

4 RESEARCH WAY

Princeton, NJ 08540

Direct Office/Medical/Lab Space For Lease

135,000 SF



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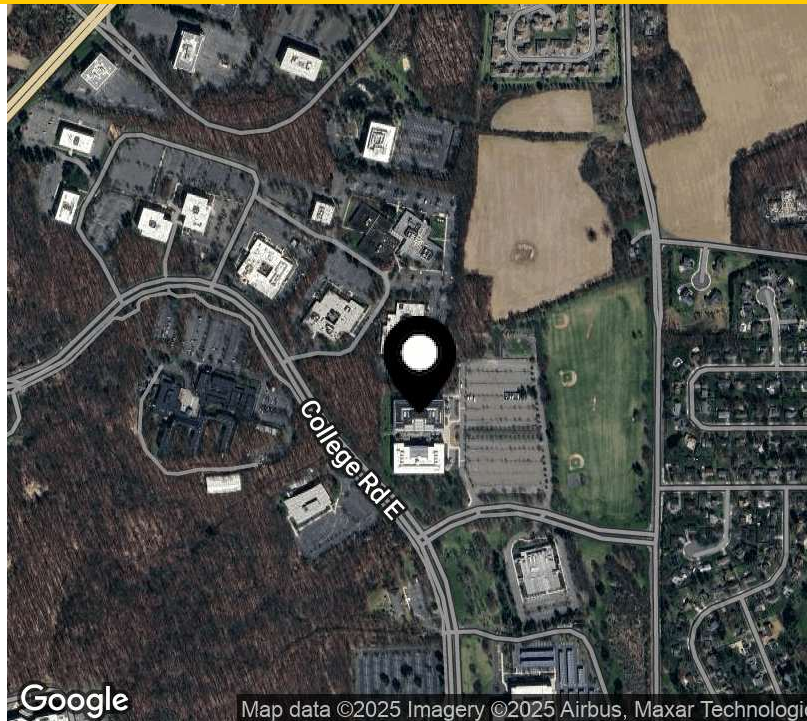
Lincoln Property Company
9 Entin Road Suite 103
Parsippany, NJ 07054

www.lpc.com

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Property Highlights

- Headquarters Quality
- Whole building opportunity (135,000 SF Total)
- 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 Forrestal Center Business Park
- Full-service Café
- Building Emergency Generator
- 4.08 spaces per 1,000 SF
- Flexible floor plates
- Office, Tech, Medical & Lab/Bio Science uses welcomed
- Property Management on-site located at 2 Research
- Fitness Center
- 24/7 Building Access
- Electric Vehicle Charging Station

Property Overview

Research Way is a uniquely designed 135,000 square foot, three story, Class B office building situated on 23.62 acres in a scenic park like setting. The building is part of the College Park at Forrestal 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. 4 Research Way also features a full-service café.

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 Forrestal Village, a 550,000 SF mixed-use complex featuring top medical professionals.

| Availabilities | SF | Lease Rate | Date Available |
|----------------|-----------|------------|-----------------------|
| 1st Floor | 45,000 SF | \$27.00 TE | Available Immediately |
| 2nd Floor | 45,000 SF | \$27.00 TE | Available Immediately |
| 3rd Floor | 45,000 SF | \$27.00 TE | Available Immediately |

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1st Floor

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| Suite | Size | Lease Rate | Description |
|-------------|-----------|------------|---|
| ■ 1st Floor | 45,000 SF | \$27.00 TE | Full Build-Out Atrium, Conference Rooms, Food Service, Laboratory Ideal space for office, tech, medical, bio-science, R&D, and more |

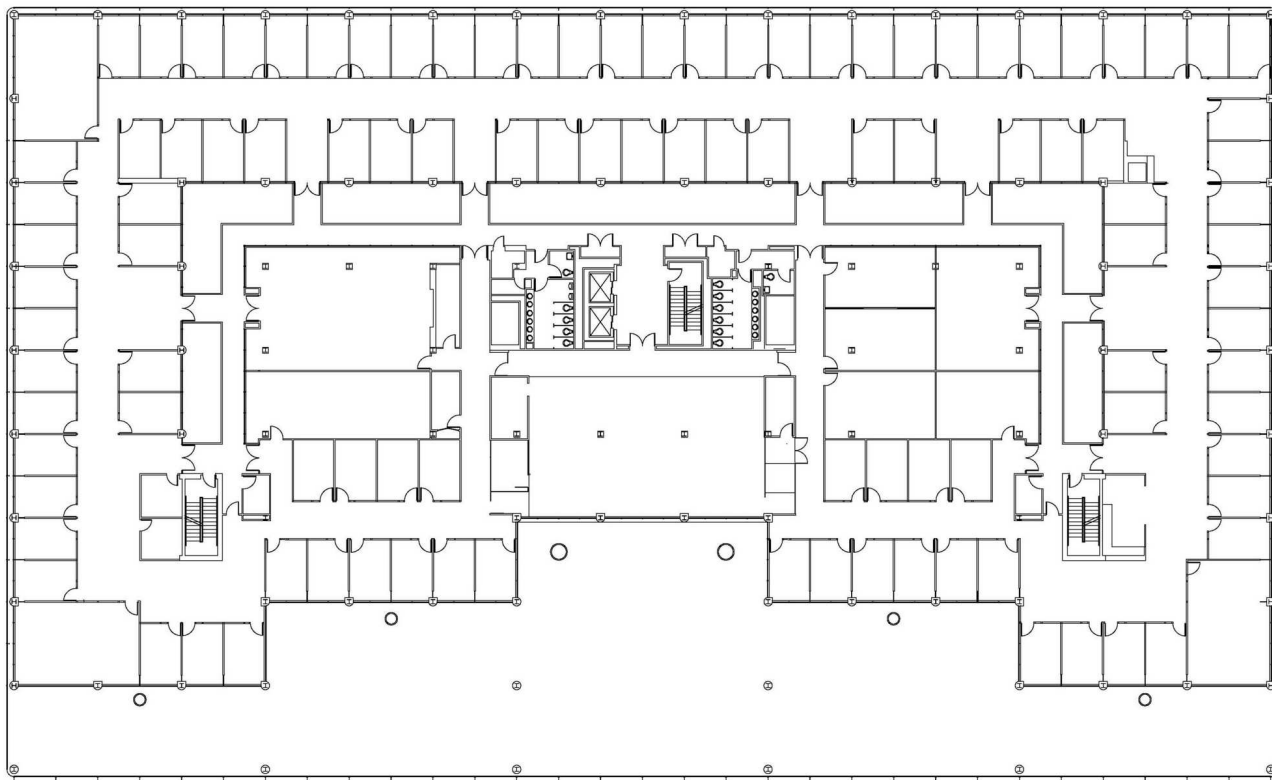
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2nd Floor

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| Suite | Size | Lease Rate | Description |
|-------------|-----------|------------|--|
| ■ 2nd Floor | 45,000 SF | \$27.00 TE | Full Build-Out Atrium, Conference Rooms, Food Service, Laboratory, Reception Ideal space for office, tech, medical, bio-science, R&D, and more |

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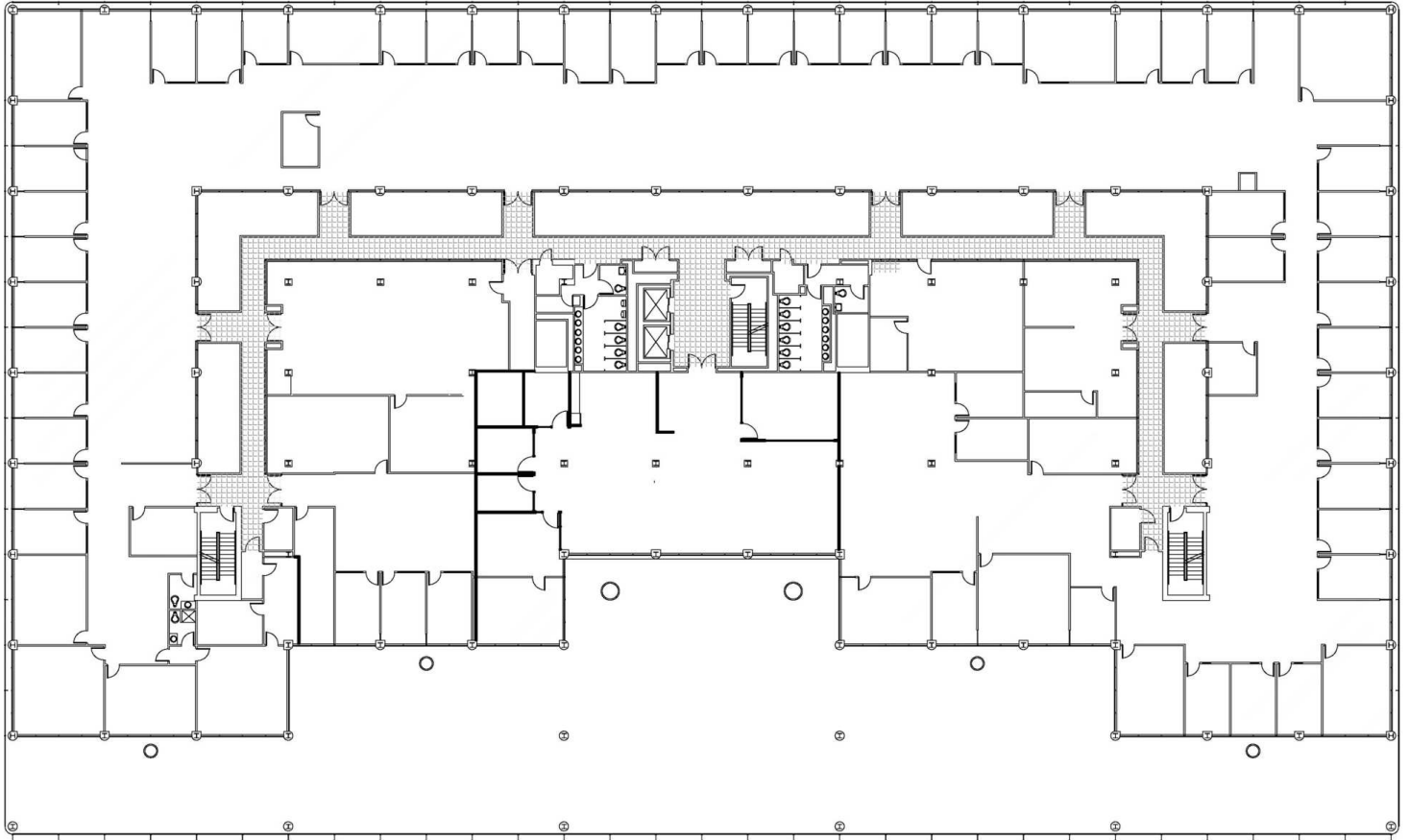
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3rd Floor

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| Suite | Size | Lease Rate | Description |
|-------------|-----------|------------|--|
| ■ 3rd Floor | 45,000 SF | \$27.00 TE | Full Build-Out - Versatile space with excellent opportunities Atrium, Conference Rooms, Food Service, Laboratory, Reception, Shower Facilities Ideal space for office, tech, medical, bio-science, R&D, and more |

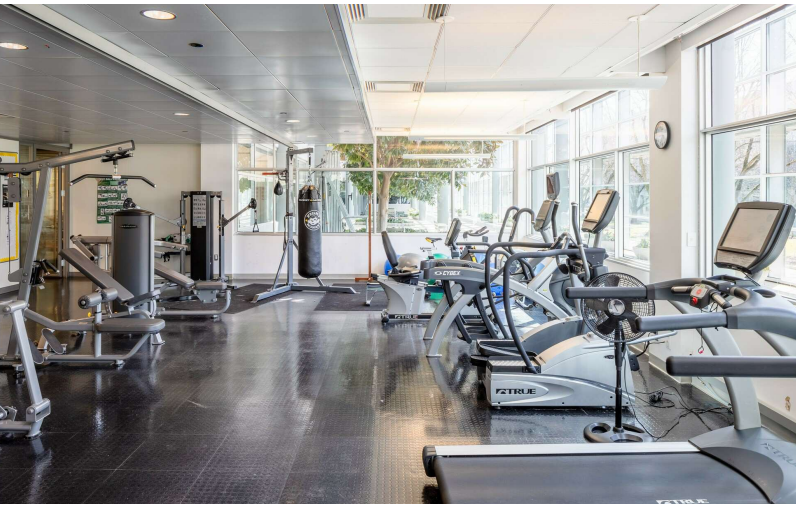
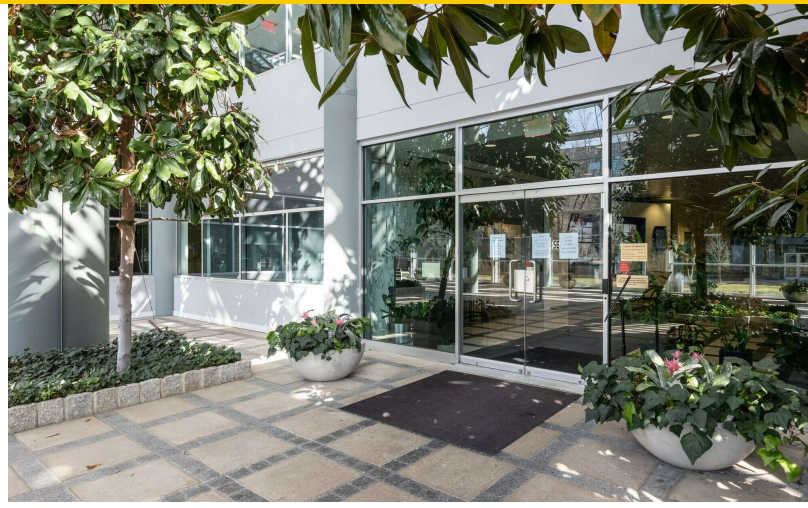
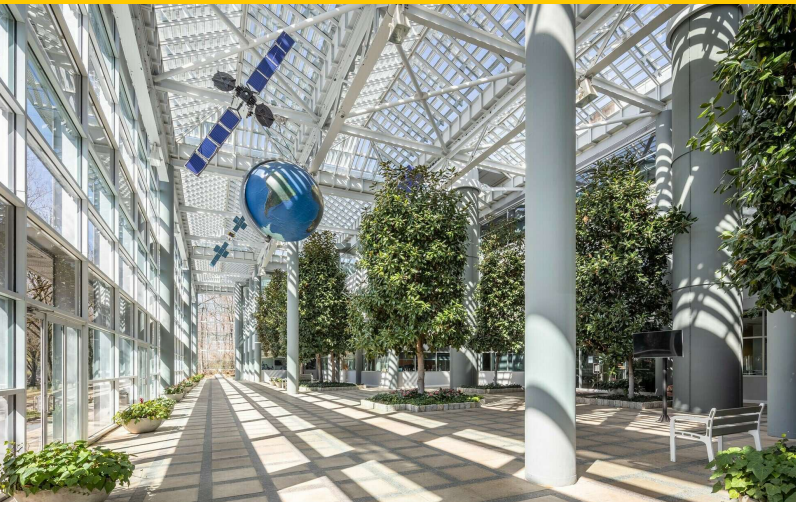
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Additional Photos



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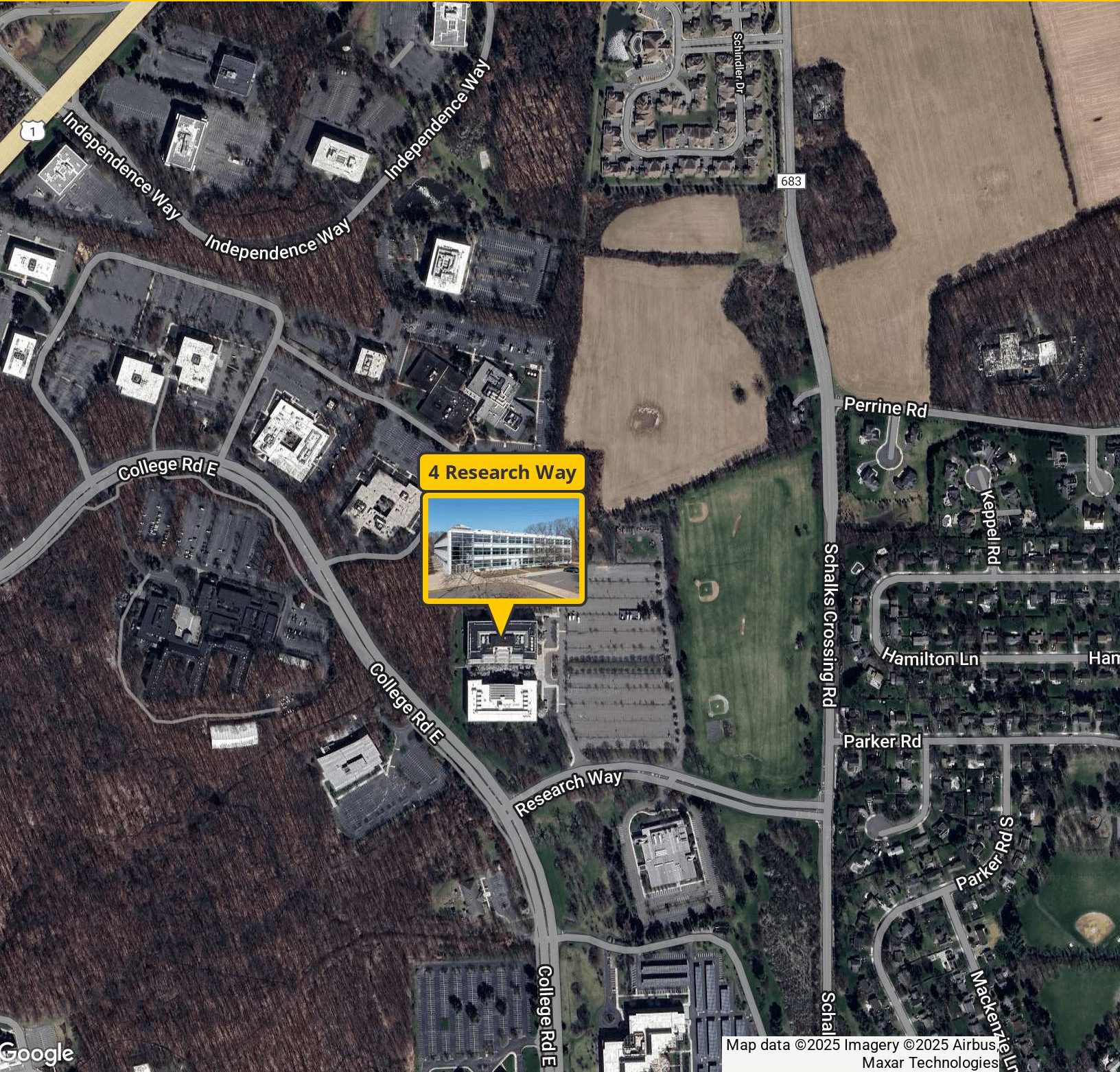
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Location Map

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