

2 Princess Road

Lawrenceville, NJ

Premier Medical Arts Building

Commercial Property Network, Inc.

29 Emmons Drive, Ste. F-40

Princeton, NJ 08540

(609) 921-8844 office

...We Have A Place For Your Company



DESIGNED FOR PROVIDERS.
BUILT FOR PATIENTS.

71,733 SF on 2 floors. Medical space available for lease from 1,500 SF to 27,000

Outstanding Location

- ¼ mile to the Interstate 295 interchange at Princeton Pike
- Easy access to Route 1, Route 206, Princeton Pike
- 7.5 miles to the Penn Medicine Princeton Medical Campus
- 6.8 miles to the Capital Health Hopewell Medical Campus

Contact Information

Paul Goldman

Senior Director

(609) 577-1084

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COMMERCIAL PROPERTY NETWORK, INC

BUILDING HIGHLIGHTS

Nestled in the bucolic Princeton suburbs lies 2 Princess Road, a 2-story Outpatient Medical Building that recently underwent a \$3 million capital improvements campaign.

Upgrades that current and future tenants will enjoy include:

- Redesigned building facade to a new modern look
- New tenant lounge with work stations, snacks, and drinks
- Fully renovated interior common areas and restrooms with new fixtures and finishes
- All new HVAC systems for common areas and tenant suites



Building Specs

Size & Layout:

Building Size: 71,733 SF

Typical Floor: 32,839 SF

Stories: 2

Timeline:

Year Built: 1975

Years Renovated: 2005 & 2023

Features:

Tenancy: Multi

Elevators: 1

Parking:

Parking Ratio: 5.00/1,000 SF

Spaces: 329

Building Amenities



Tenant Lounge



Dedicated Maintenance Technician



Signage Opportunity



Storage Space

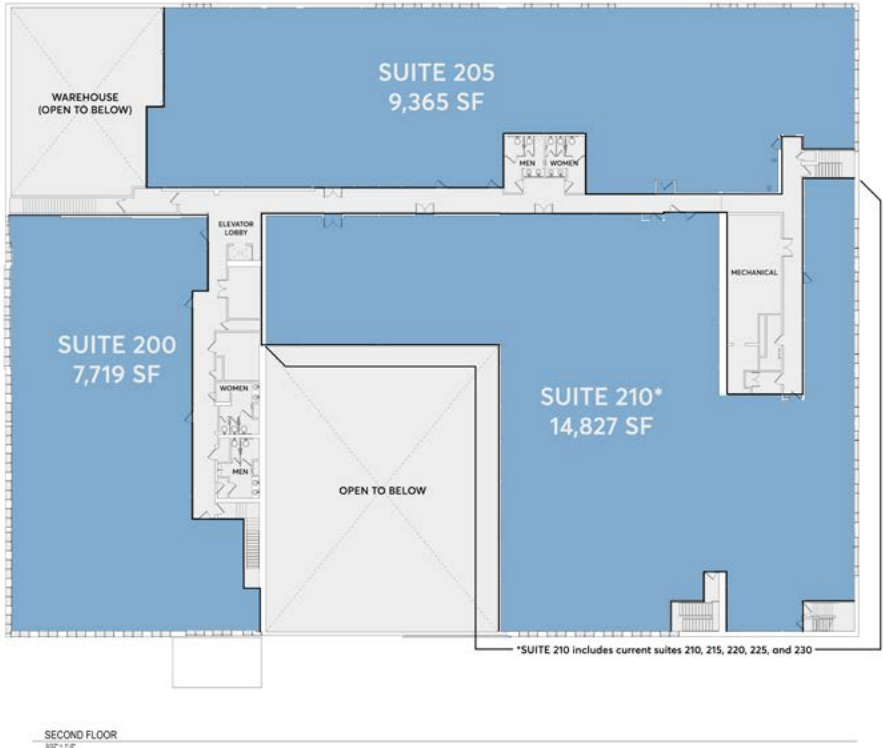


Conferencing Facility



FLOOR PLANS

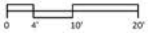
Medical Suites Divisible to 1500 SF



Medical Suite Layouts

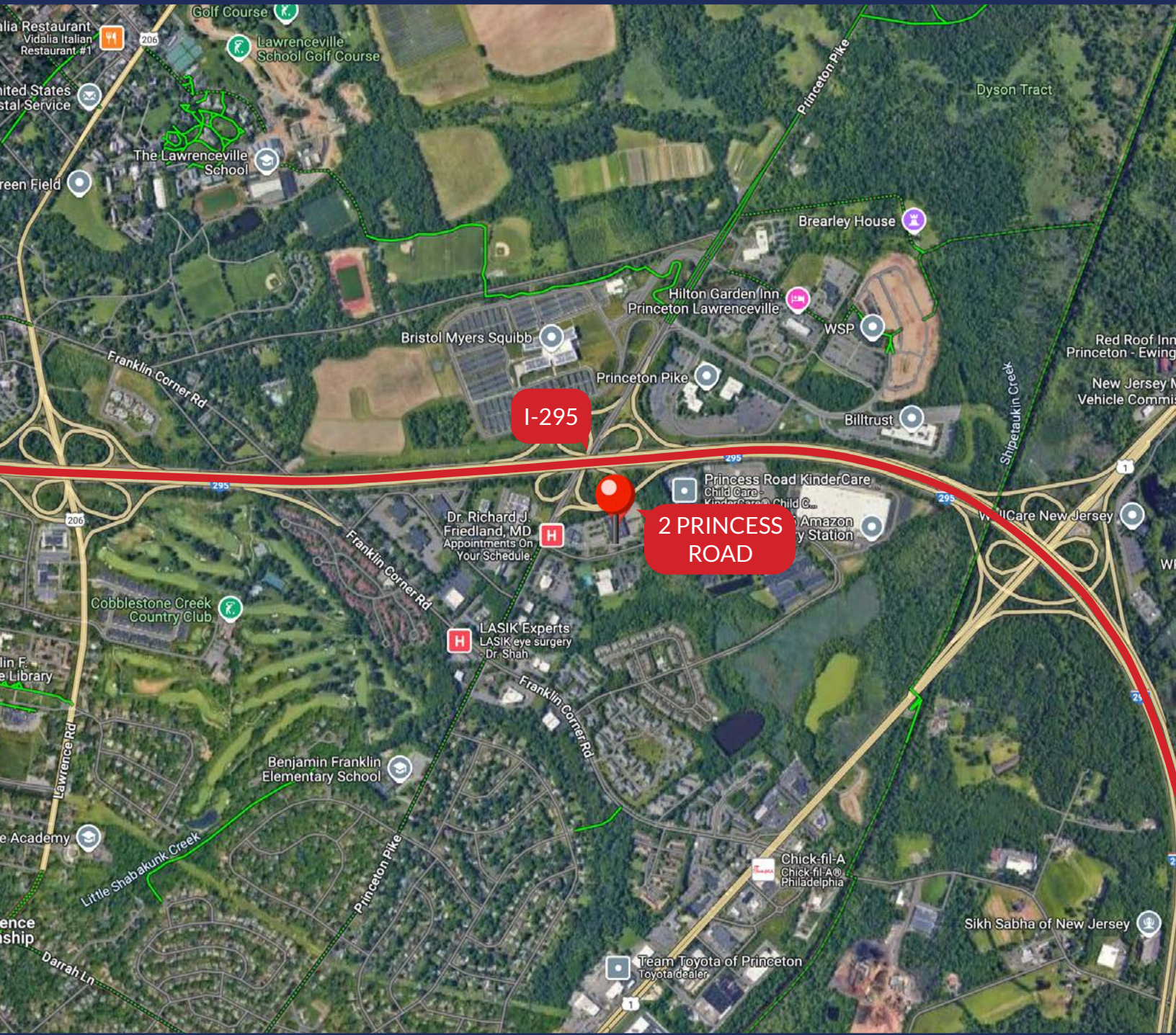


SUITE 205+235
10,994 TOTAL RSF



*FOR INFORMATION PURPOSES ONLY
NOT FOR CONSTRUCTION*

OUR LOCATION



MEET THE OWNERS

When it comes to serving tenants and the community, experience in ownership matters. Get to know Thomas Park Investments and Welltower, both powerhouse investment firms specializing in healthcare-centric real estate.



Thomas Park Investments is a private equity real estate firm specializing in healthcare real estate.



Welltower® delivers the health care infrastructure necessary to facilitate better treatment at lower costs and keep patients out of the hospital.



2 PRINCESS ROAD

Lawrenceville, NJ

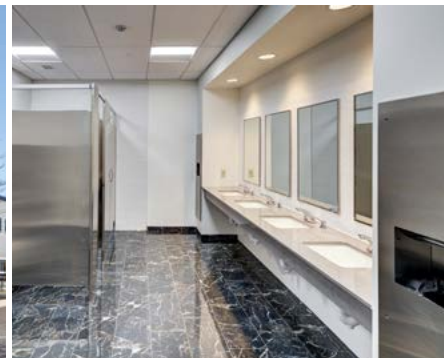
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Subject To Errors & Omissions

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