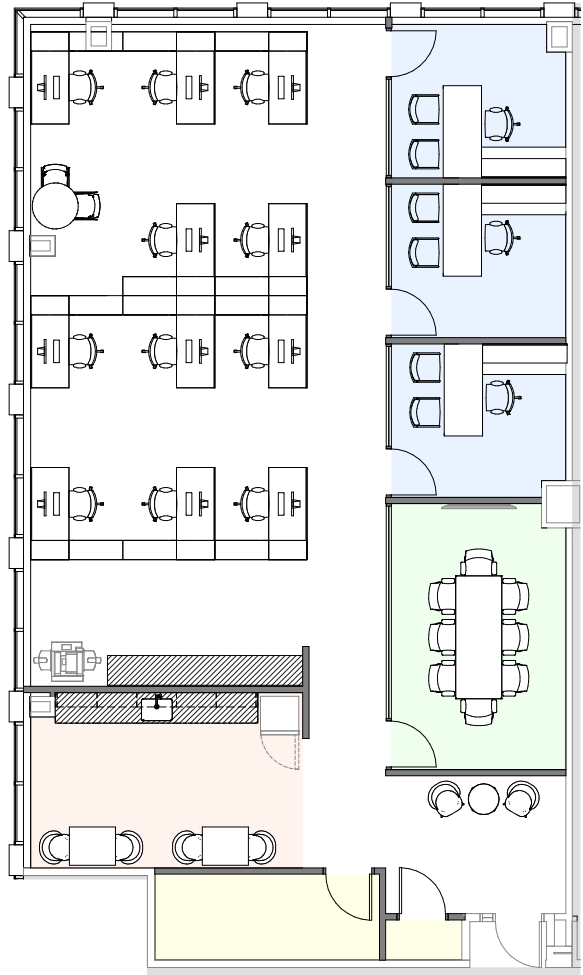
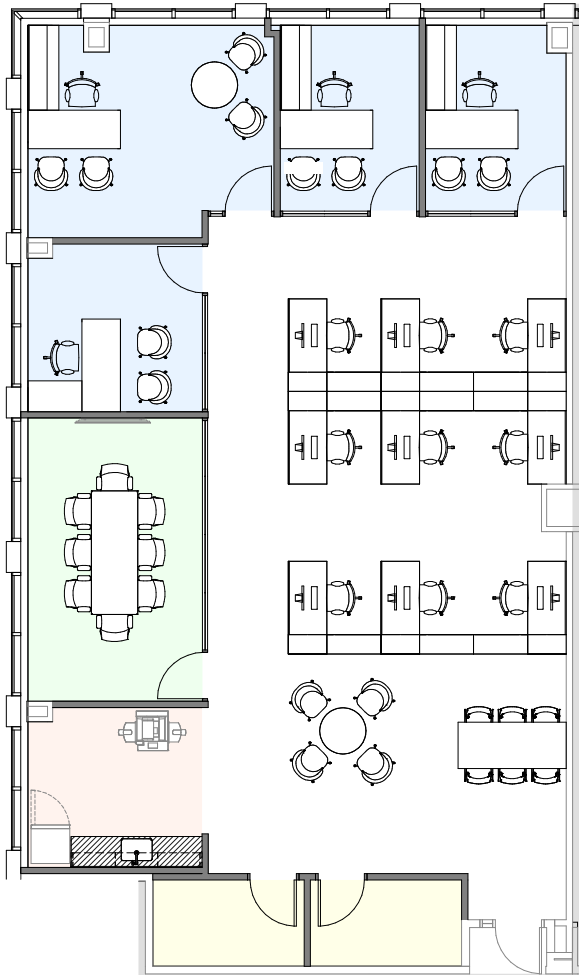


## SECOND FLOOR



# FLOOR PLANS & AVAILABILITY

## FIRST FLOOR - CONCEPTUAL PLANS



For more information, please contact:

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