



Alexander Corporate Park

**742 & 746 ALEXANDER ROAD
WEST WINDSOR, NJ**





742 & 746 Alexander Road is a 2 building office complex located in the prestigious Princeton office market on 9.7 acres. 742 Alexander Road is a three-story office building with a connecting walkway to 746 Alexander Road a two-story building plus a windowed lower level.

742 & 746 Alexander Road West Windsor, NJ

Total Square Feet

109,016 SF

Building Square Feet

742 Alexander Road: 49,411 SF

746 Alexander Road: 59,605 SF

Parking

368 Surface parking spaces
(3.38 spaces per 1,000 SF)

Zoning

ROM-2 Industrial District. Permitted uses include research, testing and development laboratories, offices, computer centers, limited manufacturing, research offices, agricultural uses.

Renovations

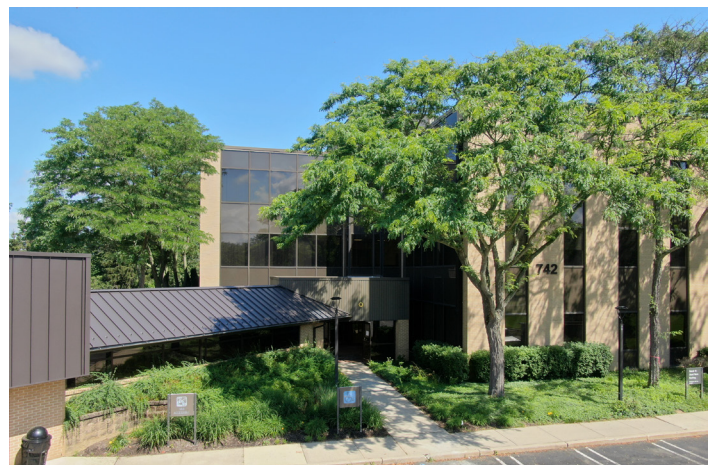
SFA is renovating the restrooms, renovating the lobbies, as well as updating the exterior.

Storage

Leasable storage is located on the windowed lower level at 746 Alexander Road.

Signage

Monument street signage is available.





Area Amenities

Retail

Quaker Bridge Mall
Nassau Park Pavillion

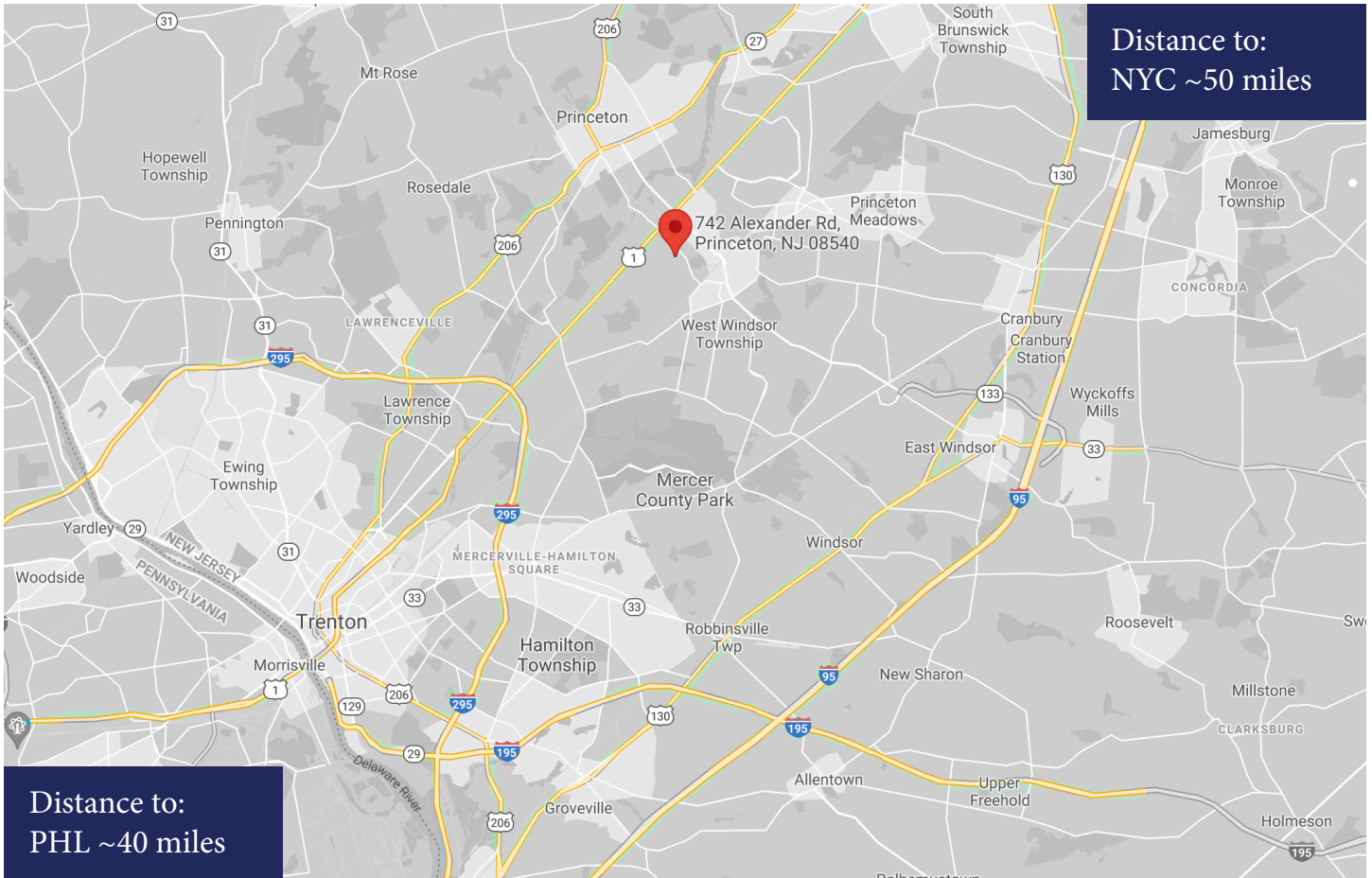
Downtown Princeton

Golf

Princeton Meadows Golf Course
Princeton Country Club
Mercer Oaks Golf Course
Trenton Mercer Airport

Highways Nearby

Route 1 Corridor
Interstate 295
Interstate 95
NJ Turnpike
Route 202
Route 206



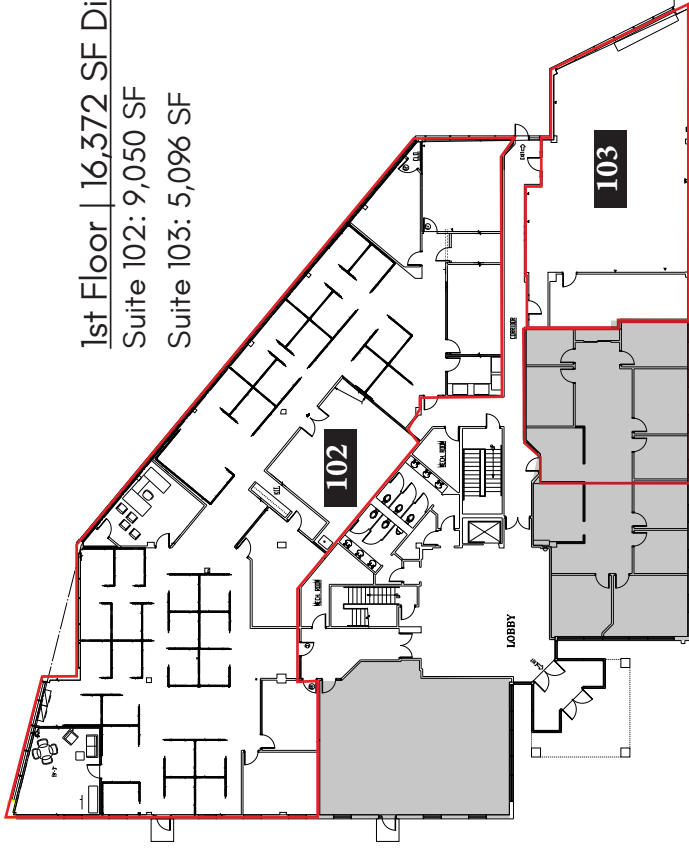
Distance to:
NYC ~50 miles

Distance to:
PHL ~40 miles

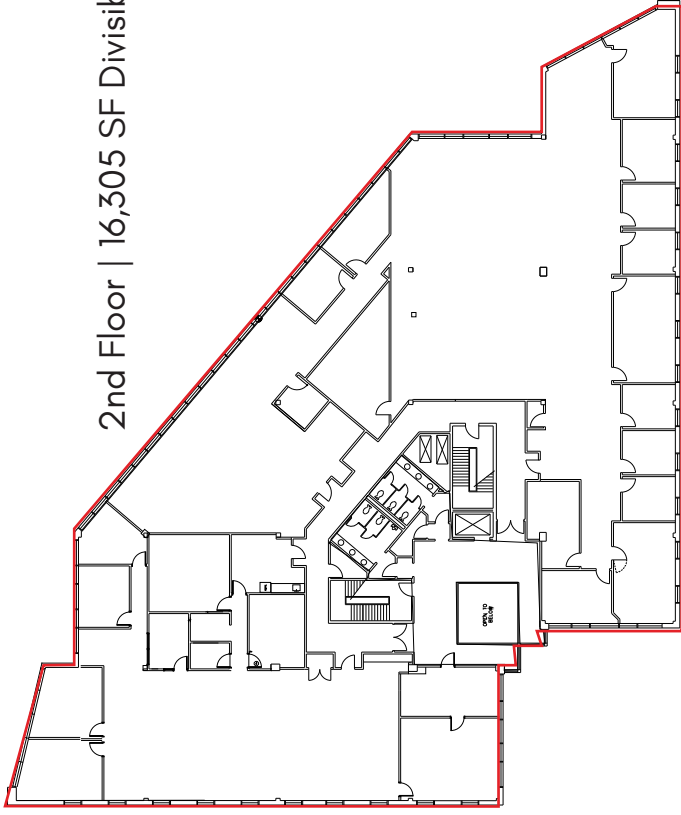
1st Floor | 16,372 SF Divisible

Suite 102: 9,050 SF

Suite 103: 5,096 SF



2nd Floor | 16,305 SF Divisible



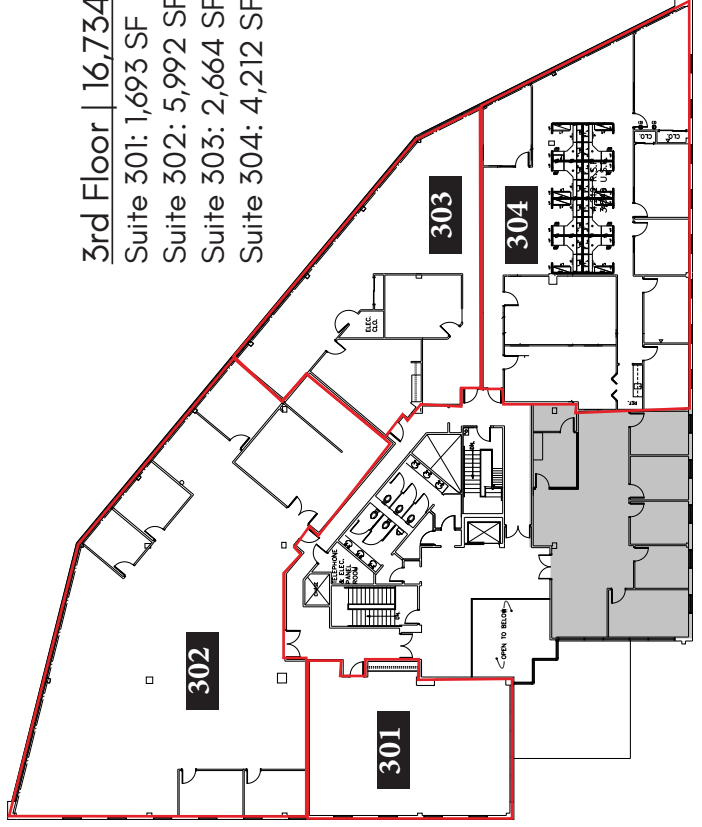
3rd Floor | 16,734 SF Divisible

Suite 301: 1,693 SF

Suite 302: 5,992 SF

Suite 303: 2,664 SF

Suite 304: 4,212 SF

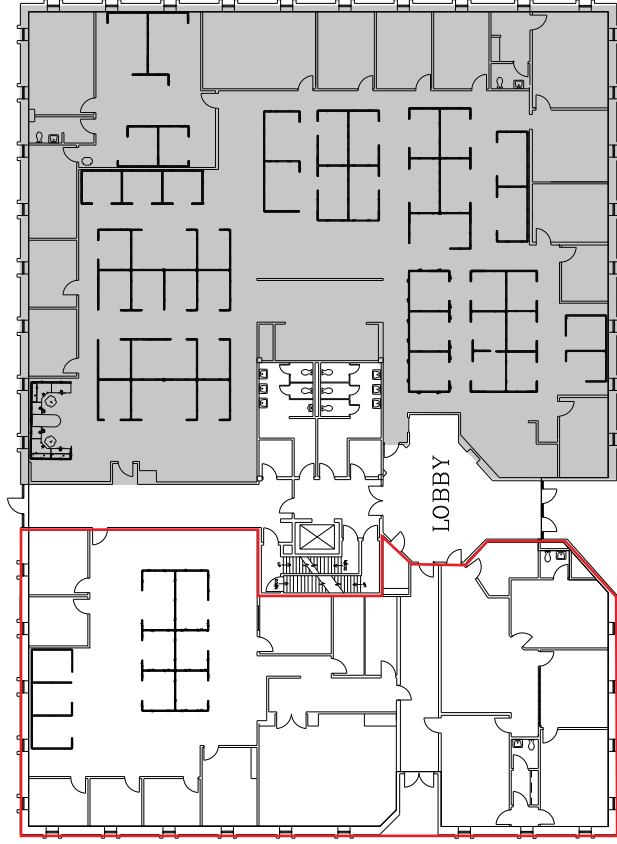


Building 742

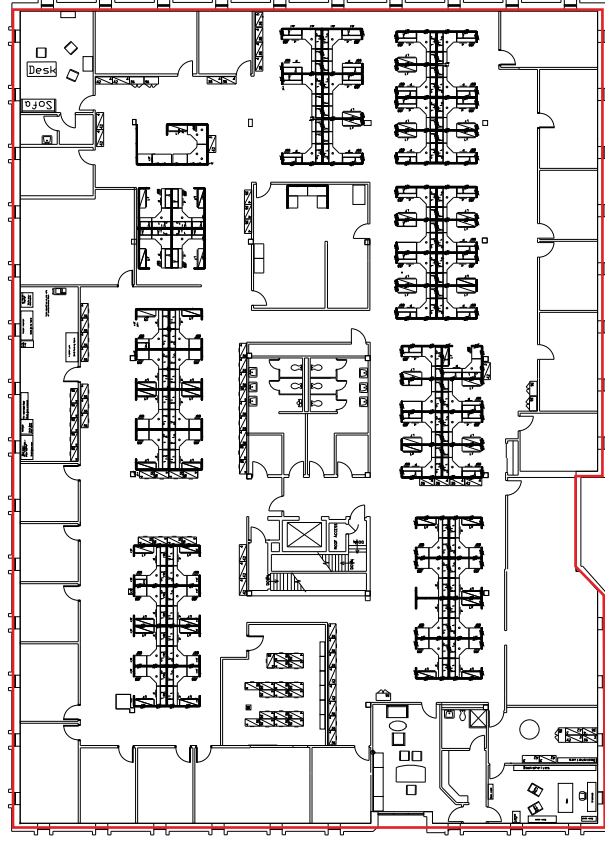
49,411 SF

Building 746

59,605 SF



1st Floor | 6,789 SF Divisible



2nd Floor | 19,991 SF Divisible

LEASING NOW

RENOVATED

BUILD TO SUIT SPACE



Commercial Real Estate Investment Firm

SFA is the new owner and operator of Alexander Corporate Park.

856-437-6196

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