

# 250 Phillips Blvd. Ewing, NJ

*Princeton Crossroads Corporate Center - Building For Sale*



## building information

- ◆ 92% Leased Office Building For Sale
- ◆ 40,740 SF of Professional Office Space
- ◆ NOI \$400,276 - 9.45% Cap Current Income
- ◆ Asking Price of \$4,500,000
- ◆ Zoned Office / R&D
- ◆ 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, Princeton South, FMC and new Springhill Suites Hotel
- ◆ Near Capital Health Systems new \$750 million healthcare campus.
- ◆ Parking is available at 4/1,000 SF
- ◆ Walking distance to PEAC fitness center
- ◆ Excellent Condition



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