

# 250 Phillips Blvd. Ewing, NJ

**Princeton Crossroads Corporate Center - Office Suites For Sale or Lease**



## building information

- ◆ Prime Office Suites For Sale or Lease
- ◆ 3,298 - 8,210 SF of Professional Office Space
- ◆ 2 Units - Ready for Occupancy
- ◆ Great R&D Facility or Office Space
- ◆ Parking is available at 4/1,000 SF
- ◆ Easy Access to Routes 95/295



FOR MORE INFORMATION OR A PRIVATE SHOWING:

Paul McArthur  
609-466-0400  
pim@trilliumrealty.com

Mark Bennison  
609-466-0400  
mcb@trilliumrealty.com



**Trillium Realty Advisors, L.L.C.**  
83 Princeton Avenue, Hopewell, NJ 08525

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

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area map

## amenities

- ◆ Near Trenton-Mercer County Airport
- ◆ Neighbors include ETS, Cenlar, JDS, American Properties and Opus
- ◆ Beautiful Campus Setting
- ◆ Ceiling height is 12'6"
- ◆ Loading Dock is available
- ◆ Immediate Occupancy!



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**Suite 255 – Front View**



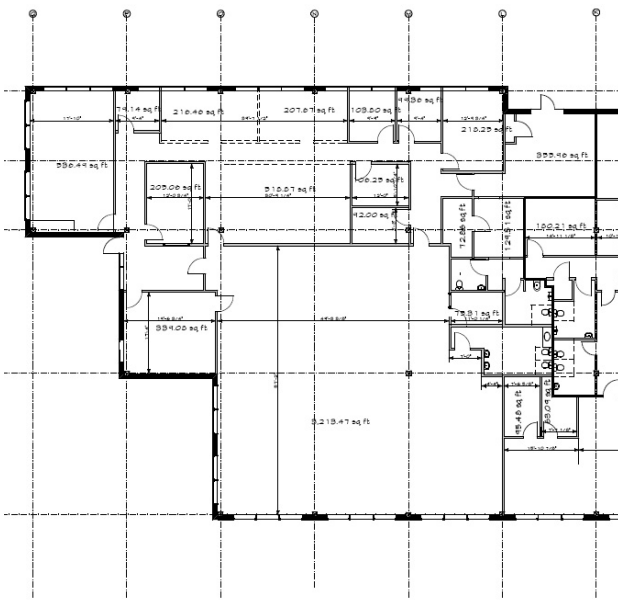
**Suite 255 – Front Private Entrance**

Suite 255

An 8,210 SF Office Condo with the following amenities:

- Large Waiting/Lobby Area
- 9 Private Offices
- 1 Large Lunchroom
- 2 Private Entrances
- Business Office/Reception Area
- Private Men’s and Ladies Restrooms
- Bright and Airy space with a long window line
- Parking is 4.00/1,000 SF
- End-Unit Location

Available Immediately



Floor Plan

Contact: Mark Bennison - Trillium Realty - 609/466-0400

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**Suite 260 – Front View**

Suite 260

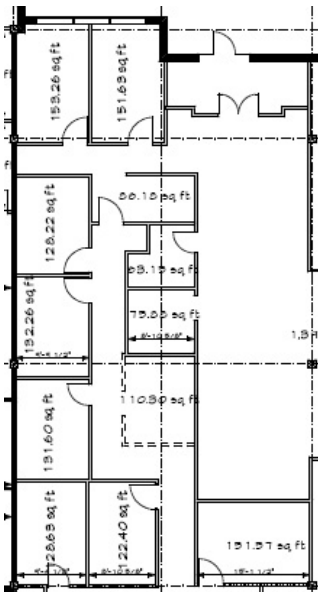
A 3,298 SF Office with the following amenities:

- Generous TI Allowance
- Private Front entrance with set-back entryway
- 8 Private Offices
- Common Area Restrooms
- Adjacent Parking
- Parking is 4.00/1,000 SF
- Prominent Ewing Location



**Suite 260 – Front Private Entrance**

Available Immediately



Floor Plan

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