

East Windsor Corporate Campus – Bldg.#1

East Windsor, NJ

65,975 SF NEW Office/Flex Building

Office/Flex Space for Lease or Sale 2,500 SF to 65,975 SF



As exclusive agents, we are pleased to offer the following space for sale or lease:



Property Features:

- Brand new construction; ready for buildout and occupancy!
- Flex, Lab, R&D, Office and other commercial uses.
- Operable windows and 19' clear ceiling height
- Very low loss factor – Get more space for your \$
- Three additional buildings can be built on site!
- Abundant parking.
- Generous Tenant Improvement Allowance
- Close proximity to restaurants, banking, shopping, and other amenities!
- Rental Rates at **\$14/SF** triple net!
- Sale price is **\$205/SF**
- Sale or lease includes a \$40/SF work letter allowance.

For Further Information, Please Contact:

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Global Real Estate Advisors

EXCLUSIVE BROKERS

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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