

FOR LEASE: FORRESTAL PROFESSIONAL CENTER

10 Forrestal Road South, Princeton, NJ

**Tenants
in Occupancy!**



**Only 2,700 sf
Remaining**

40,000 SF Medical/Professional Building Join Our Roster of 13 Distinguished Medical Practices



Prime Location!

- Situated on Campus Rd off of Scudders Mill Rd
- Directly across from the new University Medical Center of Princeton at Plainsboro
- Dining, shopping & many other amenities nearby
- Minutes from downtown Princeton, Philadelphia & New York an hour away

**For More
Information Contact:**

Paul Goldman
pgoldman@merceroak.com

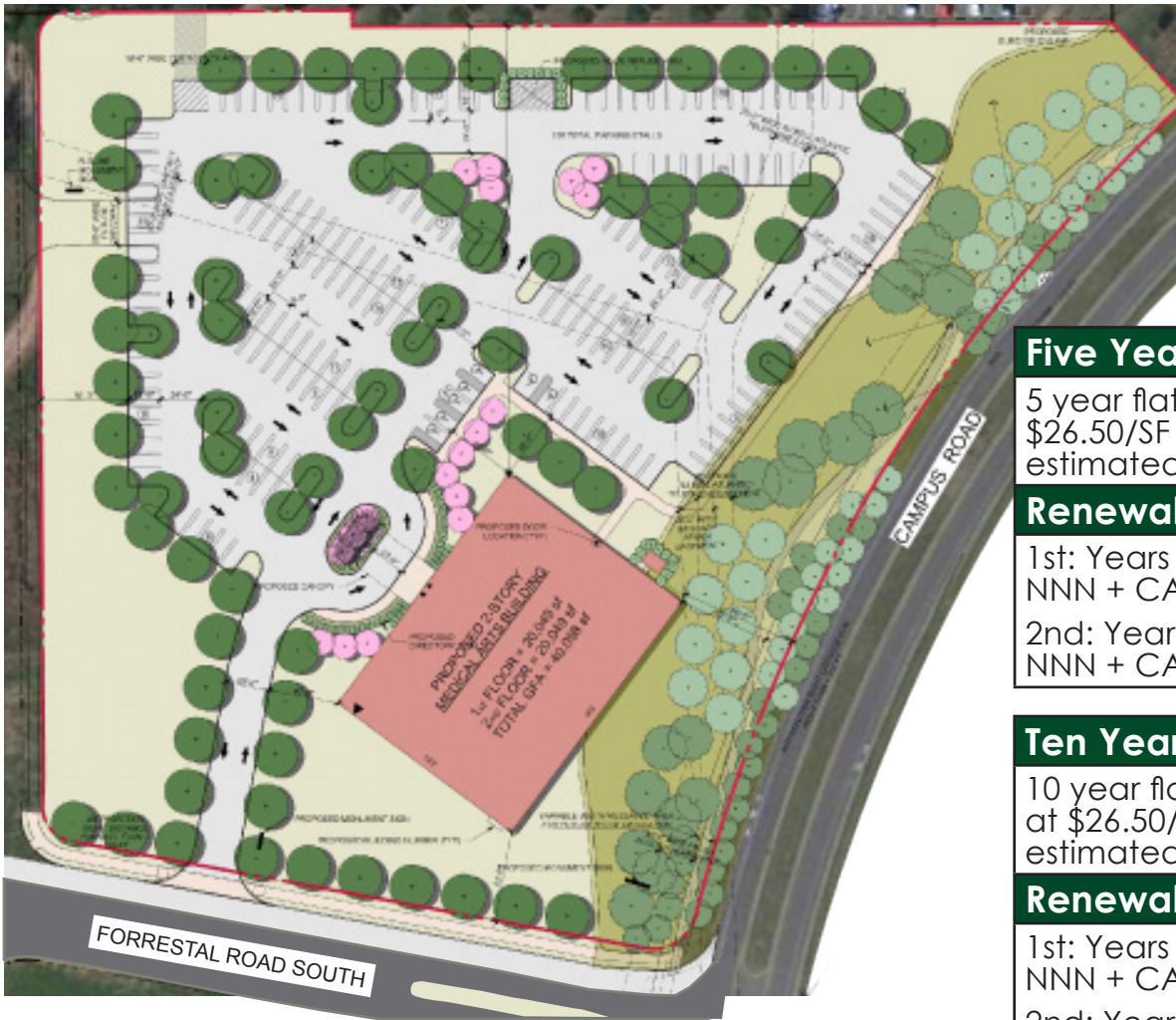
(ofc) 609.452.0200
(cell) 609.577.1094



FORRESTAL PROFESSIONAL CENTER

10 Forrestal Road South, Princeton, NJ

Tenants will be provided a \$55 per net SF Fit Out Allowance



Five Year Initial Term

5 year flat rent lease at \$26.50/SF NNN CAM estimated at \$7.70/SF

Renewals

1st: Years 6-10: \$27.50/SF NNN + CAM

2nd: Years 11-15: \$29.50/SF NNN + CAM

Ten Year Initial Term

10 year flat rent lease at \$26.50/SF NNN CAM estimated at \$7.70/SF

Renewals

1st: Years 11-15: \$27.50/SF NNN + CAM

2nd: Years 16-20: \$28.50/SF NNN + CAM

3rd: Years 21-25: \$29.50/SF NNN + CAM

Fifteen Year Initial Term

15 year flat rent lease at \$26.50/SF NNN CAM estimated at \$7.70/SF

Renewals

1st: Years 16-20: \$28.50/SF NNN + CAM

2nd: Years 21-25: \$29.50/SF NNN + CAM



For More Information Contact:

Paul Goldman
pgoldman@merceroak.com

(ofc) 609.452.0200
(cell) 609.577.1094



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions and withdrawal without notice.