

728 BUNN DRIVE PRINCETON | NJ



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VIDEO TOUR

Penn Medicine
Princeton Health

PRINCETON
UNIVERSITY

Children's Hospital
of Philadelphia

COPPERWOOD
IN PRINCETON



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EXECUTIVE SUMMARY





Wolf Commercial Real Estate (“WCRE”) is pleased to present the opportunity to market 728 Bunn Drive in Princeton, New Jersey (the “Property”). The Property consists of a +/- 67,000 square foot, three-story institutional building situated on a 6.27-acre secluded campus setting. The property is situated within the OR-1 T zoning district and benefits from an approved D(3) variance granted by the Princeton Zoning Board of Adjustment, along with a site plan waiver permitting its use as a substance abuse rehabilitation facility. Built in 2000, the property currently features 72 patient rooms, with approval for 102 beds and the potential to expand to 144.

The building was designed for healthcare operations and offers infrastructure that supports a variety of medical and rehabilitation uses. Plumbing is run to each individual room, and the interior layout contains no load-bearing walls, allowing for flexible reconfiguration of the floor plan to suit future operational needs. The facility is fully sprinklered and ADA compliant, and includes two elevators as well as a commercial-grade kitchen equipped with an 8’ x 10’ walk-in refrigerator.

The Property is positioned along Bunn Drive in the northern section of Princeton, providing convenient access to the region’s primary commuter routes and commercial corridors. The location is just minutes from downtown Princeton and Princeton University, an area known for its vibrant mix of businesses, institutions, and amenities. Princeton’s central location places the Property within close proximity to both New York City and Philadelphia, further strengthening its accessibility and long-term positioning within a highly desirable healthcare and institutional market.

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SALE PRICE **\$12,500,000**

LEASE PRICE **\$25/SF NNN**

BUILDING SIZE **67,000 SF**

SITE SIZE **6.27 ACRES**

REAL ESTATE TAXES **\$219,975/YR**



Investment Highlights

✓ Institutional-Quality Healthcare Facility

✓ Owner-User Opportunity

✓ Value-Add Repositioning Opportunity

✓ Multi-Wing Layout for Operational Flexibility

✓ Purpose-Built Medical Infrastructure

✓ Strong & Reliable Building Systems

✓ Affluent Princeton Demographics

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THE ASSET



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Property Overview



Property Type

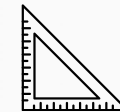
Institutional Healthcare Facility



Zoning

OR-1 T District Currently
D(3) Approved Variance

- Substance Abuse Rehab Facility



Square Footage

67,000 SF



Patient Rooms

72 Rooms, Approved for 102
beds & can expand to 144



Year Built

2000



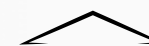
Building Height

3 Stories



Sprinkler System

Fully Sprinklered



Roof Structure

Replaced in 2021 with 16 Yr
Warranty

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Exterior Property Photos



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Exterior Property Photos







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Interior Property Photos



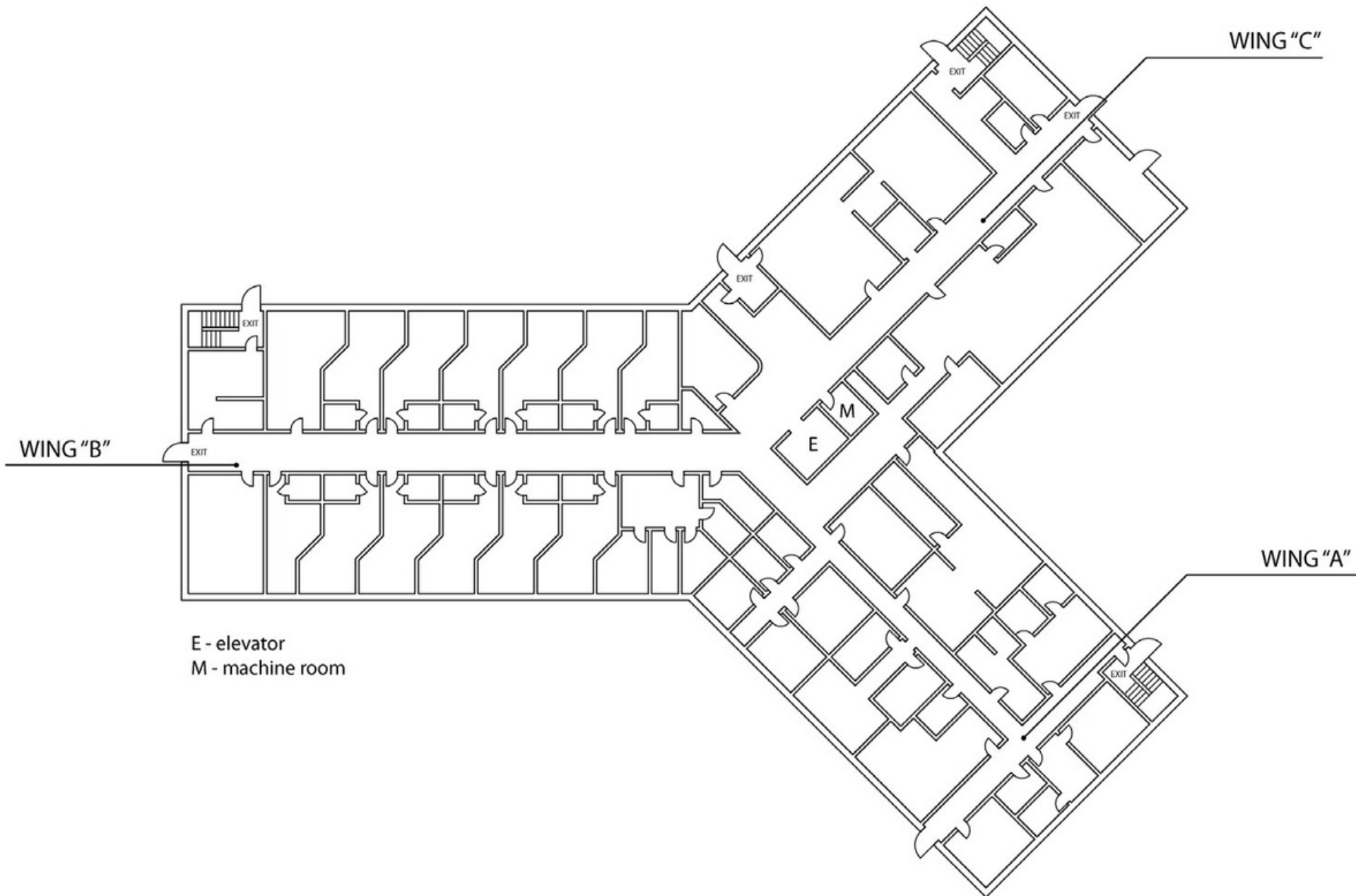


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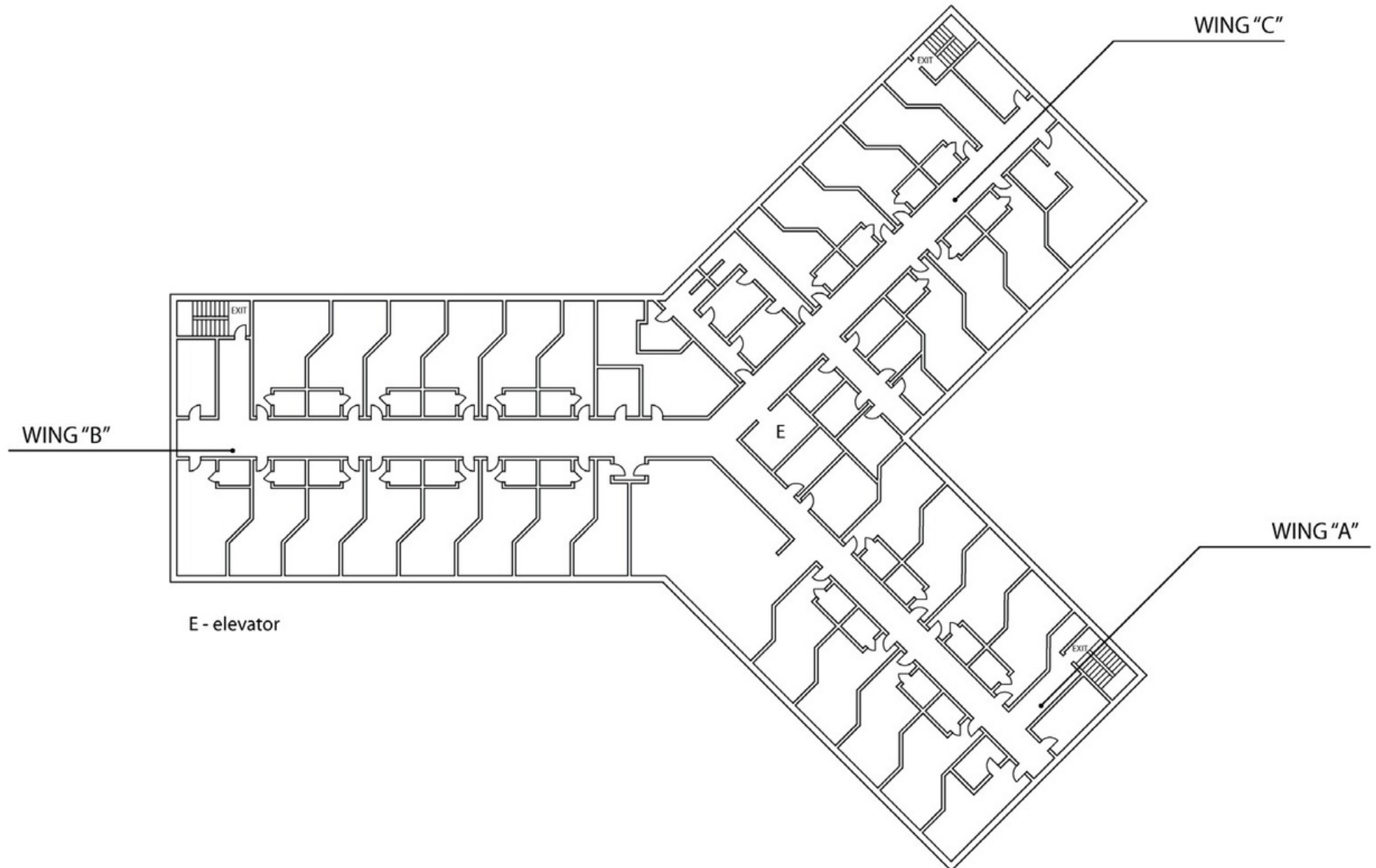
PROPERTY LAYOUT

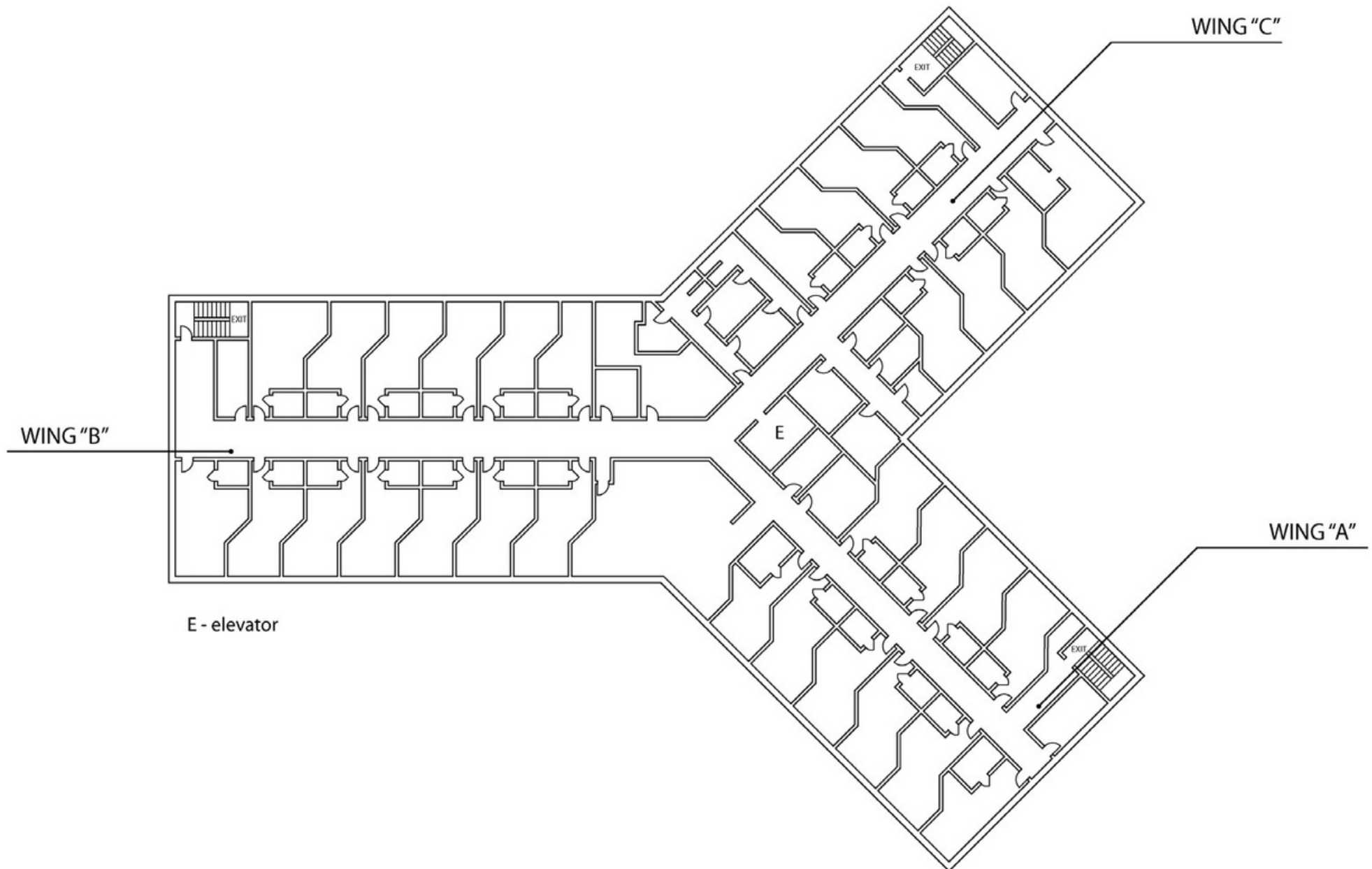


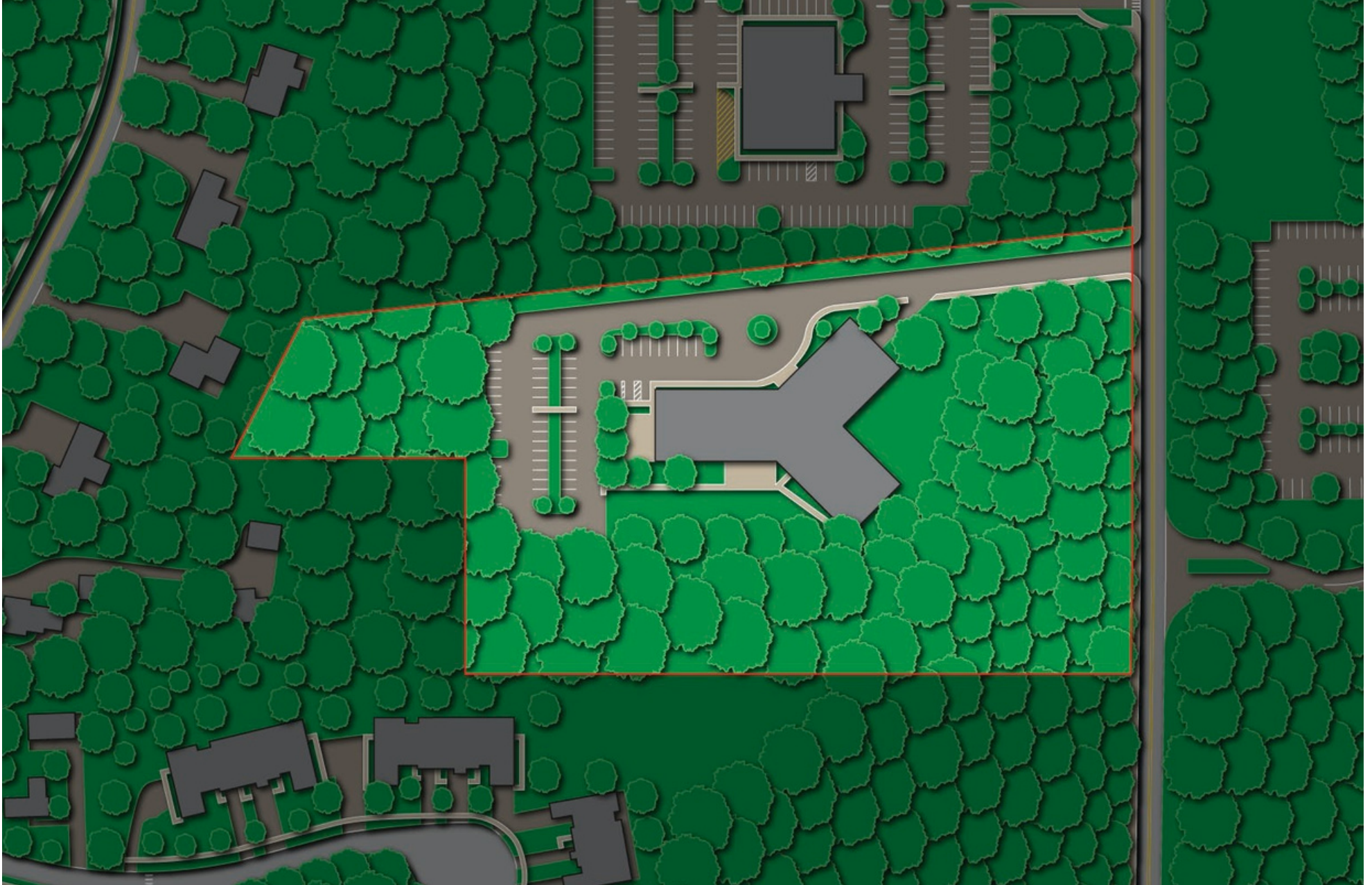
First Floor Plan



Second Floor Plan







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AREA OVERVIEW



New York – Philadelphia Region



New York City

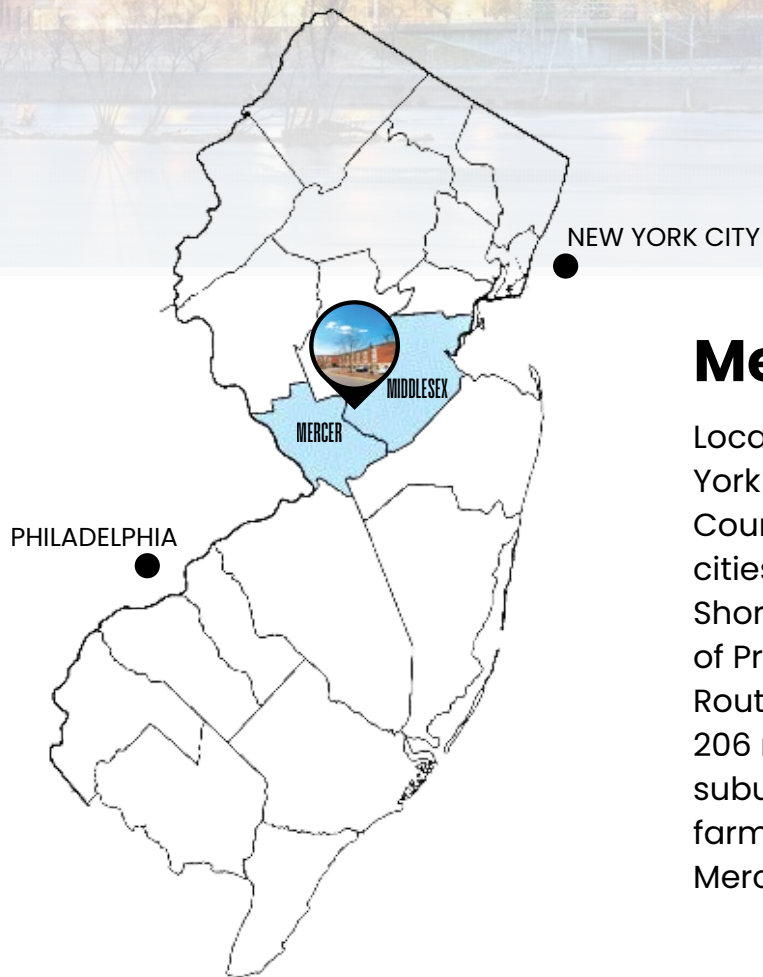
728 Bunn Drive

Philadelphia

Princeton is situated between New York City and Philadelphia. Major north-south railways and roadways on the East Coast pass through Middlesex and Mercer counties, including the New Jersey Turnpike, Garden State Parkway, I-287, I-95 and Routes 1 and 9. These highways intersect within the area, streamlining commutes and facilitating efficient commercial transportation. Additionally, Middlesex and Mercer counties benefit from Newark Liberty International Airport, which connects travelers worldwide.



Mercer-Middlesex Counties



Mercer County

Located midway between New York and Philadelphia, Mercer County is within an hour of both cities and the famous Jersey Shore. From the Ivy League halls of Princeton University, to the Route 1 business corridor, Route 206 retail corridor, flourishing suburban neighborhoods, rural farms and urban centers, Mercer County has it all.

Middlesex County

Located within the heart of New Jersey, with a population of 831,300, Middlesex County has set itself apart as the best place to live and to work in the region. It's one of the few counties in the nation to hold a AAA bond rating from Standard and Poor's. Middlesex County is home to numerous Fortune 500 companies, three universities and world-class healthcare and research facilities.

Local Map



The Princeton Area



**Where the
esteemed history
of yesterday
meets the modern
innovations of
tomorrow.**

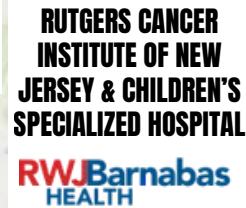
Princeton is home to one of the world's top universities, making it a hub for intellectual capital, technology, and creativity. This reputation attracts corporations and residents. The area features over 3 million square feet of retail space, world-class hotels, restaurants, historic sites, and more than 60 golf courses.

Healthcare and life sciences are growing in Princeton, bolstered by major pharmaceutical and biotech companies like Soligenix, Novartis, Pfizer, Integra Life Sciences, and GSK, as well as research institutions that leverage Princeton's intellectual resources. The region hosts corporate headquarters for NRG Energy, Church & Dwight, Novo Nordisk, Munich RE America, Educational Testing Service, TRAC Intermodal, BlackRock Financial, Covance, and Bristol-Myers Squibb. This strong corporate presence underlines Princeton's expanding role in healthcare and life sciences, promoting innovation and attracting top talent and businesses.

Regional Hospitals

DISTANCES

PENN MEDICINE PRINCETON MEDICAL CENTER	.4 miles
SAINT PETER'S UNIVERSITY HOSPITAL	13.8 miles
RCINJ & CHILDREN'S SPECIALIZED HOSPITAL	13.8 miles
ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL	13.8 miles
JFK MEDICAL CENTER	20.7 miles
RARITAN BAY MEDICAL CENTER	21.5 miles



**728 BUNN DRIVE
PRINCETON | NJ**

Local Demographics

3 Mile Radius



38,997

Population



\$179,746

Av. Household
Income



13,417

Households

5 Mile Radius



80,003

Population



\$188,823

Av. Household
Income



27,672

Households

10 Mile Radius



332,857

Population



\$153,834

Av. Household
Income



121,153

Households



Transportation

Princeton is centrally-located between New Jersey, New York, and Pennsylvania with access to major transportation hubs that connect them all.

The Princeton area is located near the mid-point of the State of New Jersey along the major north-south highway of this corridor state, the New Jersey Turnpike, between the two largest markets on the East Coast: the New York and Philadelphia metropolitan areas. New Jersey itself represents a major market of some 7.7 million people with the second highest per capita. In addition to a central location, Princeton is well served by some of the best highway and public transportation systems and facilities in the nation.



Shuttles 	Airports 	Highways 	Railways 	Ports 
Princeton Junction Shuttle Route 130 Connection	Trenton-Mercer Newark Liberty Philadelphia	Route 1 Route 206 I-95 (NJ Turnpike)	New Jersey Transit Amtrak	Port Newark - Elizabeth Marine Terminal

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