

Mercer County's most compelling office opportunity

Office Space
Up to 96,000 SF
Divisible to 13,000 SF

25 South Montgomery St., Trenton, NJ

Move into Trenton's New Downtown and enjoy:

- Economic Incentives
- Transit Access
- Downtown Rail

Features

- Prime Location
- 13,000 SF Floors
- Divisible
- Overlooking Historic Mill Hill Park
- Walk to Trenton Transit Center
- Incredible Incentives Available
- 40-Car lower-level parking
- Private parking available



Rent Information: \$19.50 Sq. Ft + Utilities

Numerous Incentives: UEZ & City of Trenton

NJ Economic Development Authority: The NJ Aspire program

25 South Montgomery St. Trenton, NJ

Office Space
Up to 96,000 SF
Divisible to 13,000 SF

Economics

25 South Montgomery offers an unbeatable financial incentive package.

The combination of New Jersey's Aspire Program, Urban Enterprise Zone and real estate tax abatement savings make this a compelling opportunity.

- **Aspire Program** – NJ Corporate Tax Credits available for companies that relocate to this location. Tax Credits can be used or sold to offset occupancy costs.
- **Urban Enterprise Zone** – No sales tax paid on any purchases for your new office location including supplies, equipment and technology.
- **Real Estate Taxes** – Through the State's Garden State Growth Zone Program, real estate taxes are projected to be less than \$1.00 PSF for the first 10 years.



Recruiting

25 South Montgomery is the most connected location in Central New Jersey at the crossroads of all train lines and a major highway network including Routes 1, 29, 33, 95, 195, 295 and the NJ Turnpike.

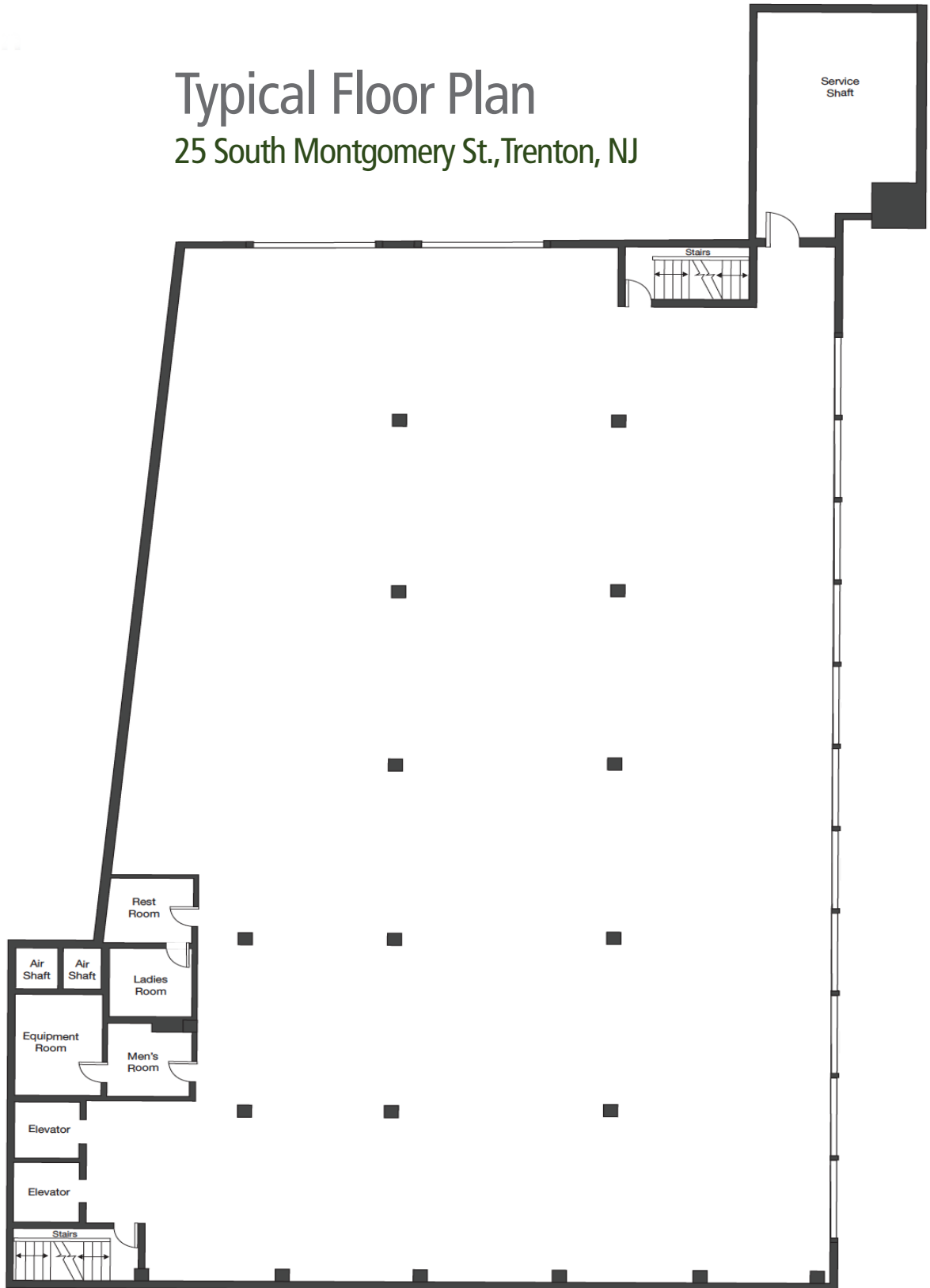
The Trenton Transit Center is a premiere transportation hub along the Northeast Corridor "mega region" that stretches from Boston to Washington, DC.

Tap into the labor markets of Northern, Central and Southern New Jersey and Philadelphia through four distinct rail lines:

NJ Transit Northeast Corridor Line • AMTRAK Northeast Corridor Line • NJ Transit Riverline • SEPTA

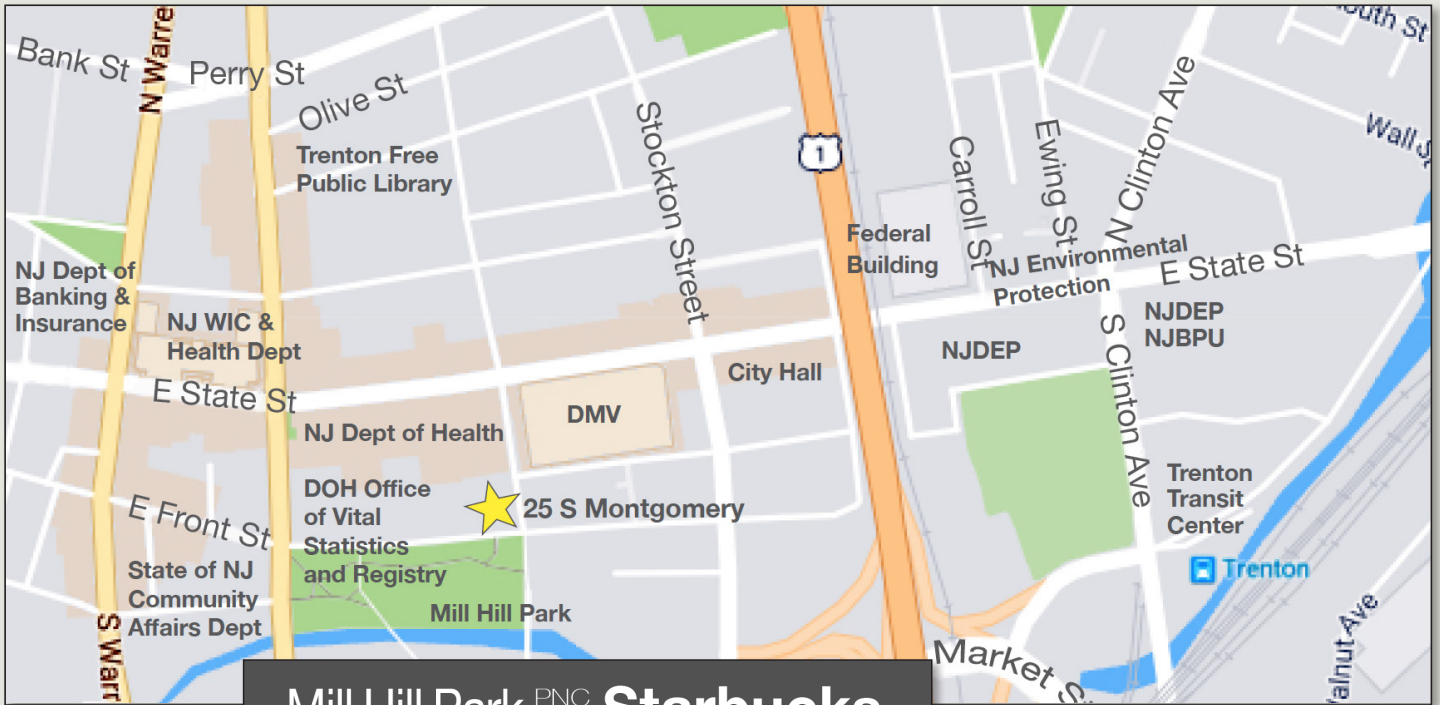
Typical Floor Plan

25 South Montgomery St., Trenton, NJ



25 South Montgomery St. Trenton, NJ

Office Space
Up to 96,000 SF
Divisible to 13,000 SF



Mill Hill Park PNC Bank Starbucks
 Snipes Cafe 128 Santander The Big Easy
 Columbus Pizza Colonial Farms Classics Bookstore
 Checkers Downtown Deli The Hummingbird
 Delia's Empanada Cafe Arlee's Raw Blends
Downtown
 Bank of America Subway Mill Hill Playhouse
 H&R Block Haute Nails Giaquinto Shoe Repair
 Gyro Express Sunrise Luncheonette State Barber Shop
 Wells Fargo Tracey's Kitchen Trenton Bagel TD Bank
Dunkin' City Deli Smokehouse BBQ

Call today for
more information or
to schedule a tour!

Contact for further information:

Sab Russo

O: 609.452.0200

Direct: 609.493.2203

C: 609.472.0039

srusso@ppp-usa.com

Zac Anglin

O: 609.452.0200

Direct: 609.493.2206

C: 609.608.8080

zanglin@ppp-usa.com



**PRINCETON
PROPERTY
PARTNERS**

Where you want to be.

200 PrincetonSouth Corporate Center
Suite 100 | Ewing, NJ 08628

O: 609.452.0200 | PPP-USA.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions and withdrawal without notice.