



4260 US Highway 1 North

South Brunswick, New Jersey

Property Features

- **SUITE 3 - LAST SPACE REMAINING !!**
Corner Unit!
±3,462 sq. ft. of office/flex space available in a single story high-tech building located directly on Route 1 North
- Situated on 4.4 acres, providing ample parking
- Excellent highway visibility
- The property is ideally situated only 5 minutes from Princeton Hospital, 10 mins from Princeton University, 20 mins from Exit 8A of the New Jersey Turnpike, and 25 minutes from Exit 9 of the New Jersey Turnpike
- Area amenities include various restaurants, dining, hotel accommodations and local shopping centers
- **Call For Information On Reduced Lease Price**



For further information, please contact Exclusive Broker:

90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000 | naidb.com

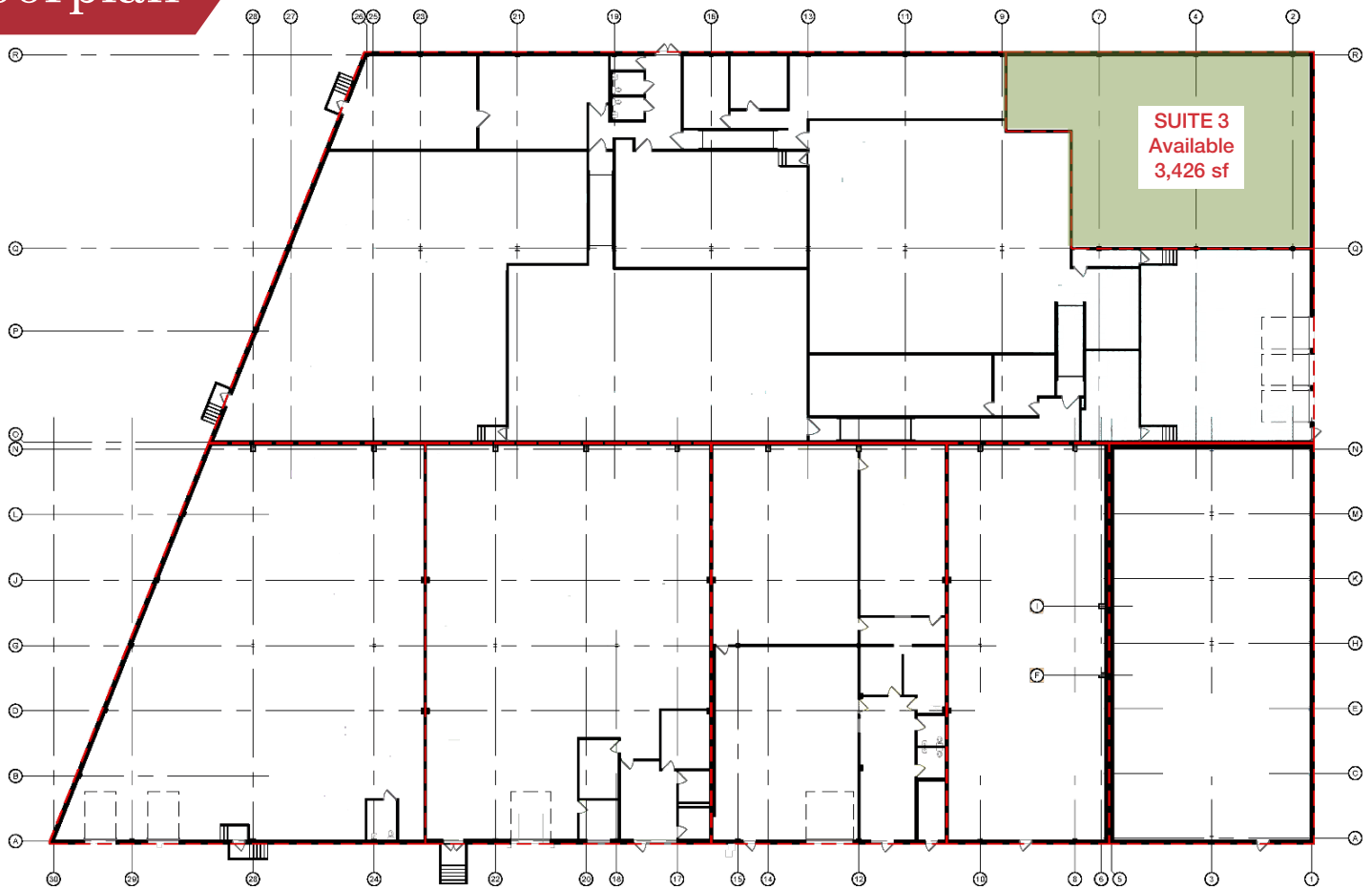
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KELLY BAYER
Associate Vice President

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Floorplan



Location Advantages

Located in the heart of New Jersey's Life Science/Technology Corridor with both Princeton University and Rutgers University campuses nearby and related medical centers.

- Within an hour drive of New York City (50 miles), Philadelphia (45 miles), Newark Liberty International Airport (38 miles) and Philadelphia International Airport (40 miles).
- Amenities within the immediate area include numerous restaurants



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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