

› FOR LEASE › OFFICE SPACE



# 23 ORCHARD ROAD

SKILLMAN, NJ



**Broker Incentive \$25  
For New & Qualified Showing**

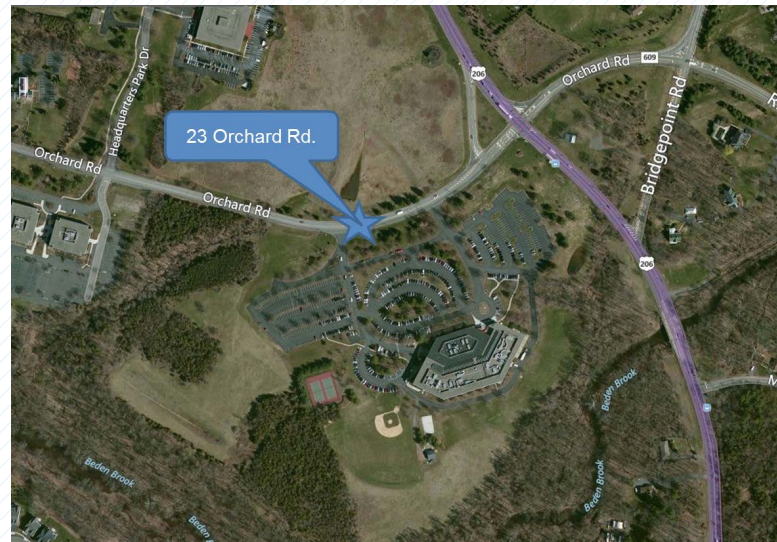
*Office Space - Pre-Built/Furnished Suites Available*

## Availability

Office Space 4,760-109,948 SF

## Location Features

- › Minutes north of downtown Princeton, directly off Route 206 near the Route 518 intersection
- › \$3.0 million of capital improvements completed
- › Ideal for biotech, pharmaceutical, general services and a wide variety of other growing firms
- › Onsite ownership/onsite solar array
- › Building amenities include fitness center, yoga room, cafeteria, collaborative spaces, etc.



### CONTACT EXCLUSIVE BROKER

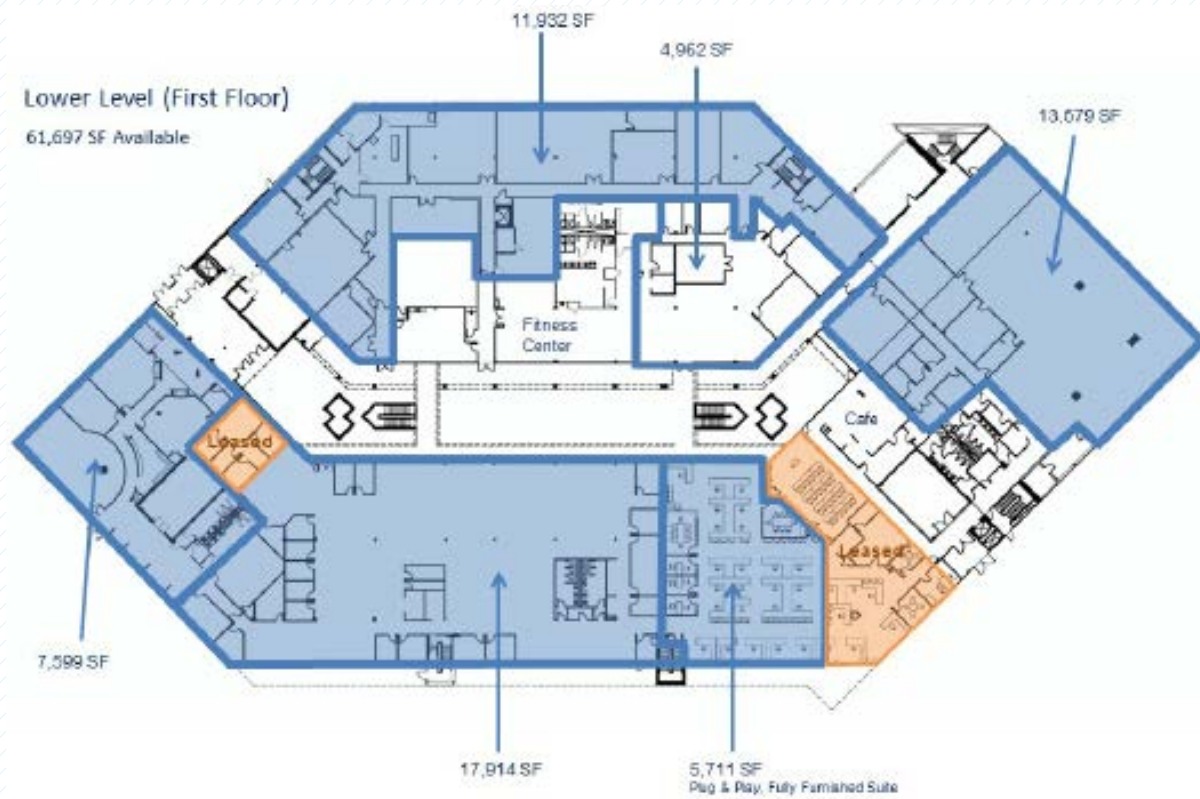
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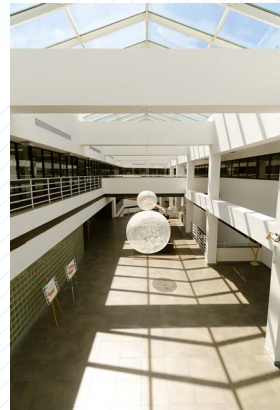
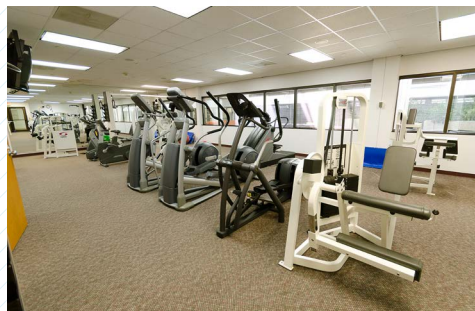
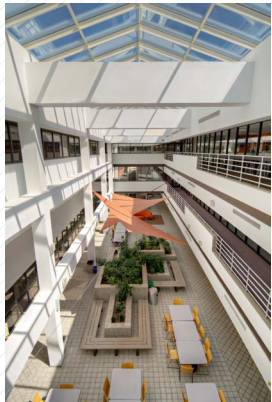
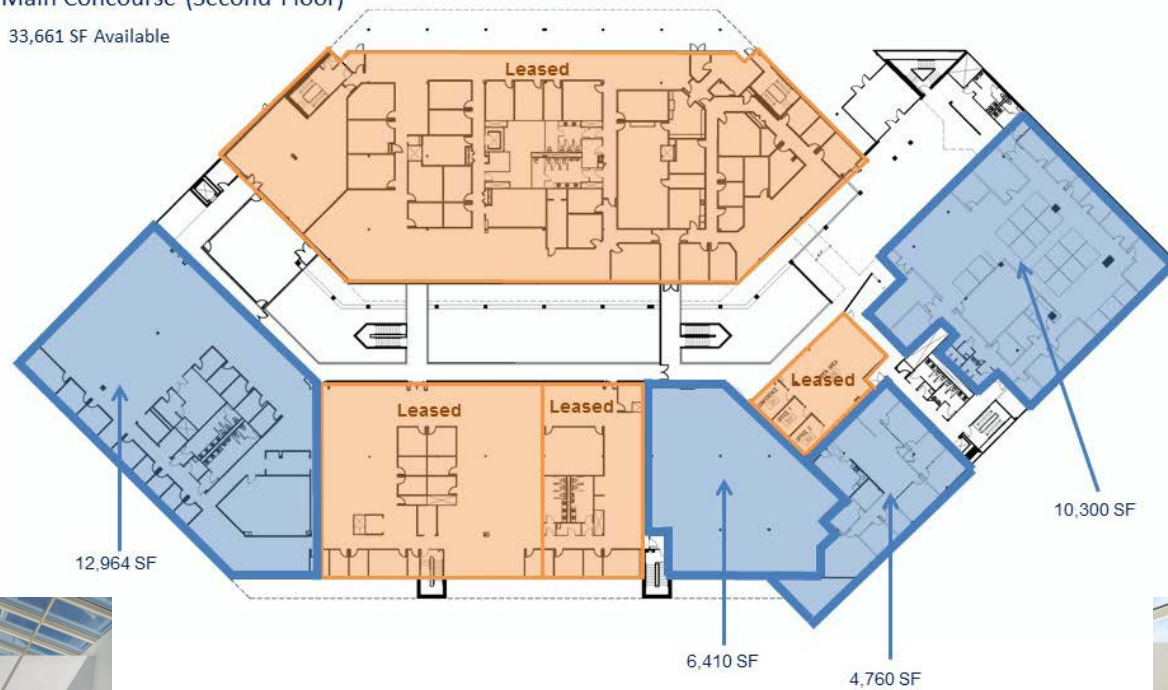
## Lower Level (First Floor)

61,697 SF Available



## Main Concourse (Second Floor)

33,661 SF Available



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