

WINDSOR

CORPORATE PARK



Commercial Real Estate Investment Firm



50 Millstone Rd, East Windsor, NJ

www.sfaofficespace.com

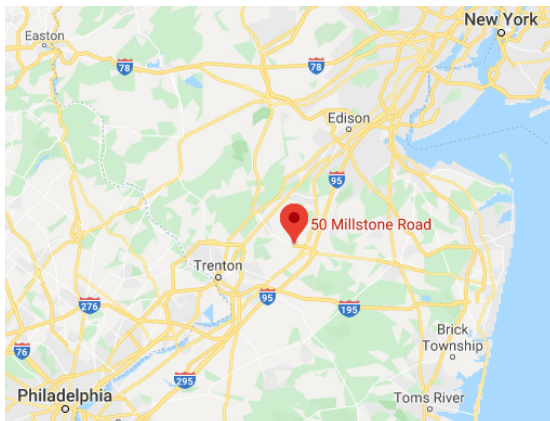
CLASS A OFFICE PARK



291,550
Square Feet

4
Buildings

39.34
Acres



WINDSOR CORPORATE PARK

offers the advantage of close proximity to New York (54 miles) and Philadelphia (45 miles).

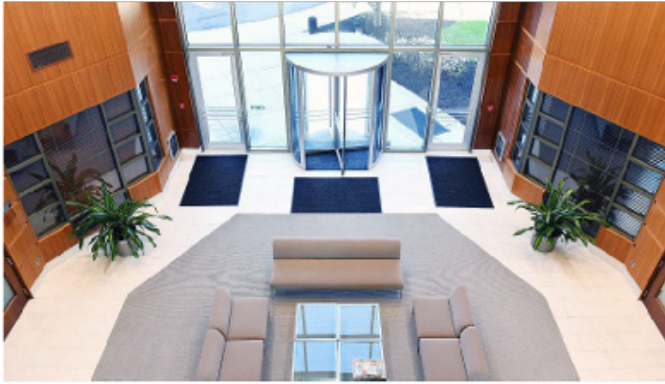
AREA AMENITIES:

- Less than a mile to 133 Bypass.
- West Windsor Golf Center(Driving Range) within a mile.
- Close proximity to shopping and restaurants along Route 130.

EASY ACCESS TO:

- Route 133 Bypass
- Princeton Hightstown Rd
- Exit 8 of the New Jersey Turnpike
- Route 130
- Route 1
- Princeton Junction NJ Transit Train Station





SFA renovated common area restrooms throughout with touchless controls; renovated the auditorium for tenant and visitor use; added outdoor seating areas.

RECENT CAPITAL IMPROVEMENTS:

- Façade
- HVAC
- Flooring
- Lighting
- Signage
- Lobby renovations

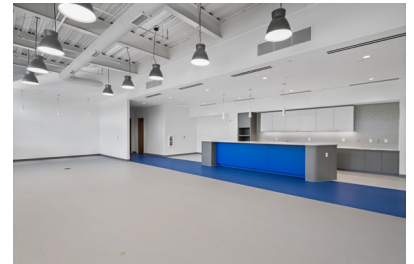
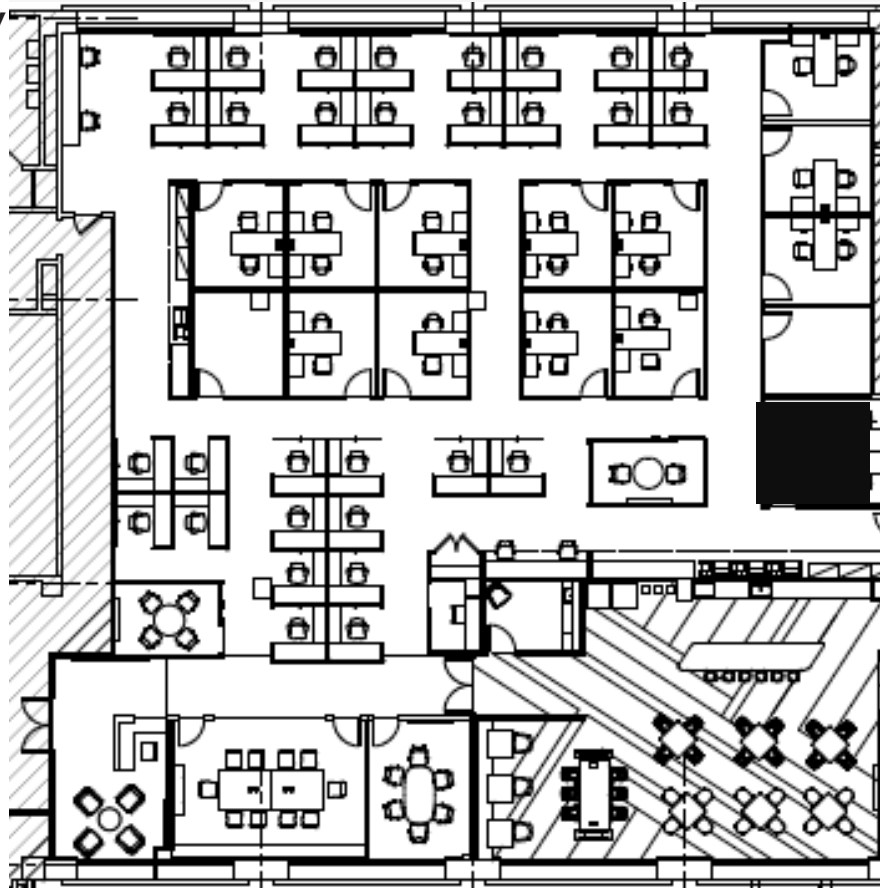


AMENITIES:

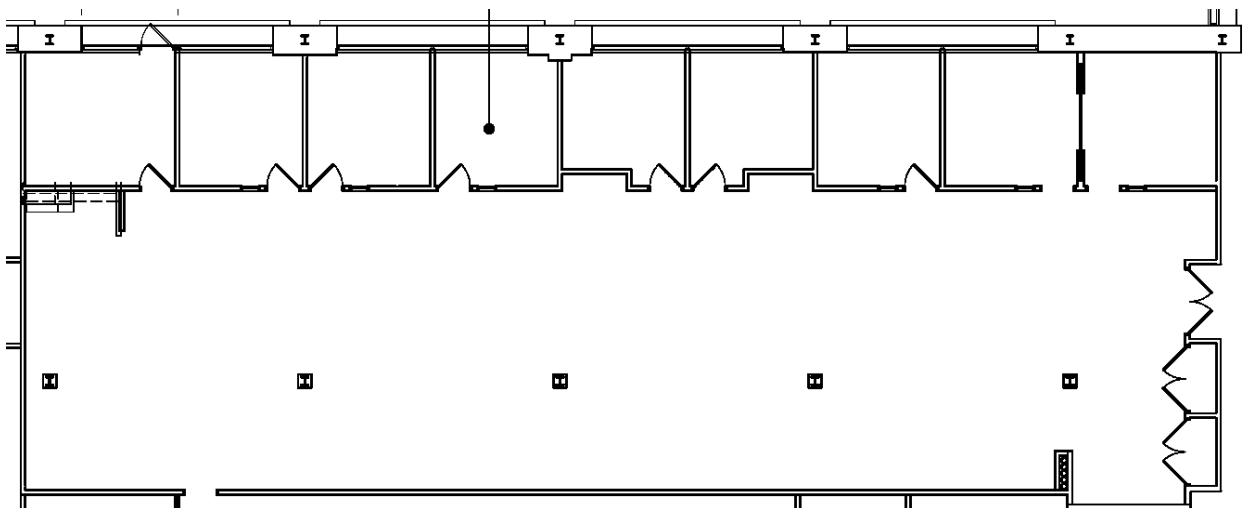
- Auditorium
- Recently upgraded fitness center
- On-site storage
- On-site bus stop with direct service to the Princeton Junction Train Station
- Parking ratio 6/1,000 SF

Building 100 Suite 110: 9,618 SF

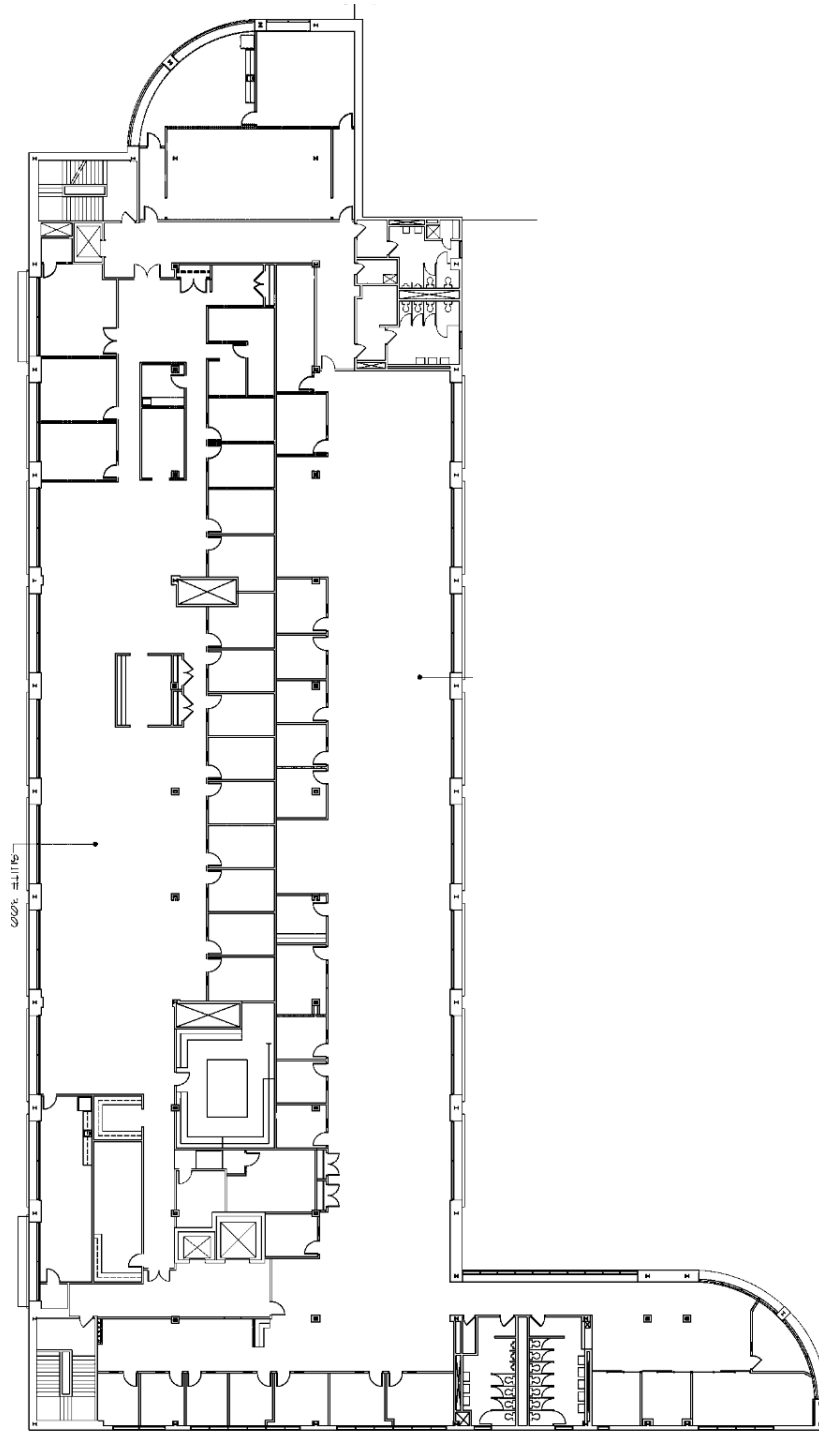
Move In Ready



Building 100 Suite 120: 6,149 SF



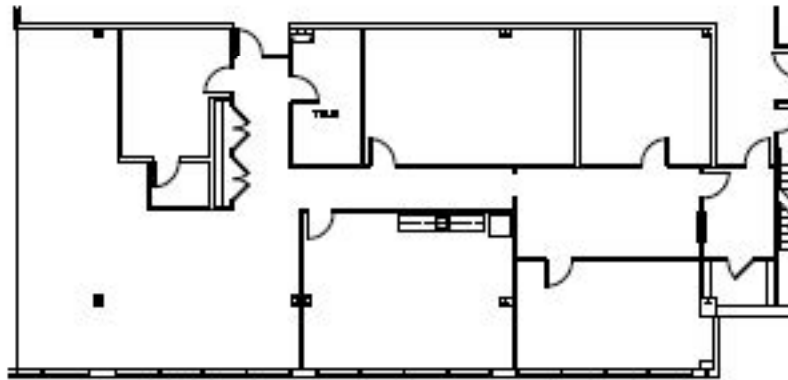
Building 100 Suite 300: 31,420 SF



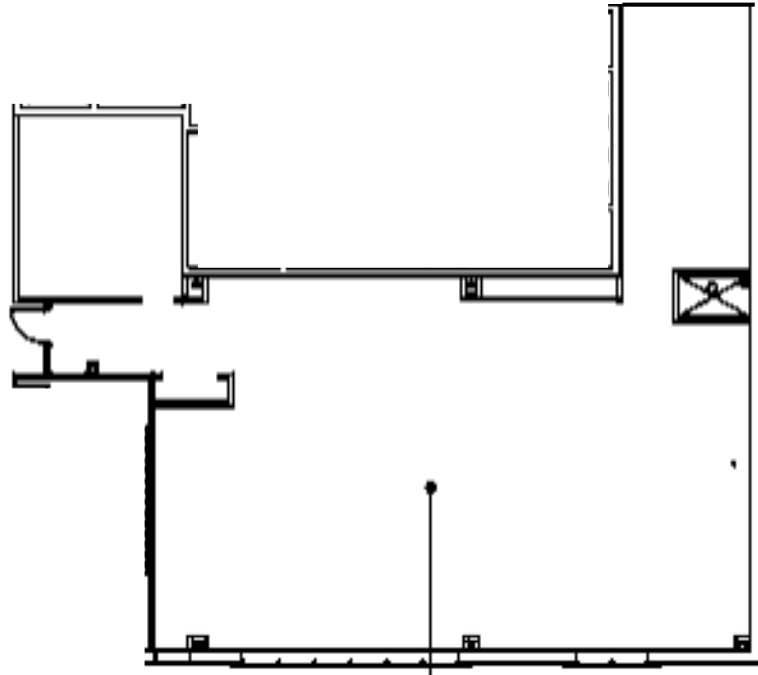
Building 200 Suite 180: 6,781 SF



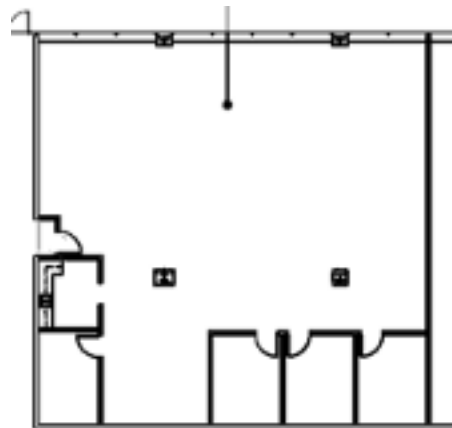
Building 200 Suite 240: 3,903 SF



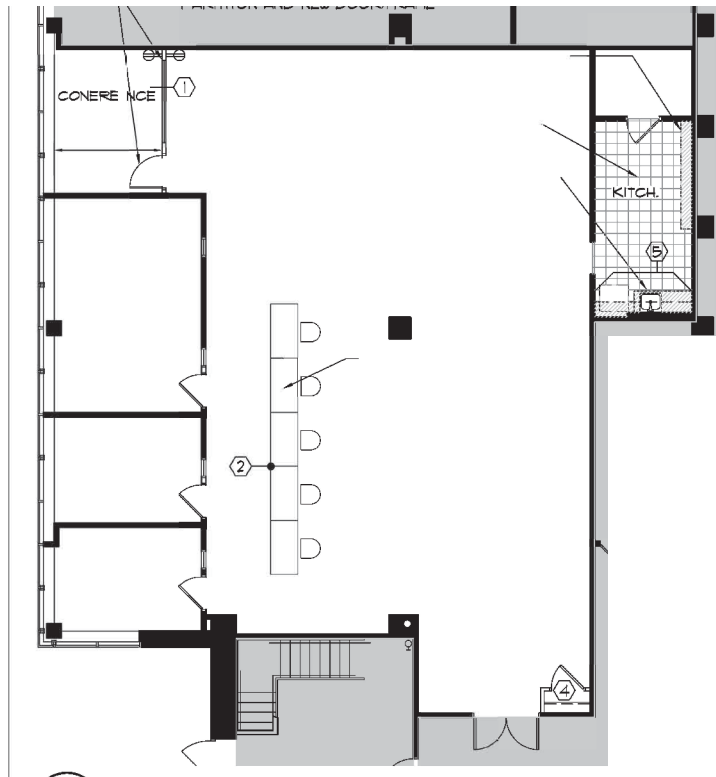
Building 200 Suite 250: 2,745 SF



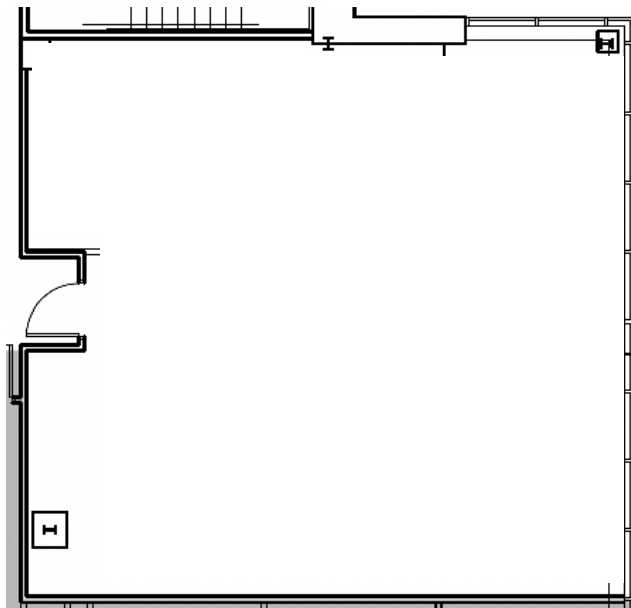
Building 300 Suite 115: 3,389 SF



Building 400 Suite 110: 3,667 SF

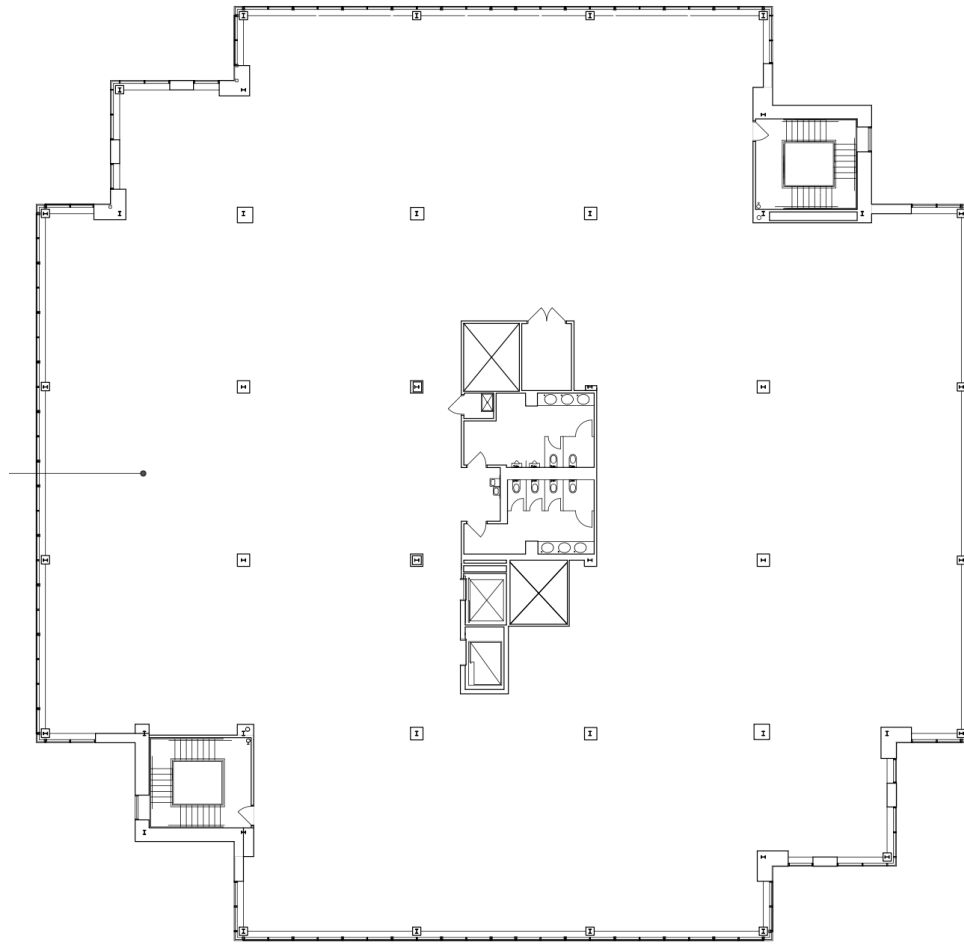


Building 400 Suite 202: 1,200 SF



Building 400 Suite 300: 20,308 SF

Build to Suit



Office Space Available

Virtual Tours

www.sfaofficespace.com
856-437-6196

0-5,000 SF

Building 200 - Suite 240	3,903 SF
Building 200 - Suite 250	2,745 SF
Building 300 - Suite 115	3,389 SF
Building 400 - Suite 110	3,667 SF
Building 400 - Suite 202	1,200 SF

5,000-10,000 SF

Building 100 - Suite 110	9,618SF
Building 100 - Suite 120	6,149 SF
Building 200 - Suite 180	6,781 SF

10,000+ SF

Building 100 - Suite 300 (Divisible)	31,420 SF
Building 400 - Suite 300	20,308 SF



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