

3759 U.S. HIGHWAY 1

MONMOUTH JUNCTION, NJ

OFFICE SPACE AVAILABLE



9,705 SF AVAILABLE IN TWO-STORY BUILDING

Features

- › Distinctive, two-story 24,775 SF Class A office building
- › Prominent entrance with direct lobby exposure
- › Owner-occupied and -managed
- › Extensive window line
- › Dramatic atrium with granite lobby
- › Attractively landscaped in a wooded setting
- › Space available: 1st Fl. 6,314 SF - divisible
2nd Fl. 1,764 SF
2nd Fl. 1,627 SF

Asking Rent: \$24.00/SF Gross + TE



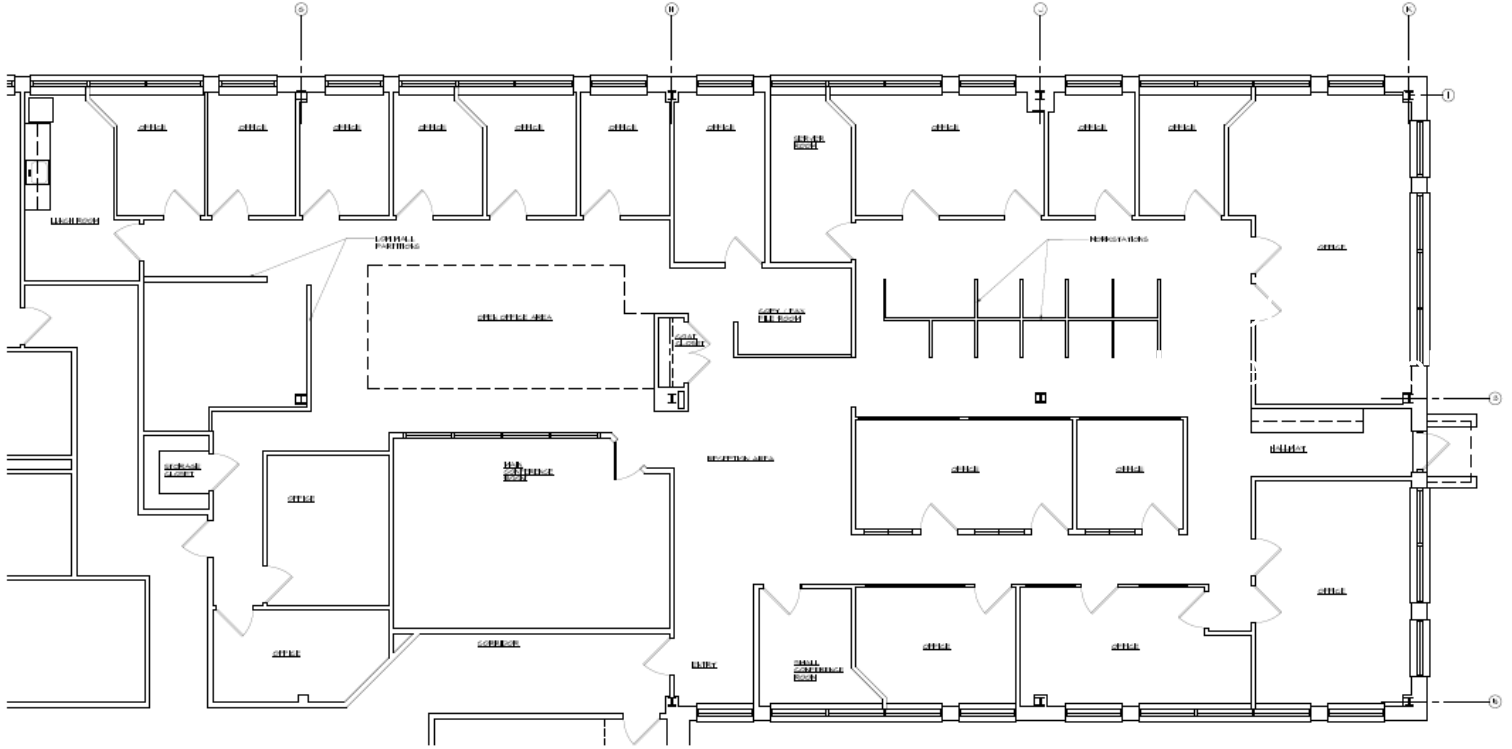
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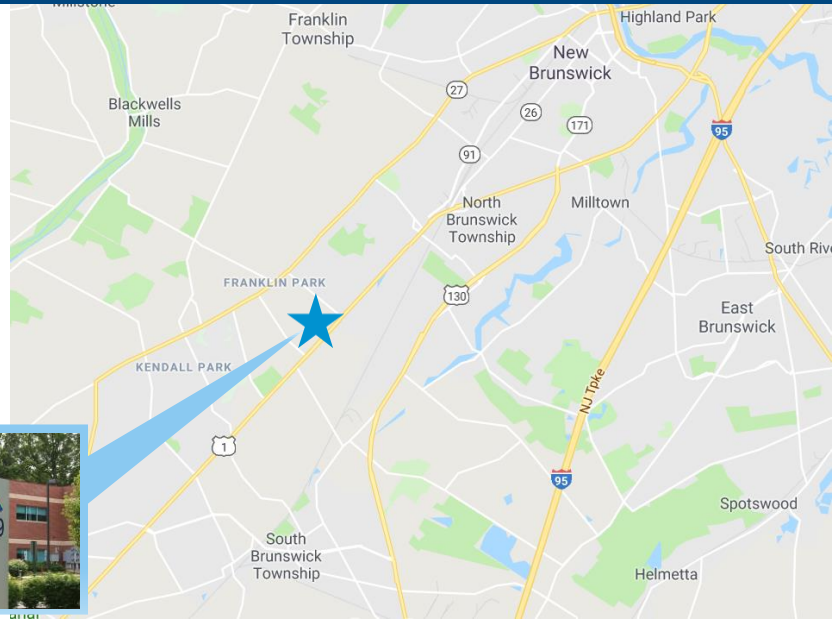
MONMOUTH JUNCTION, NJ



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Location

- › Great visibility and exposure from a Route 1 location
- › Convenient to NJ Turnpike, Routes 18, 130, 295 and 195
- › Easy access to Princeton and Rutgers University and all amenities located along Route 1 corridor
- › Convenient to the new North Brunswick Town Center and downtown New Brunswick



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