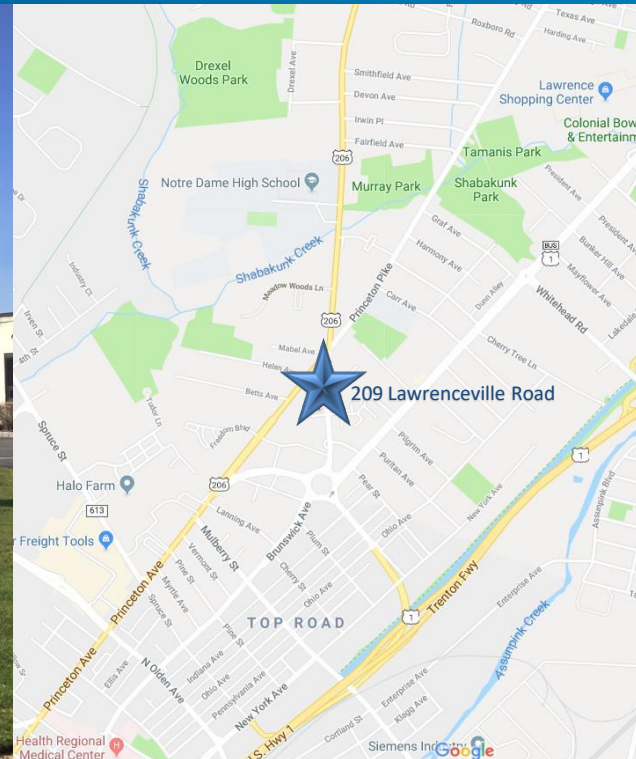


FOR SALE OR LEASE > OFFICE SPACE

209 LAWRENCEVILLE ROAD

LAWRENCEVILLE, NJ



Available Space

Entire building +/- 2,000 SF

Location

- > Conveniently situated on Route 206 and Princeton Pike
- > 1 minute from Brunswick Circle with immediate access to Brunswick Avenue, Route 1, Route 206/Princeton Pike
- > Surrounded by amenities including : restaurants, shopping, banking, and entertainment

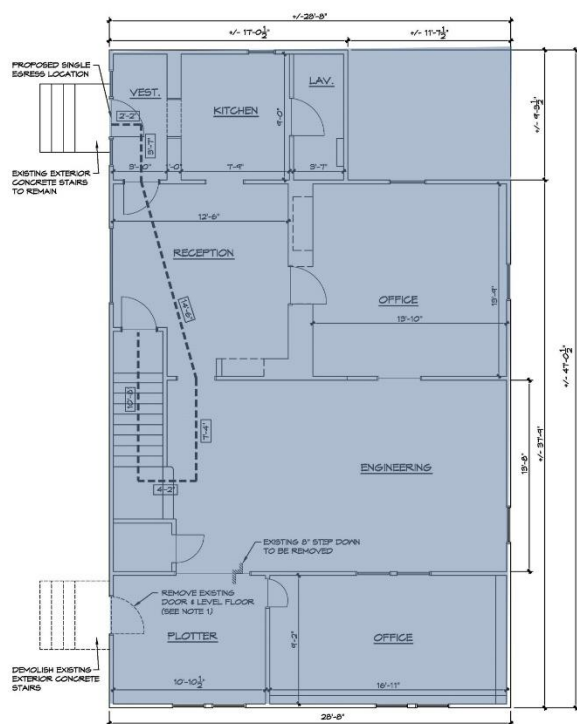
Space Features

- > Perfect for an owner/user or investor
- > Reception area/4 office spaces/"bullpen"
- > Fit-out conference room
- > Kitchen and 2 bathrooms
- > Parking lot (accommodates 20+cars)
- > Front landscaping with signage
- > Recent upgrades completed:
 - Full replacement HVAC
 - Stucco exterior
 - Sprinkler system
 - Replaced all exterior windows
 - Replaced all lighting with indirect lighting
 - Installation of kitchen sink

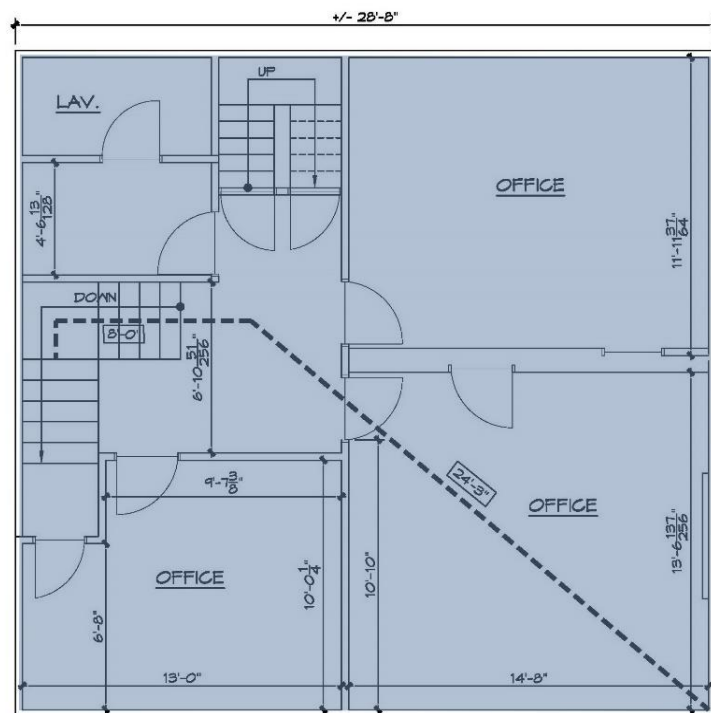
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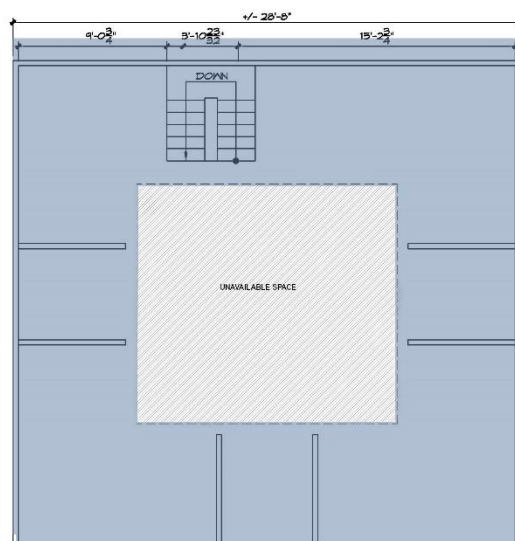
1st Floor Plan



2nd Floor Plan



3rd Floor Plan



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