

PRINCETON SOUTH

CORPORATE CENTER



AT PRINCETON SOUTH, OUR ARCHITECTS
ARE WAITING FOR **YOUR** INSTRUCTIONS.

YOU HAVE WORKED HARD TO
SHAPE YOUR COMPANY.

NOW SHAPE YOUR
COMPANY'S NEW HOME.

BUILD-TO-SUIT CONSTRUCTION
AT PRINCETONSOUTH CORPORATE CENTER.
WE WILL TAILOR A BUILDING TO YOUR NEEDS.

PRINCETON **SOUTH**
CORPORATE CENTER





PrincetonSouth Corporate Center Buildings are located at Rt 31 and I-295 in Ewing

WHY BUILD-TO-SUIT?

CREATE THE OPTIMAL WORKPLACE ENVIRONMENT

- ▶ ATTRACT & RETAIN QUALITY EMPLOYEES
- ▶ ENHANCE COMPANY CULTURE
- ▶ BUILD AMENITIES TO YOUR SPECIFICATONS
- ▶ UNIFY YOUR WORKFORCE

UPGRADE & CONTROL FACILITY FUNCTIONS

- ▶ FLOORPLATES WITH HIGH EFFICIENCIES
- ▶ CUSTOM DESIGN
- ▶ MODERN HIGH STANDARD FOR LIGHT & AIR QUALITY
- ▶ LOWER COST OF OPERATIONS

85%
OF THE CLASS A
BUILDINGS IN THE
PRINCETON MARKET
ARE MORE THAN
26 YEARS OLD

WWW.PRINCETONSOUTH.COM



Build-to-Suit Options at PrincetonSouth Corporate Center

MULTIPLE OPTIONS + CONFIGURATIONS AVAILABLE

- ▶ ± 150,000 SF - 170,000 SF
- ▶ UP TO 6 FLOORS
- ▶ BEST-IN-CLASS CUSTOMIZED AMENITIES
- ▶ SIGNAGE VISIBLE FROM I-295

WHY BUILD-TO-SUIT AT PRINCETONSOUTH?

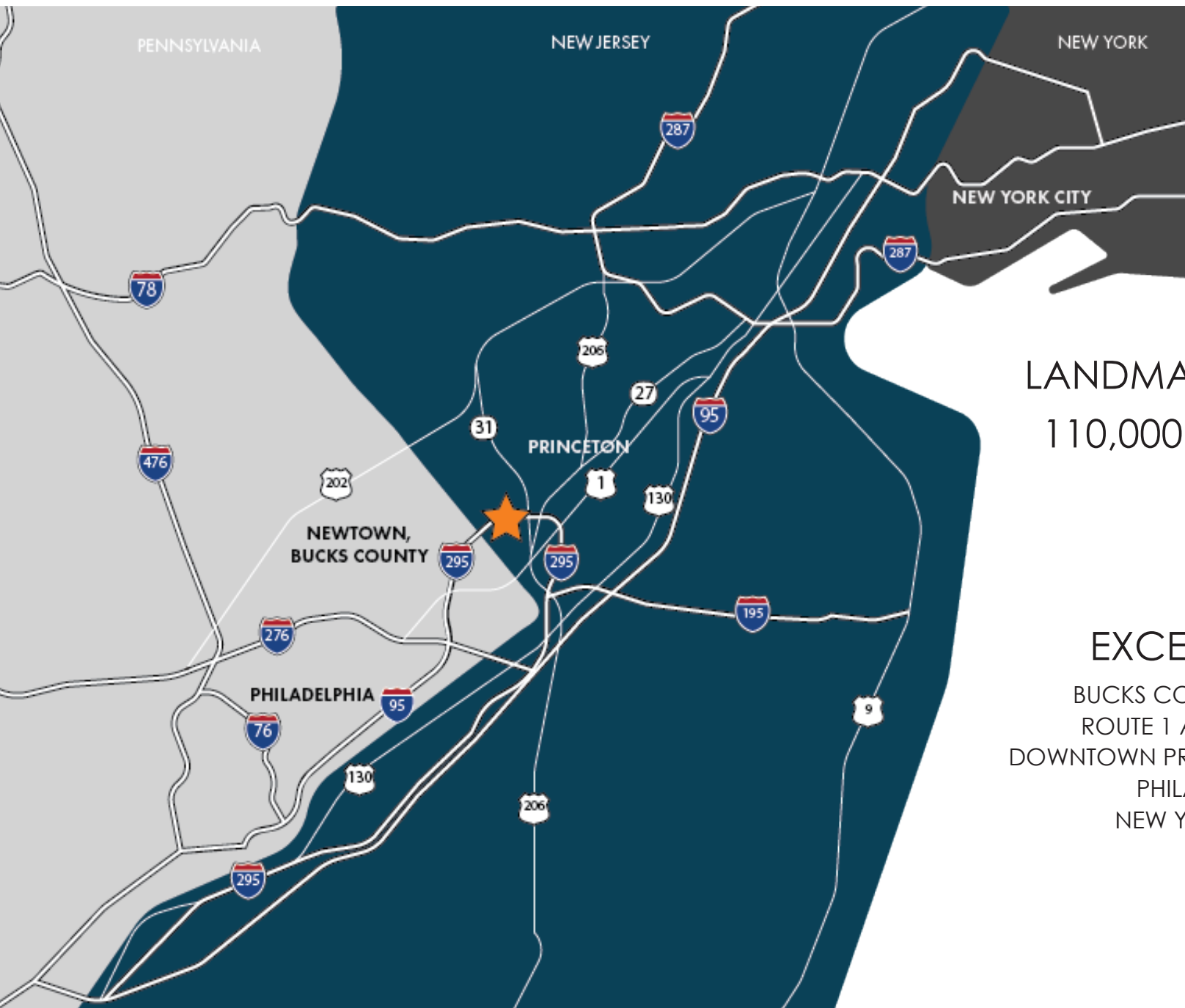
- ▶ OVER 650,000 SF OF COMPLETED CLASS A OFFICE TO DATE AT PRINCETONSOUTH
- ▶ OWNERSHIP HAS DESIGNED & BUILT MILLIONS OF SF NATIONWIDE
- ▶ EWING TOWNSHIP: MOST BUSINESS-FRIENDLY TOWN IN CENTRAL NJ

Church & Dwight's Headquarters at PrincetonSouth Corporate Center



WHY BUILD-TO-SUIT AT PRINCETONSOUTH?

I-295 @ ROUTE 31, CHARLES EWING BLVD, EWING NJ



LANDMARK LOCATION
110,000+ CARS A DAY
ON I-295

EXCELLENT ACCESS

BUCKS COUNTY, PA.....5 MINS
ROUTE 1 AMENITIES.....10 MINS
DOWNTOWN PRINCETON.....15 MINS
PHILADELPHIA.....45 MINS
NEW YORK CITY.....1.5 HOURS



SpringHill Suites



Fitness Center



Cafe Patio

ON SITE AMENITIES

- ▶ FITNESS CENTER
- ▶ CAFE & CATERING
- ▶ WALKING/JOGGING PATHS
- ▶ CONFERENCE FACILITY
- ▶ MARRIOTT SPRINGHILL SUITES

CORPORATE NEIGHBORS



PHILADELPHIA
INSURANCE COMPANIES



+ MORE

LOCAL AMENITIES

TRENTON MERCER AIRPORT

DOWNTOWNS:

- ▶ PENNINGTON, NJ
- ▶ LAWRENCEVILLE, NJ
- ▶ HOPEWELL, NJ
- ▶ YARDLEY, PA

PEAC HEALTH & FITNESS CLUB

CAMPUSTOWN RETAIL & DINING



Frontier Airlines at Trenton Mercer



Downtown Princeton

WWW.PRINCETONSOUTH.COM

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