

FOR SALE OR LEASE > OFFICE SPACE

# 300 Phillips Boulevard

EWING, NJ



## Availability

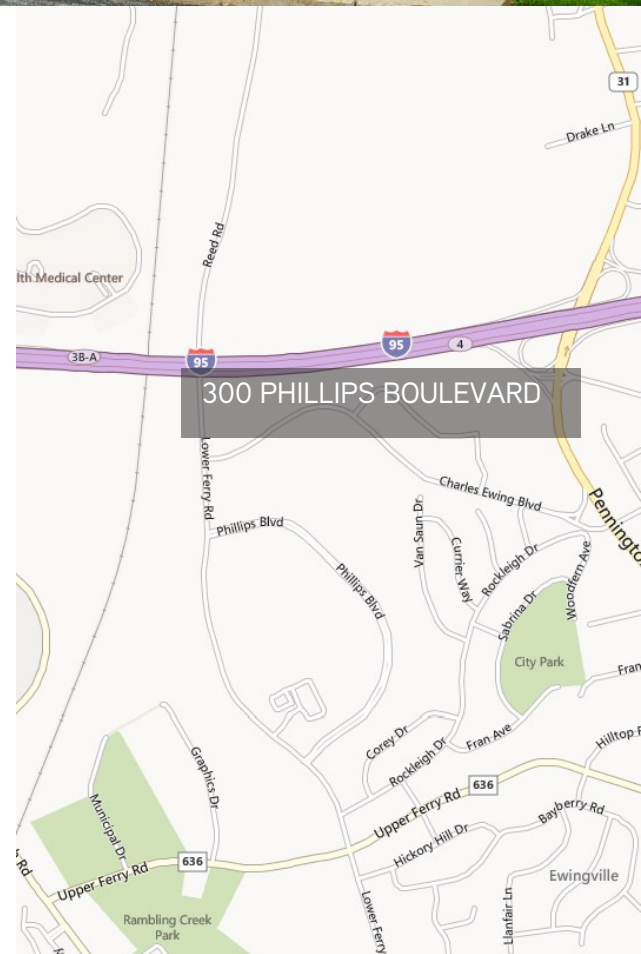
- > 48,000 +/- SF Single Story Building
- > Immediate availability from 2,600 - 19,000 SF
- > Built to suit tenant requirements
- > 4.25/1,000 parking ratio

## Building Features

- > Dual-feed electric served by two electrical grids on either end of Phillips Boulevard
- > Connection for an outside 75 KW on demand generator
- > New roof (2013)
- > HVAC control system with web access
- > Verizon and Comcast ISP
- > Planned exterior renovations (2018)

## Location

- > Easy access from I-95 (Exit 4 - Route 31)
- > Public transportation within walking distance
- > Close to nearby hotels, fitness and restaurants



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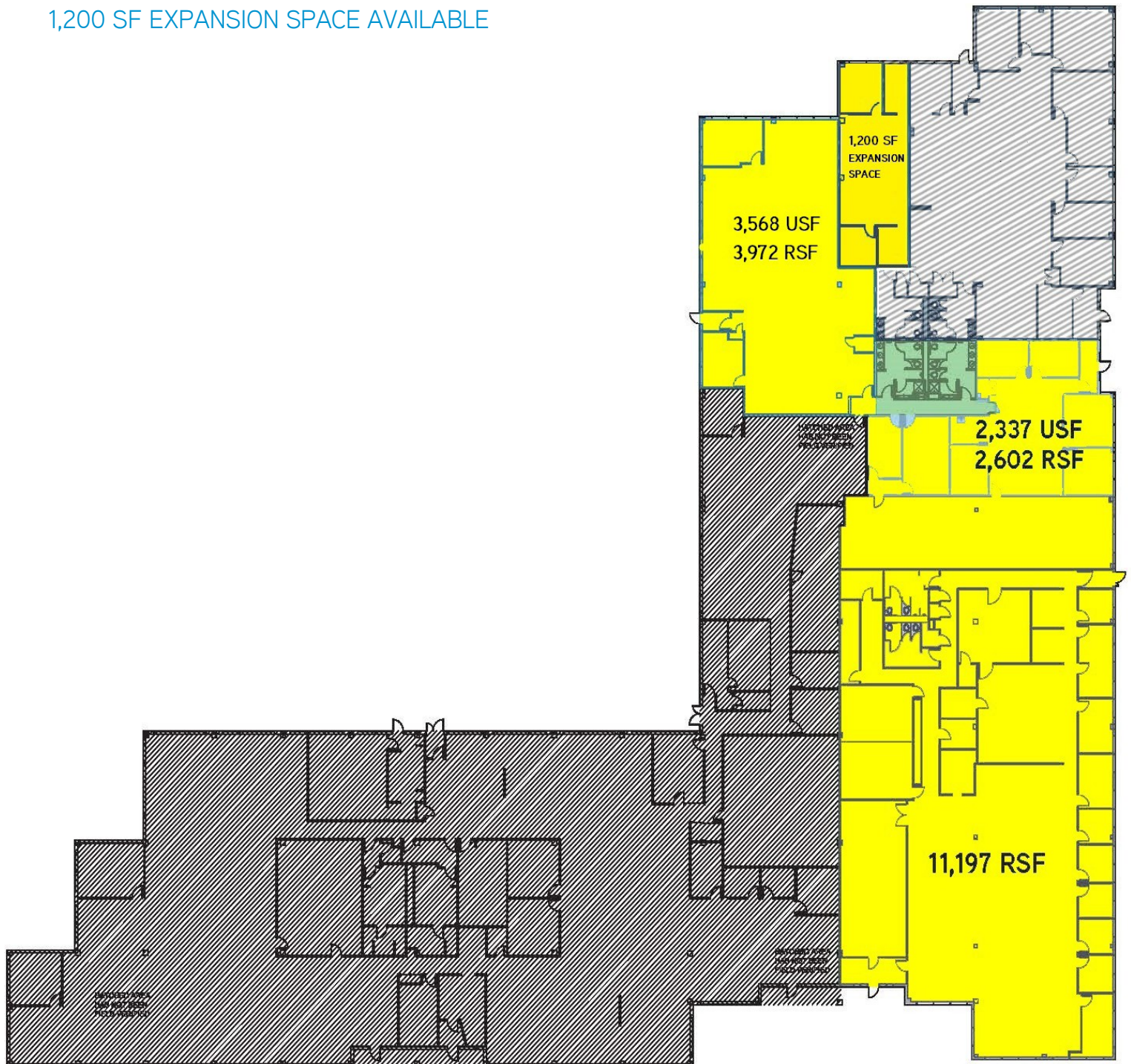
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# 300 Phillips Boulevard

18,984 RSF CONTIGUOUS | 11,197 RSF | 3,972 RSF | 2,602 RSF

1,200 SF EXPANSION SPACE AVAILABLE



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