



## PREMIER CLASS "A" PRINCETON SUBLEASE OPPORTUNITY



21 ROSZEL ROAD | PRINCETON, NJ



Wolf Commercial Real Estate  
**[www.WolfCRE.com](http://www.WolfCRE.com)**





## PROPERTY DESCRIPTION

**Location** 21 Roszel Road  
Princeton, NJ 08540

**Size / SF Available** 2,000 - 3,500 SF

**Lease Price** \$35.00/SF (Gross + Electric)

### Property / Area Description

- Located at the gateway to Carnegie Center
- Within minutes of the Princeton Junction Train Station, Princeton MarketFair & Quakerbridge Mall
- Surrounded by a mix of corporate and local tenants
- Situated within the heart of the Princeton business community
- Fully Furnished leasing opportunity
- Coworking leasing options available
- On-site amenities including a fitness center and grab-and-go café
- Princeton University, The Institute for Advanced Study, Rider University, and The College of New Jersey are all within very short drive times
- Close proximity to Route 1, I-295, and I-95 leading to NJ Turnpike
- Across from Princeton US post office

### Contact Us

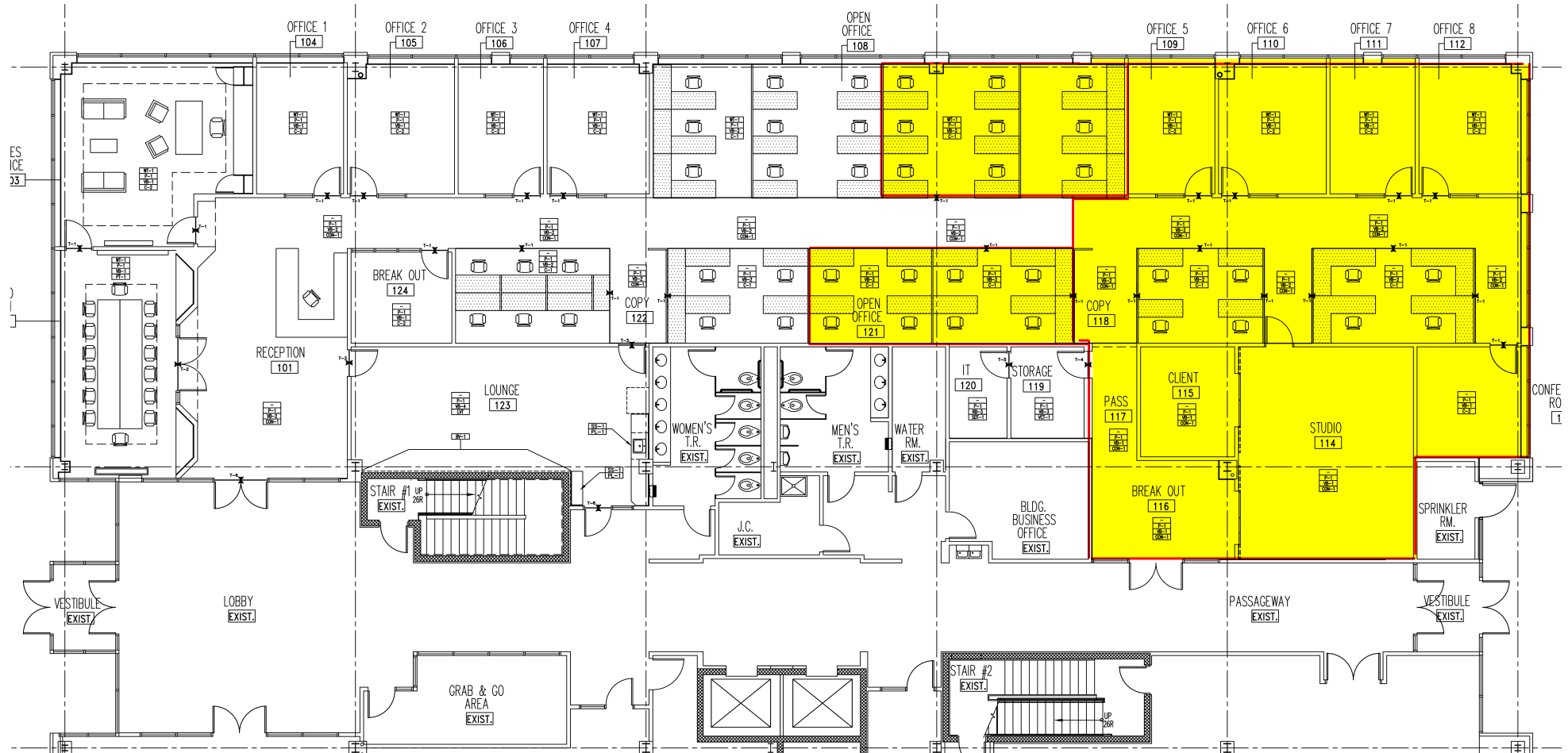
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## FLOOR PLANS



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## ADDITIONAL PHOTOS



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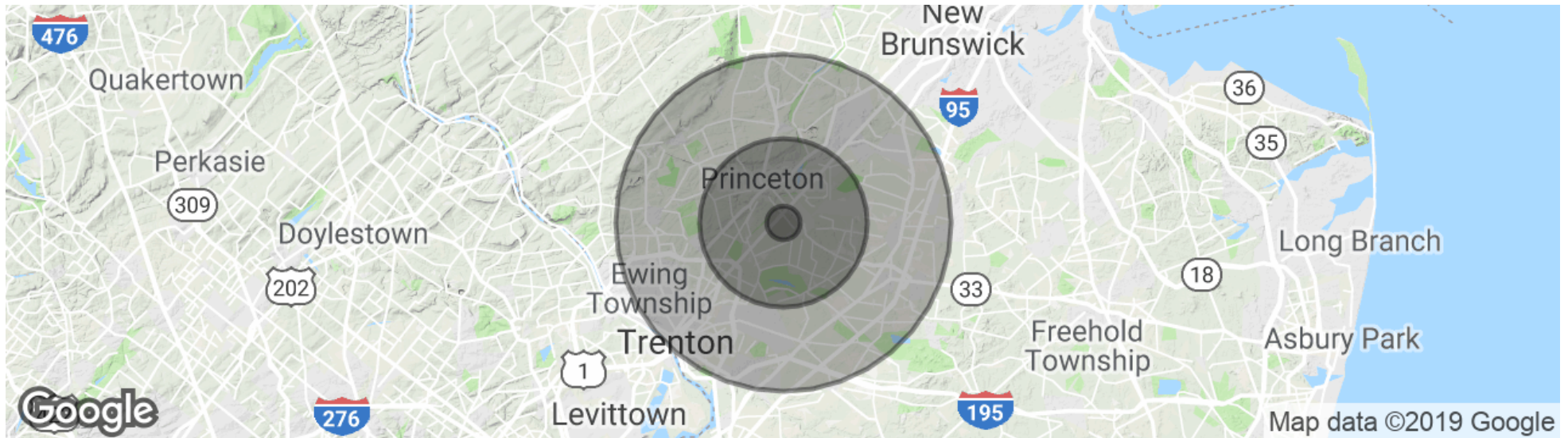


ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,964	100,853	428,315
Median age	32.4	37.7	38.4
Median age (Male)	32.4	37.5	37.4
Median age (Female)	32.3	37.8	39.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,127	36,080	154,057
# of persons per HH	2.6	2.8	2.8
Average HH income	\$125,706	\$150,746	\$115,681
Average house value	\$479,001	\$567,335	\$413,791

\* Demographic data derived from 2010 US Census

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