

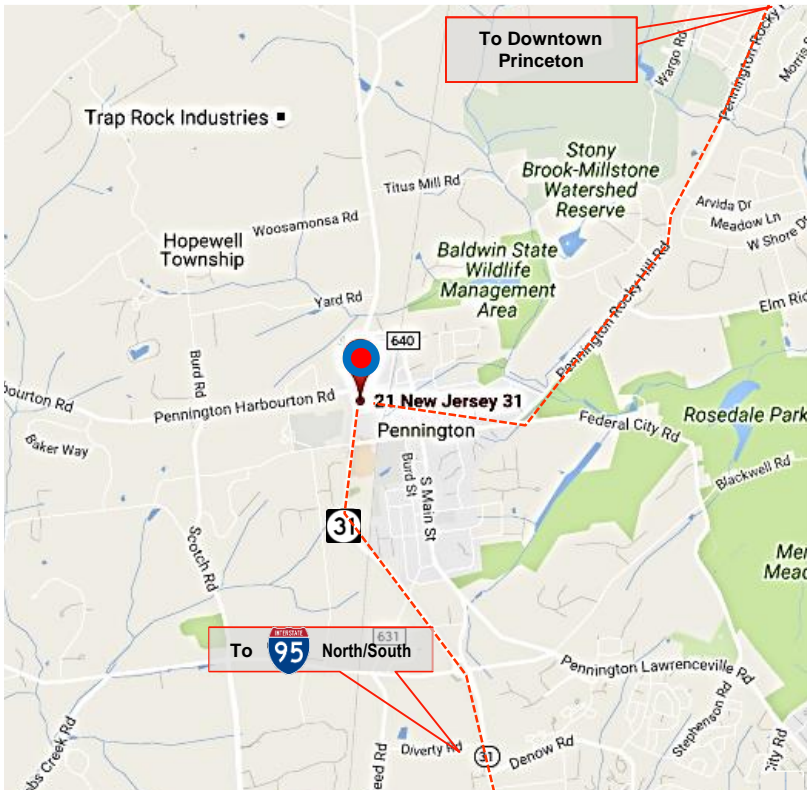
Shoppes at Pennington

21 Route 31 North, Pennington NJ



Available:

Retail Stores and Office Space



Office Space Available:

- **Suite A-7:** 1,700 +/-SF Divisible, Bldg. A - 2nd Floor
Lease: \$18.00/SF + Operating Expenses & Utilities

Retail Space Available:

- **Suite A-1A:** 740 SF, Building A - 1st Floor Retail
Lease: \$16.00/SF/NNN + Operating Exp. & Janitorial
- **Suite B-1:** 1,570 SF, Building B - 1st Floor Retail
Lease: \$20.00/SF/NNN + Operating Exp. & Janitorial
(Available immediately)
- Operating Expenses: \$7.85/SF Base Year 2017
- All Buildings are Handicap Accessible, Complete with Ramps and High-end Elevators
- FiOS Fiber Optic Internet & TV Available
- Signage is Available Along Route 31 & Directory
- Parking: 5 Spaces per 1,000 SF
- Convenient Walkways Connecting the Adjacent U.S. Regional Post Office and into Town
- Bus Stop Nearby
- Convenient to US-95 N/S and Downtown Princeton

Contacts: Jerry Fennelly, Thomas Barbera

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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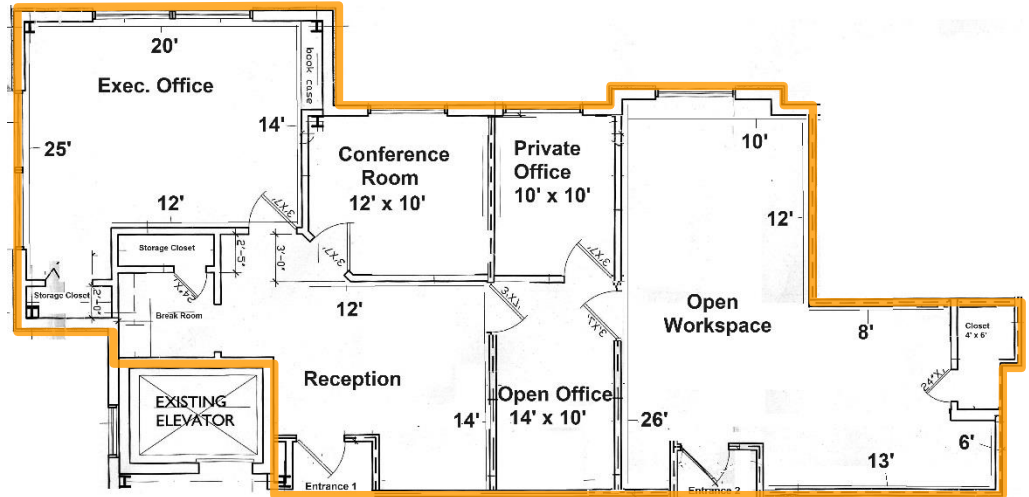
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Suite A-7
1,700 SF

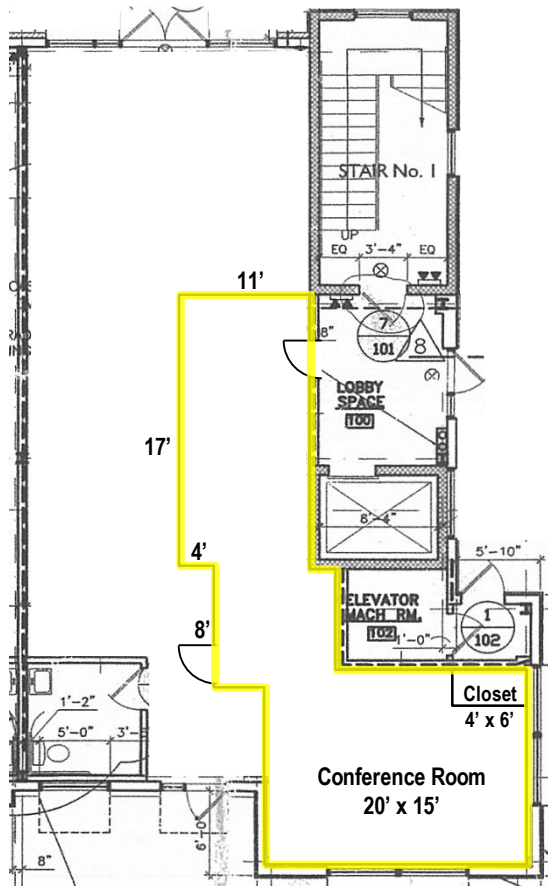
Office Space

Building A
2nd Floor



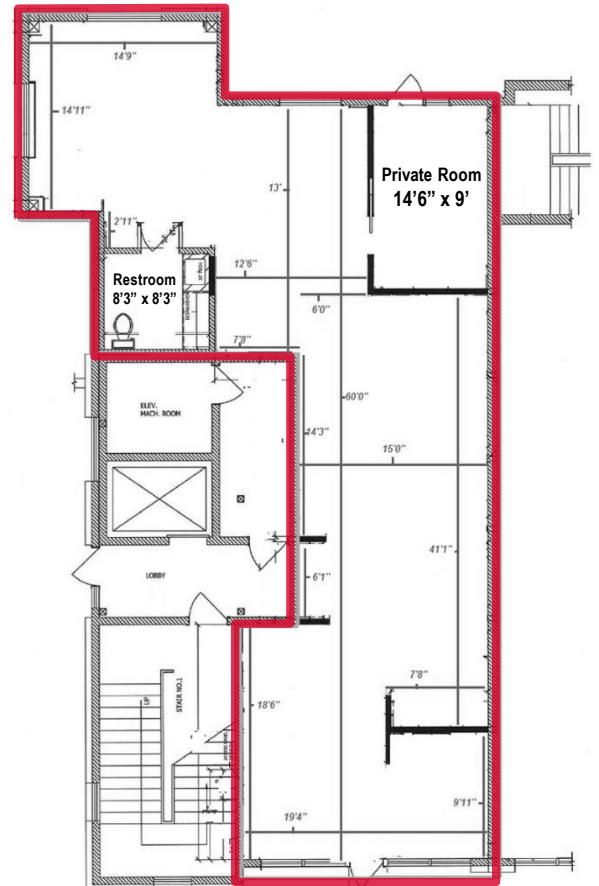
Suite A-1A
740 SF

Retail Space | Building A



Suite B-1
1,570 SF

Retail Space | Building B



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