

# 107 COLLEGE ROAD E

Princeton, NJ 08540

Office For Lease

76,800 SF



Leasing Information:  
973.599.0050

<b>Rick Genthe</b> 973.599.0050 Rgenthe@lpc.com	<b>Robert Lee</b> 973.599.0050 rlee@lpc.com	<b>Sean O'Brien</b> 973.599.0050 sobrien@lpc.com
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## Lincoln

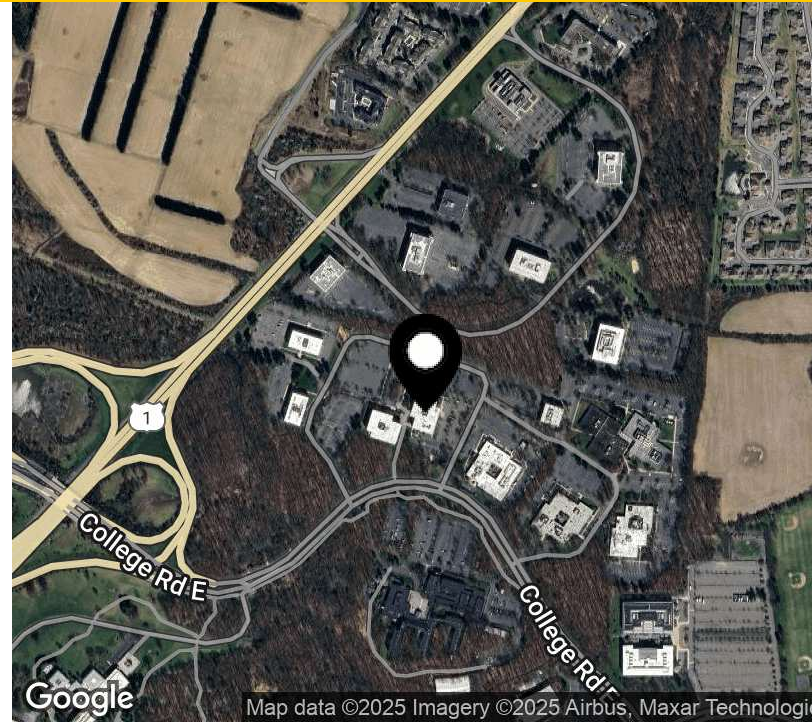
Lincoln Property Company  
9 Entin Road Suite 103  
Parsippany, NJ 07054

[www.lpc.com](http://www.lpc.com)

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## Property Highlights

- Whole building opportunity
- Café on-site
- Convenient location near Route 1, easy access to I-295 Interchange and the New Jersey Turnpike via Interchange at Exit 8A
- Building is part of the College Park at Forrestral Center Business Park
- Flexible floor plates
- 4 spaces per 1,000 SF
- Property Management on-site on campus
- 24/7 Building Access

## Property Overview

107 College Road is a 76,800 square foot, three story, Class B office building situated on 7.50 acres in a scenic park like setting. The building is part of the College Park at Forrestral Center Business Park, located in amenity rich Princeton. The building is situated near Princeton University with a strong, highly skilled labor pool. The area has long been a center for pharmaceutical, technology and financial institutions. Fortune 500 companies such as Bristol Myers Squibb, Blackrock and NRG Energy have offices in Princeton. Route 1 offers plenty of options for hotels, restaurants, & shopping.

## Location Overview

College Park is located within the Princeton submarket, an area known to be a magnet for technology, pharmaceutical and financial services firms that operate in the vicinity. Tenants have access to the Princeton Forrestral Village, a 550,000 SF mixed-use complex featuring top medical professionals.

Availabilities	SF	Lease Rate	Date Available
1st Floor	23,552 SF	\$25.00 TBD	Available Now
2nd Floor	25,600 SF	\$25.00 TBD	Available Now
3rd Floor	27,648 SF	\$25.00 TBD	Available Now

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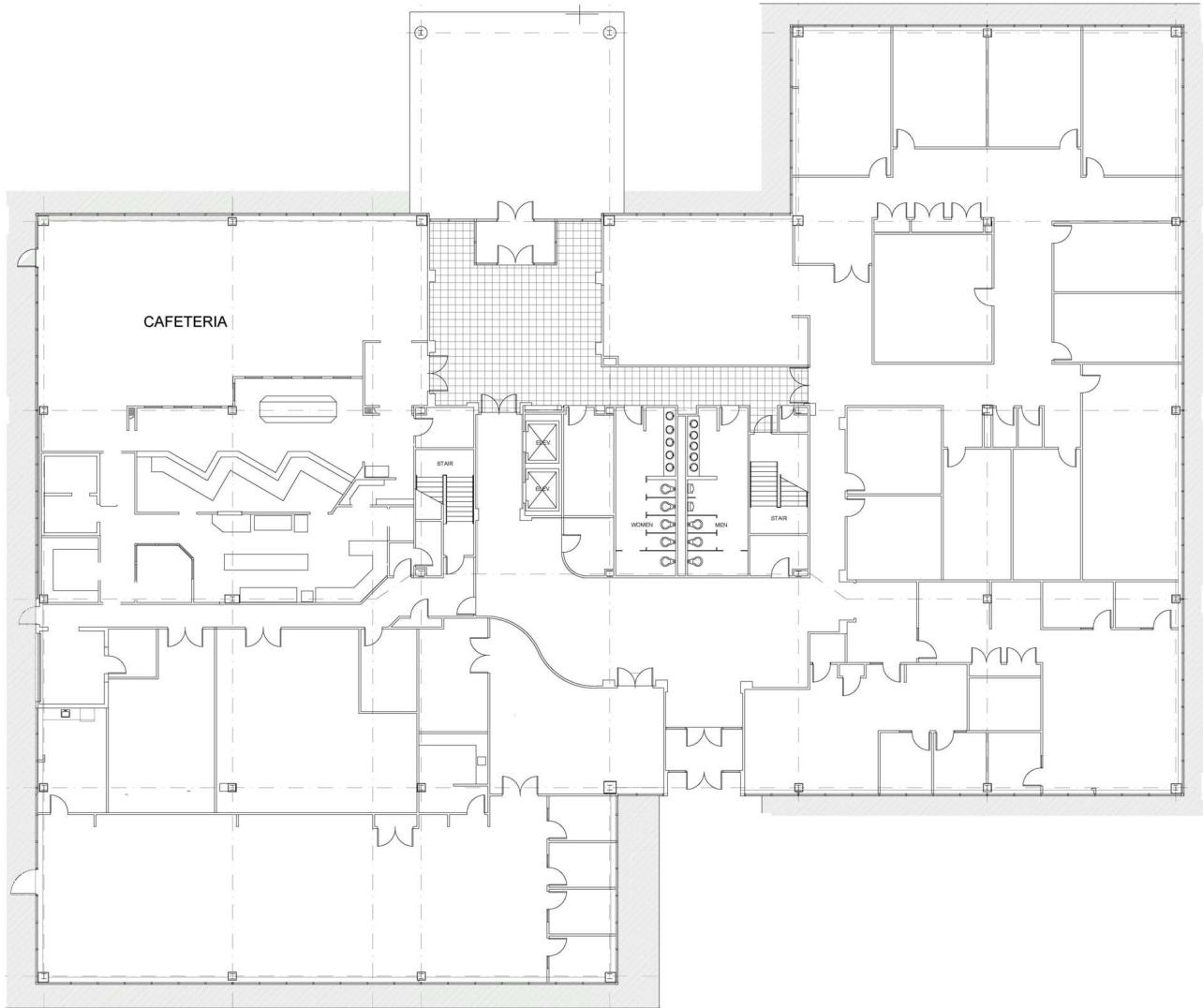
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**Lincoln**

# 107 COLLEGE ROAD E

1st Floor

Princeton, NJ 08540



Suite	Size	Lease Rate	Description
■ 1st Floor	23,552 SF	\$25.00 TBD	Full Build-Out Mostly Open Plan

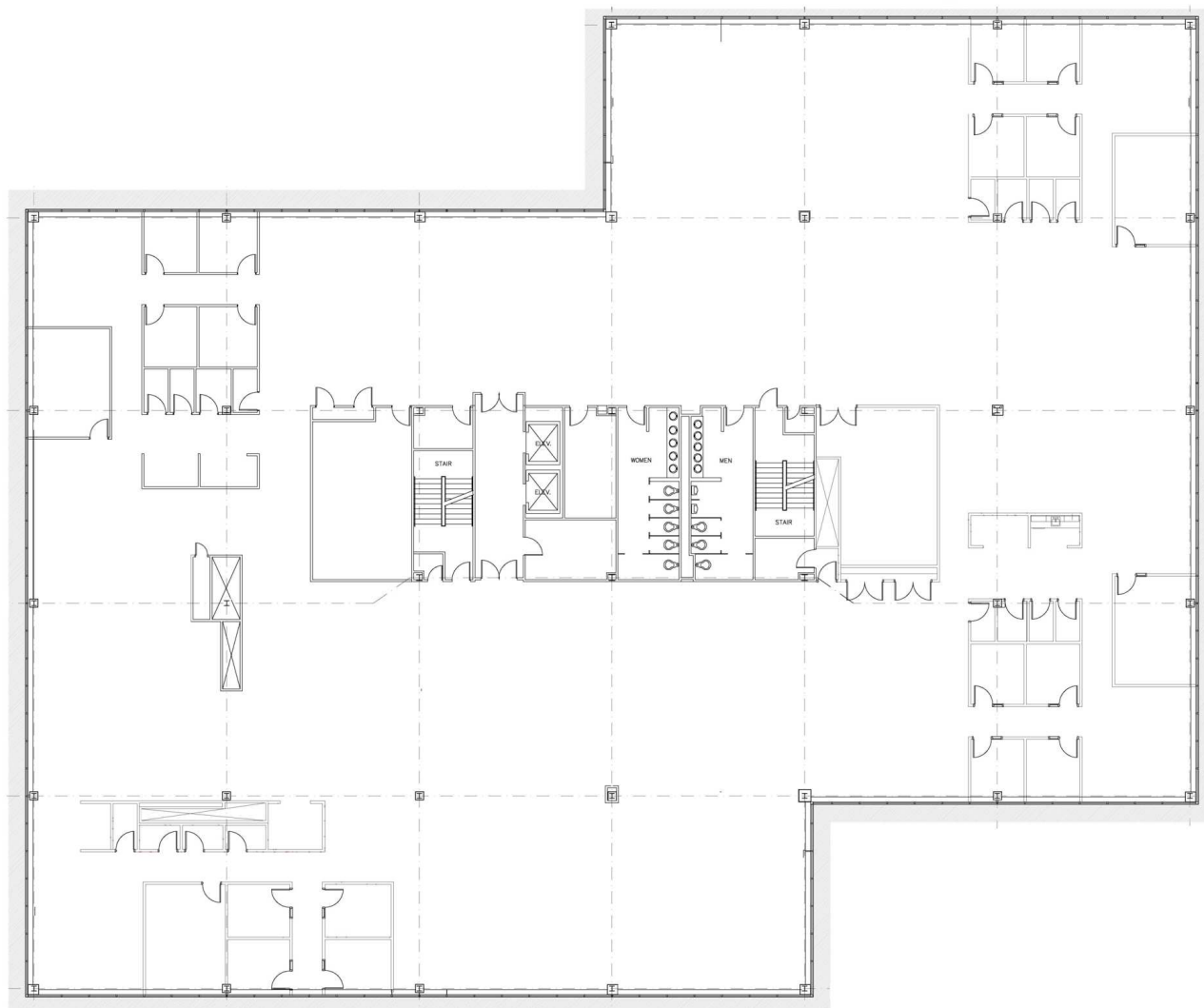
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## Lincoln

# 107 COLLEGE ROAD E

2nd Floor

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Suite	Size	Lease Rate	Description
■ 2nd Floor	25,600 SF	\$25.00 TBD	Full Build-Out Mostly Open Plan

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## Lincoln

# 107 COLLEGE ROAD E

3rd Floor

Princeton, NJ 08540



Suite	Size	Lease Rate	Description
■ 3rd Floor	27,648 SF	\$25.00 TBD	Full Build-Out Mostly Open Plan

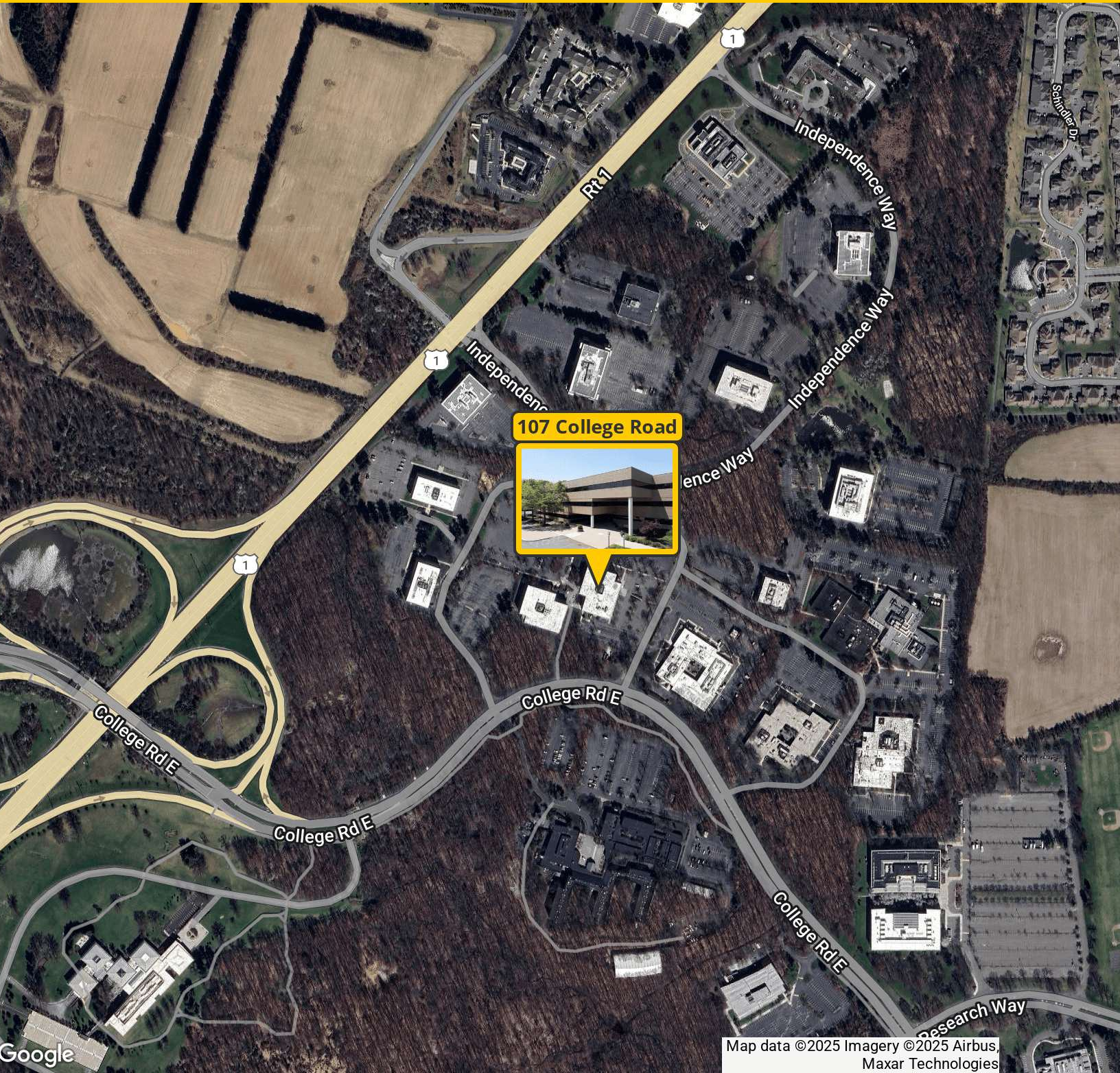
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Location Map

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