

Route One North and Meadow Road
Princeton, New Jersey

Mack-Cali Princeton Executive Park



A new world-class office development coming to Princeton's corporate hub.

Mack-Cali Princeton Executive Park offers businesses a unique opportunity for a world-class office facility at the ultimate Princeton location.

Ideally situated on a 60-acre site at Route One North and Meadow Road, Mack-Cali Princeton Executive Park comprises four fully-approved class A office buildings ranging from three to five stories and 121,400 to 215,700 square feet.

This outstanding corporate campus is backed by Mack-Cali's development expertise, award-winning property management, and solid financial resources—all combining to ensure the smooth, timely and successful completion of the project and unmatched building services thereafter.



Impressive facades and attractive landscaping characterize the buildings at Mack-Cali Princeton Executive Park.

Building Specifications

Mack-Cali Princeton Executive Park is situated on a 60-acre site fully approved for the development of four class A office buildings, as well as a luxury hotel—totaling approximately 770,000 square feet. State-of-the-art building systems, grand balconies, an impressive courtyard, beautifully-landscaped surroundings, and sophisticated architectural finishes define each building in the Park. Building core and shell can be delivered within 12 months.

<u>Office Building</u>	<u>Stories</u>	<u>Building Size</u>	<u>Typical floor plate</u>
Building A	Five stories	215,672 sf	41,878 sf
Building B	Three and four stories	130,151 sf	34,620 sf
Building C	Three and four stories	121,409 sf	31,791 sf
Building D	Three stories	139,826 sf	45,251 sf
Hotel	Five stories	164,800 sf	

Park Design and Features

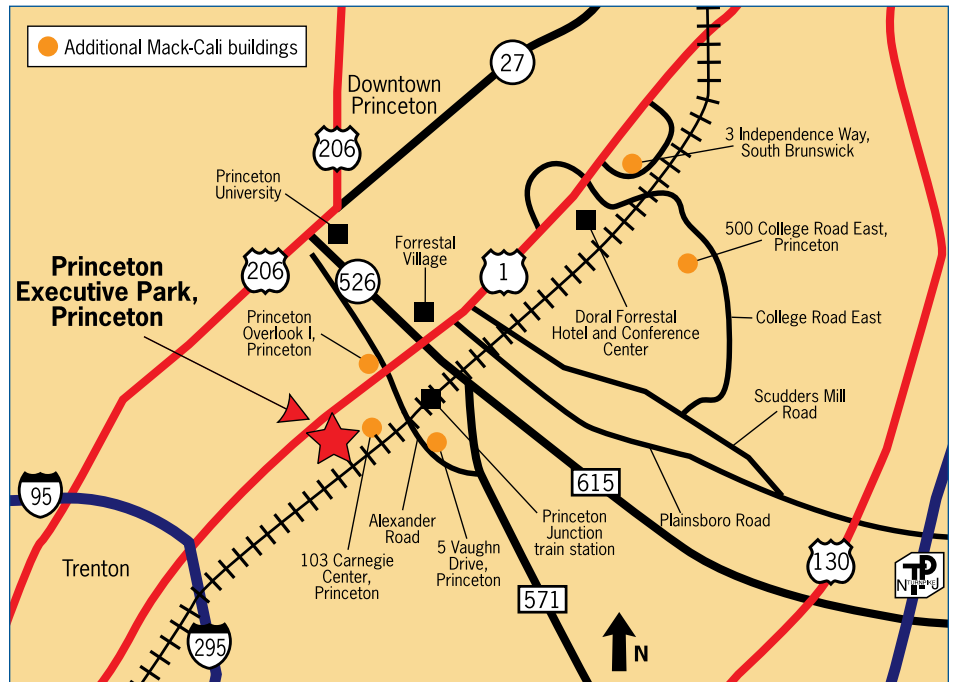
From its master plan to its intricate details, the Park's design is second to none. Buildings are clustered around a shared courtyard and majestic fountain, and surrounded by exquisite gardens and landscaping. The amenity-rich Park also offers a cafeteria and a full-service hotel with health club, restaurant and meeting facilities.



Located directly off of Route One and close to hotels, restaurants and shops, Mack-Cali Princeton Executive Park offers a superb Princeton location.

Prime Location Within Princeton's Corporate Hub

- Excellent Northeast Corridor location, midway between New York City and Philadelphia
- Direct access to U.S. Route One and close to the New Jersey Turnpike, Routes 206 and 130, I-95, I-195, and I-295
- Minutes to Princeton Junction train station, with Northeast Corridor service by New Jersey Transit and Amtrak
- Convenient to downtown Princeton's many restaurants, shops and cultural events
- Close to Princeton University, and central to the region's abundant and highly-skilled labor pool
- Corporate neighbors include Bristol-Myers Squibb, Tyco and Merrill Lynch
- Numerous hotels and conference facilities in the immediate area
- Impressive residential communities nearby



Don't miss out on this unique leasing opportunity for a world-class corporate facility at a prime Princeton location!

For further information, contact the Mack-Cali Leasing Department at 908.272.8000 or e-mail: leasing@mack-cali.com.



11 Commerce Drive
Cranford, New Jersey 07016

Impressive Development Expertise

Mack-Cali offers a wealth of experience in developing class A office and office/flex properties. The Company has developed over 20 million square feet of office space—both build-to-suit and speculative projects—throughout the Northeast. Join the many leading companies that have turned to Mack-Cali for their build-to-suit corporate facilities, including:

AT&T
IBM
Honeywell
Charles Schwab & Co.
Elizabethtown Gas
CIBA

Verizon New Jersey
AAA Mid-Atlantic
TD Waterhouse
Travelers Insurance
Davidoff of Geneva
DLJ Securities

Mack-Cali offers over 10 million square feet of developable land for build-to-suit facilities in leading Northeast markets, including 500,000 square feet at additional Princeton area sites.