

FOR LEASE > TWO-STORY BRICK OFFICE BUILDING

# 134 Franklin Corner Road

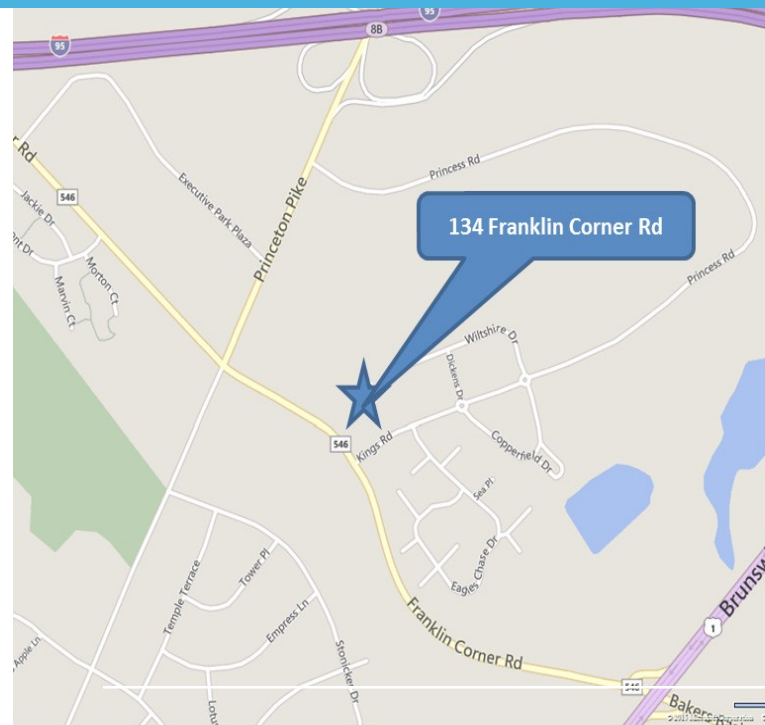
LAWRENCEVILLE, NJ



## 1,161 SF – 4,143 SF For Lease

### Features

- > On-site ownership - David Lerner Associates
- > Recent renovations: repaving & restriping parking lot, new bathrooms, flooring, HVAC, and landscaping
- > Zoned for office, medical and professional user
- > Easy access to Route 1, I-295/I-95 and Bucks County
- > Campus-like setting with ample parking
- > Suites immediately available or ready for tenant customization



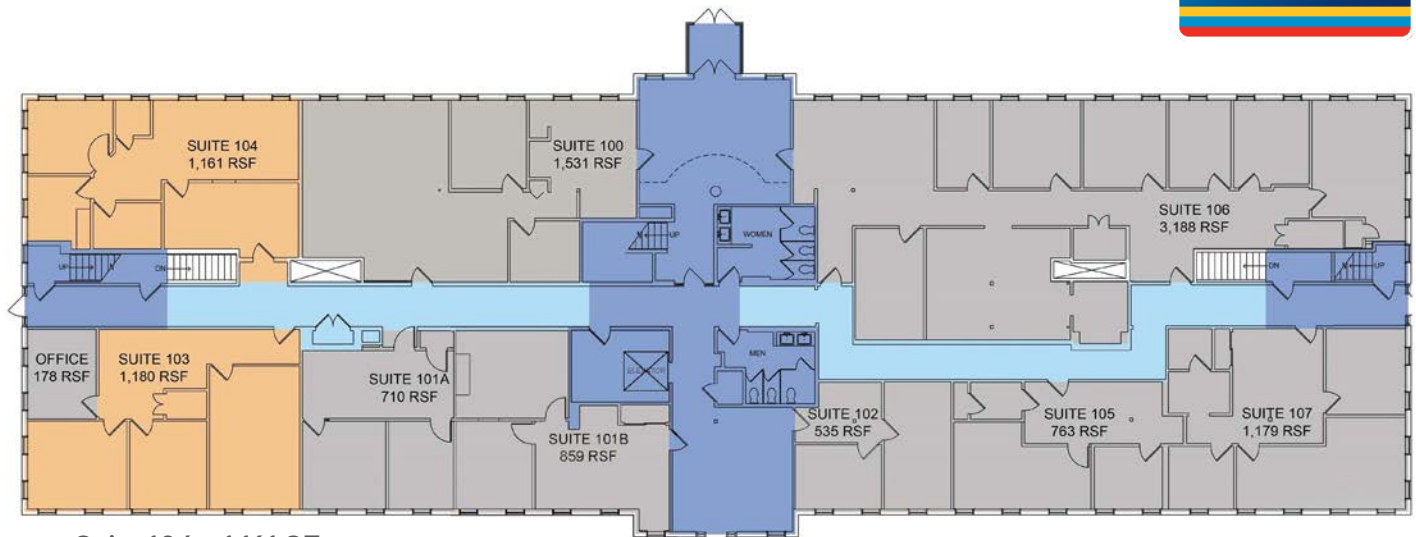
### Contact Us

VINNY DI MEGLIO  
Senior Managing Director  
Salesperson  
609 297 5174  
vinny.dimeglio@colliers.com

THOMAS ROMANO  
Executive Managing Director  
Broker Salesperson  
609 297 5175  
Thomas.romano@colliers.com

COLLIERS INTERNATIONAL NJ LLC  
500 Alexander Park, Suite 101  
Princeton, NJ 08540  
609 269 1111  
colliers.com/Princeton

## 1st Floor Availability

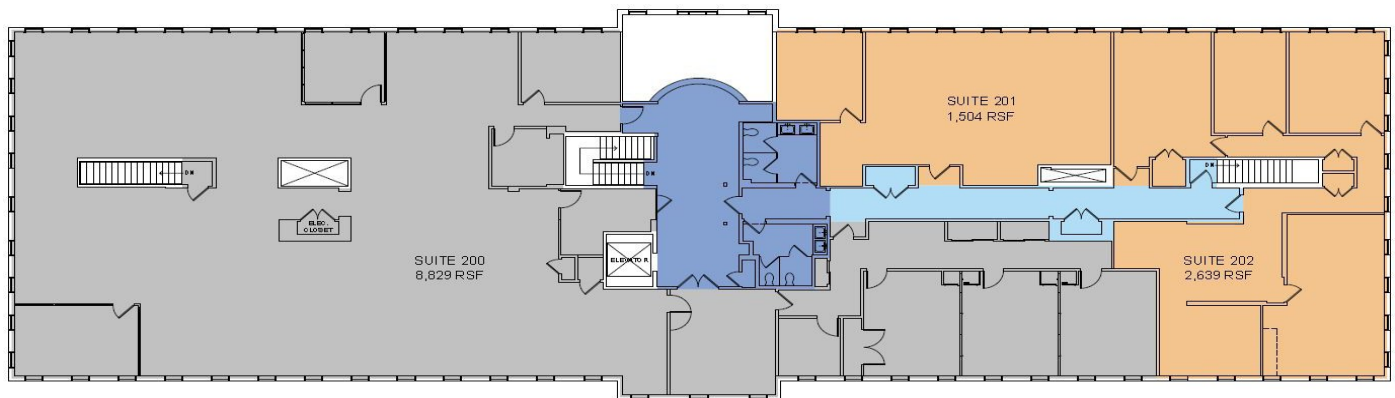


- Suite 104 - 1,161 SF
- Suite 103 - 1,180 SF

### KEY:

- BUILDING COMMON AREA
- FLOOR COMMON AREA
- NON-RENTABLE AREA
- TENANT USABLE AREA
- LEASED TENANT AREA

## 2nd Floor Availability



- Suite 201 - 1,504 SF
- Suite 202 - 2,639 SF

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No representation is made to the accuracy of the information furnished herein and same is submitted subject to errors, omission, change of prices, rental, or other conditions, prior sale, lease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker executing owner's brokerage agreement who fully consummates a lease upon terms and conditions acceptable to our principal.

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