

Trophy office park in the heart of Princeton, within walking distance of Princeton Junction Station

Owned & Managed by: **III** Manulife Investment Management



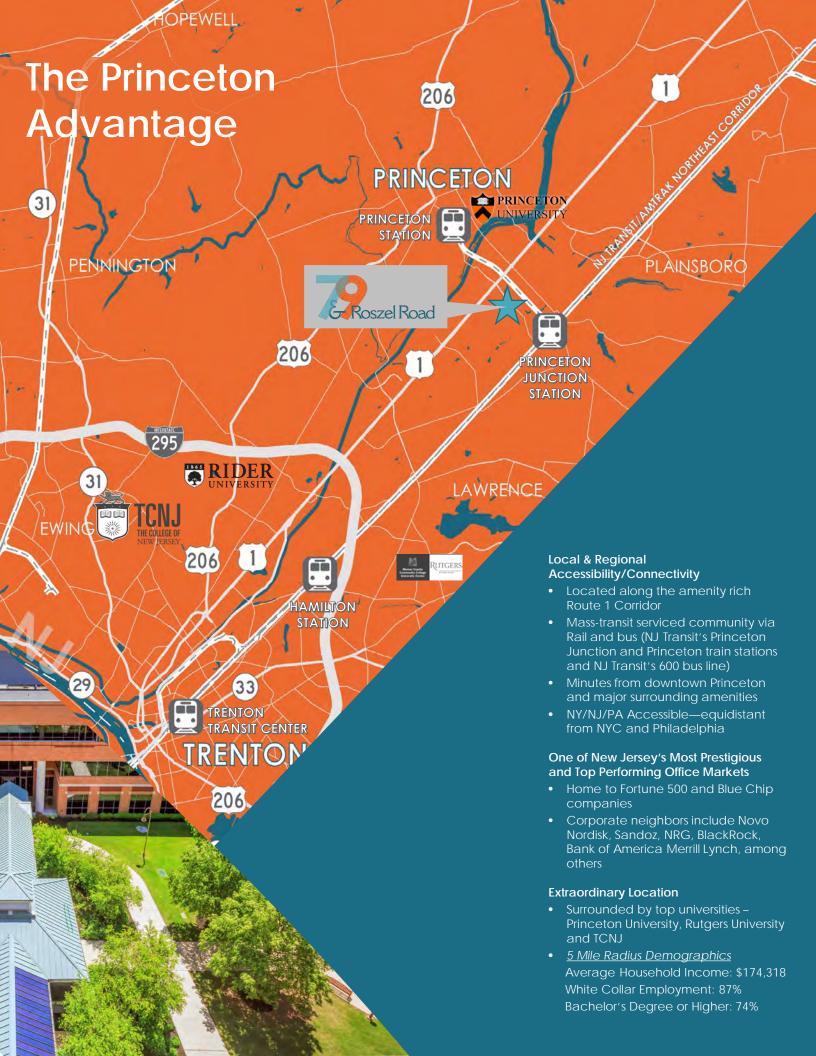
Consisting of two office buildings totaling 304,107 SF on 24 park-like acres, 7 & 9 Roszel Road is one mile from NJ-Transit's Princeton Junction Station, directly off Route 1 in Princeton, New Jersey and 10 minutes from I-295. The property is located in one of the most sought after submarkets in NJ due to its central location (between NYC and Philadelphia,) its highway and mass transit infrastructure, highly skilled and educated workforce and proximity to Princeton University.

7 & 9 Roszel is adjacent to Carnegie Center, a 560acre master planned office park; tenants will benefit from the unparalleled amenities both within the office park, which include open air cafes, jogging and walking paths, gazebos, sculpture gardens, exotic plantings, ponds, amphitheater, Hyatt Regency Princeton hotel, post office, Wells Fargo bank, childcare facility, heliport and dining facilities; and in its immediate surrounding area along the Route 1 corridor, which includes 7 major shopping centers and malls, restaurants, banks, childcare facilities and fitness center, including Life Time Fitness, which is 7 minutes from the property.

Summary

Building Size	7 Roszel: <u>9 Roszel:</u> Total:	192,339 SF (five stories) <u>118,110 SF (three stories)</u> 304,107 SF
Highlights	 30' x 30' c Efficient & Multiple te Park like se On-site an 8,000 S multip showe with or 4 minutes Junction t 9 Roszel Road Headquar 118,110 SF 	al quality ownership olumn spacing divisible floor plates enant balconies etting on 24-acres menities: EF fitness center with le workout areas, and rs, full service cafeteria utdoor seating from the Princeton rain station

118,110 SF HQ OPPORTUNITY WITH BRANDING



Unparalleled access and amenities



RESTAURANTS

- 3. Red Lobster
- 7. KC Prime Restaurant Steakhouse
- 9. Buffalo Wild Wings
- 17. Brickhouse Tavern & Tap
- 18. On the Border Mexican Grill & Cantina
- 23. Papa John's Pizza
- 24. Ruby Tuesday
- 35. Asian Bistro
- 36. Dunkin Donuts
- 37. Subway
- 45. Mizu Japanese Cuisine

RETAIL

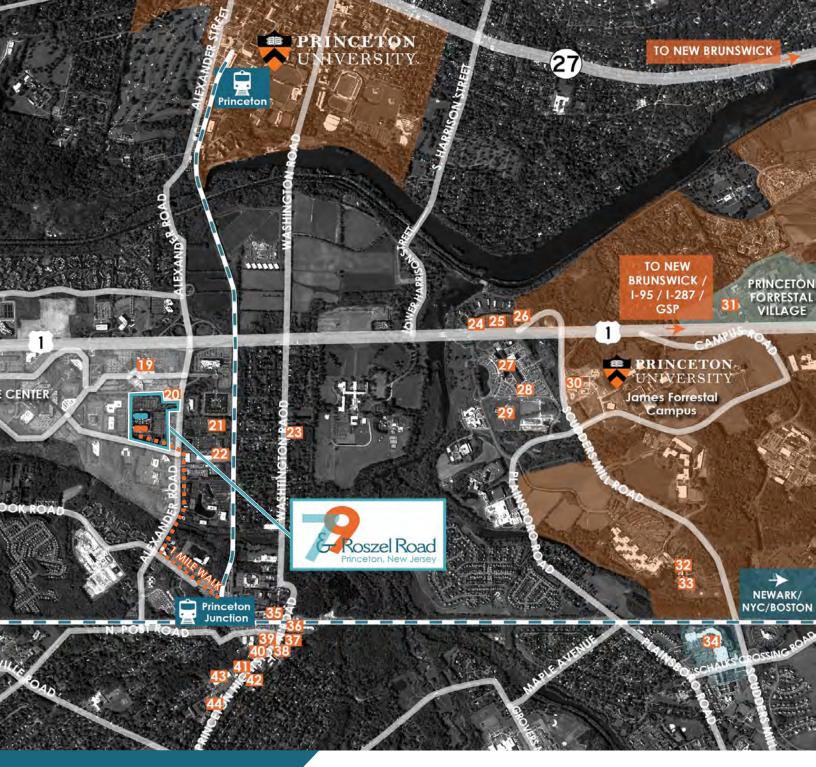
- 5. Mercer Mall
- 6. Quakerbridge Mall
- 8. Costco
- 9. Nassau Park Pavilion
- 11. Windsor Green Shopping Center
- 14. Market Fair Mall
- 31. Princeton Forrestal Village
- 34. Plainsboro Plaza
- 38. Rite Aid
- 43. Windsor Plaza
- 44. 7-Eleven

1 Mile from Property

(within walking distance)

CHILD CARE

- 12. The Goddard School
- 21. Lakeview Child Center



Princeton Junction Station

AMTRAK

HOTELS

- 1. Hilton Garden Inn
- 2. Red Roof Inn
- 4. Quality Inn
- 15. Residence Inn by Marriott Princeton
- 19. Hyatt Place Princeton
- 25. Courtyard by Marriott Princeton
- 26. Homewood Suites by Hilltop Princeton
- 32. Holiday Inn Express
- 33. Crown Plaza Princeton

FITNESS & WELLNESS

- 22. CrossFit Ex Novo
- 28. Princeton Fitness & Wellness at Plainsboro
- 30. Lifetime Athletic Princeton
- 27. Princeton Medical Center
- 29. CHOP Specialty Care Center Princeton

BANKS

- 20. Wells Fargo Bank
- 39. PNC Bank
- 40. Santander Bank
- 41. Bank of America
- 42. Chase Bank

earning Center

Roszel Road

2 nd floor	39,553 RSF
Contiguous	39,553 RSF

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Roszel Road

1 st floor	33,929 RSF
2 nd floor	41,060 RSF
3rd floor	43,121 RSF
Entire building	118,110 RSF

Available space

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REARING

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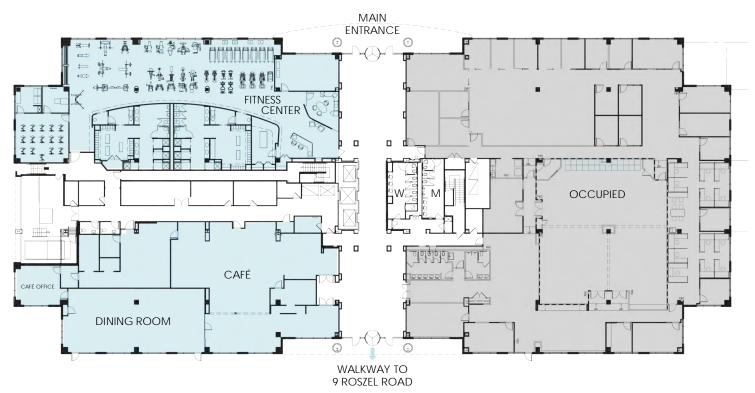
EXIT

125

7 Roszel Road atrium lobby and café entrance



First Floor / Amenities



Typical Floor Plan



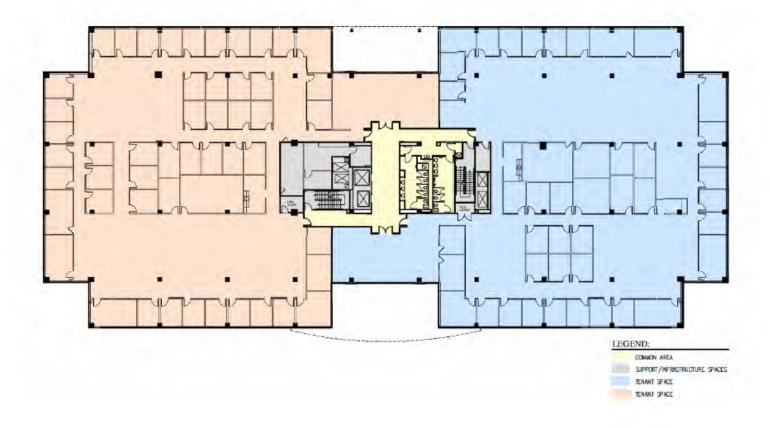








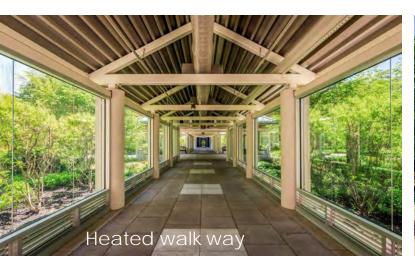
Proposed Full or Multi Tenant Floor







Buildings are interconnected with a heated walk way





9 Roszel Road

Owned & Managed by:

Manulife Investment Management

For more information or to arrange a tour, please call us:

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