

FOR LEASE

10 Forrestal Road South

PRINCETON, NEW JERSEY

THE REACH OF AN ACADEMIC CAMPUS. THE ARRIVAL OF A PRIVATE PRACTICE.

*Directly across Campus Road from Penn Medicine Princeton Medical Center.
A Princeton Forrestal Center address, with parking at the door.*



NAIGlobal

HEALTHCARE
ADVISORY
GROUP

NAIJames E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AT THE CENTER OF ONE OF THE NORTHEAST'S MOST DISTINGUISHED HEALTHCARE ECOSYSTEMS.



Penn Medicine
Princeton Medical Center
Campus
Entrance

2 Hospital Drive

MAPLEWOOD
Senior Living

CH Children's Hospital
of Philadelphia

Penn Medicine
Princeton Cancer Center
Opening May 2028

Penn Medicine
Princeton Medical Center

1

10 Forrestral
Road South
PRINCETON, NEW JERSEY

8 Forrestral Rd.
Medical Offices

LIFETIME
FITNESS

SCUDDERS MILL ROAD

FORRESTAL ROAD SOUTH

FORRESTAL ROAD SOUTH

THE OPPORTUNITY



A rare opportunity to secure pre built medical outpatient space with immediate occupancy available. The defining advantage is the address.



Directly across Campus Road from Penn Medicine Princeton Medical Center, the University of Pennsylvania’s academic hospital campus in Princeton



Built out clinical space, allowing a practice to be operational quickly rather than on a ground up timeline

564 SF - 6,368 SF
Available Space

\$27.50/SF NNN
Asking Rate

CLASS A MEDICAL
Product

AVAILABILITY

SUITE	FLOOR	RENTABLE SF
103	1	564
105	1	6,368
201	2	2,088
209	2	2,111

PROPERTY HIGHLIGHTS



PRESTIGIOUS ADDRESS
Princeton Forrestal Center location with institutional prestige.



CONVENIENT PARKING
Surface parking with covered building entry—no parking deck.



CANCER CENTER
\$401 million Penn Medicine Cancer Center opening across the street in 2028.



REGIONAL ACCESS
Minutes to downtown Princeton and about one hour by rail to New York and Philadelphia.

THE PRINCETON GATEWAY



10 Forrestal Road South
PRINCETON, NEW JERSEY

ACROSS THE STREET, AROUND US

Two rings of demand, one address.

ACROSS THE STREET

- Penn Medicine Princeton Medical Center, 355 beds
- CHOP Specialty Care Center
- Princeton Cancer Center, opening May 2028
- Maplewood at Princeton senior living
- Discovery Years child learning

AROUND US

- Princeton University's James Forrestal Campus
- Life Time Athletic Princeton, flagship resort
- 225 plus Forrestal Center businesses
- The Westin, Marriott at Forrestal, Hyatt Regency
- Eleven fitness, wellness, and spa operators

The campus opposite generates the patients. The Forrestal Center supplies the physicians, the staff, and the visitors who accompany them.



Penn Medicine Princeton Campus Center Entrance



AN ESTABLISHED HEALTHCARE ECOSYSTEM



Anchored by Penn Medicine Princeton Medical Center and the future Penn Medicine Cancer Center, the surrounding network of specialty physicians, wellness providers, and senior living creates a connected continuum of care.

THE ECOSYSTEM STACK

HEALTH SYSTEM
ANCHORS



Penn Medicine
Princeton Medical Center

Opening May 2028



Penn Medicine
Princeton Cancer Center

THE PROPERTY
Available Now

10 Forrestal Road South

SPECIALTY
PHYSICIANS

Neurology | Orthopedics | Women's Health
Fertility | Dermatology | Cardiology

Molecular Imaging | Laboratory
Primary Care | Pediatrics (CHOP)

WELLNESS &
CONTINUUM
OF CARE

LifeTime Athletic Princeton, Flagship
*Borders the property, plus eleven fitness,
wellness and spa operators nearby*

Maplewood at Princeton Senior Living
Discovery Years Child Learning Center

BUILT ON REFERRALS

At 10 Forrestal Road South, practices do not have to build a network from the ground up, they step into one already in motion.

355-BED HOSPITAL

Immediate Follow-Up Demand
A full-service hospital and emergency department directly across Campus Road generate a consistent stream of outpatient follow-up needs, making 10 Forrestal Road the closest independent medical office opportunity.

PENN MEDICINE

Academic Credibility & Reach
The only Penn Medicine hospital in New Jersey connects the property to the University of Pennsylvania Health System, providing the prestige of an academic medical campus with the flexibility of private practice.

RUTGERS TEACHING SITE

Physician Relationships on Campus
As a teaching site for Rutgers Robert Wood Johnson Medical School, the campus is home to residents and attending physicians who foster collaboration and strengthen referral relationships.

CHOP SPECIALTY CARE

Pediatric Referral Network
Children's Hospital of Philadelphia physicians practice on the Princeton Medical Center campus, extending referral opportunities into pediatric specialty care.

\$401M CANCER CENTER

Expanding Patient Demand
Opening in 2028, the 200,000 SF Penn Medicine Princeton Cancer Center will introduce new oncology, imaging, infusion, surgical, and survivorship services—bringing even greater patient volume to the corridor.

ESTABLISHED SPECIALTY BASE

A Network Already in Place
Surrounded by neurology, orthopaedics, women's health, fertility, dermatology, cardiology, imaging, laboratory services, and primary care, new practices join an established ecosystem rather than building one from scratch.



Penn Medicine
Princeton Medical Center

A 355-bed academic medical center and the University of Pennsylvania Health System's only hospital in New Jersey. The campus anchors the region's healthcare ecosystem and provides immediate access to physicians, patients, and collaborative care.





Penn Medicine
Princeton Cancer Center

Opening in 2028, the new 200,000 SF comprehensive cancer center represents a \$401 million investment in advanced oncology care, reinforcing this corridor as one of the Northeast's premier medical destinations.





**Children's Hospital
of Philadelphia**

The CHOP Specialty Care Center brings world-class pediatric specialists to the campus, strengthening referral relationships and expanding access to nationally recognized children's healthcare services.





**LIFETIME
FITNESS**

A flagship athletic resort bordering the property, joined by eleven additional fitness, wellness, and spa operators nearby.





**PRINCETON
UNIVERSITY**

Adjacent to Princeton University's James Forrestal Campus, a renowned research and innovation hub that fosters collaboration among academia, technology, and industry leaders.





**Princeton Forrestal
Center**

Encompassing 2,200 acres, the Princeton Forrestal Center is a nationally recognized corporate and research campus supporting more than 225 businesses, 15,000 employees, and an estimated \$7.3 billion in annual economic impact.



REGIONAL HEALTHCARE NETWORK

The property commands the gateway where Princeton's institutional core meets Route 1.



GATEWAY LOCATION

Positioned at the gateway to Princeton's premier medical and corporate corridor, with direct access to Route 1 and immediate connectivity to Penn Medicine Princeton Medical Center, Princeton Forrestal Center, and surrounding healthcare providers.



MAJOR EMPLOYMENT CENTER

Located within the 2,200-acre Princeton Forrestal Center, home to more than 225 businesses, approximately 15,000 employees, and an estimated \$7.3 billion in annual economic impact.



CONNECTED MEDICAL CORRIDOR

Surrounded by one of New Jersey's strongest healthcare networks, with immediate access to Penn Medicine Princeton Medical Center, CHOP Specialty Care Center, major regional hospitals, and I-295, I-95, and Route 1.

REGIONAL HEALTHCARE ACCESS

ACROSS THE CAMPUS

Penn Medicine Princeton
Medical Center

14.1 MILES

Robert Wood Johnson University
Hospital

14.4 MILES

Rutgers Cancer Institute of
New Jersey

14.5 MILES

Saint Peter's University Hospital

11.9 MILES

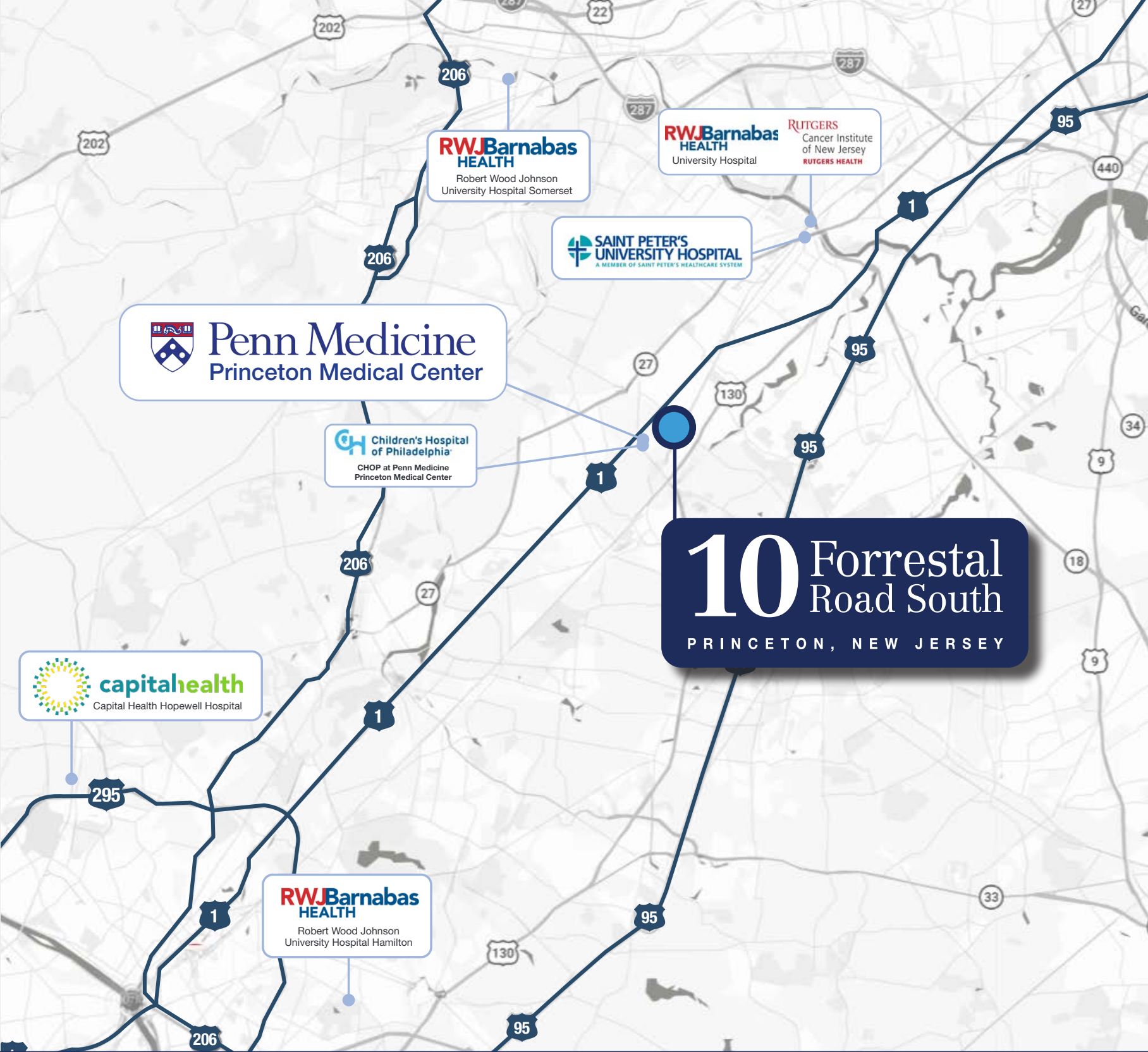
Robert Wood Johnson University
Hospital *Hamilton*

14.1 MILES

Capital Health Medical Center
Pennington

19.5 MILES

Robert Wood Johnson University
Hospital *Somerset*



46 MILES
to Philadelphia



54 MILES
to New York City



Princeton Junction
Rail Service to both
markets



Immediate Access
to I-295 & I-95

POSITION YOUR PRACTICE AT THE CENTER OF PRINCETON'S PREMIER HEALTHCARE ECOSYSTEM

FLOOR 2

Suite 201
2,088 SF
AVAILABLE

Endocrinology

Infectious
Disease

Urogynecology

ENT

Neurology

Suite 209
2,111 SF
AVAILABLE

FLOOR 1

Vascular and Interventional
Radiology

Pharmacy

Suite 103
564 SF
AVAILABLE

Plastic Surgery

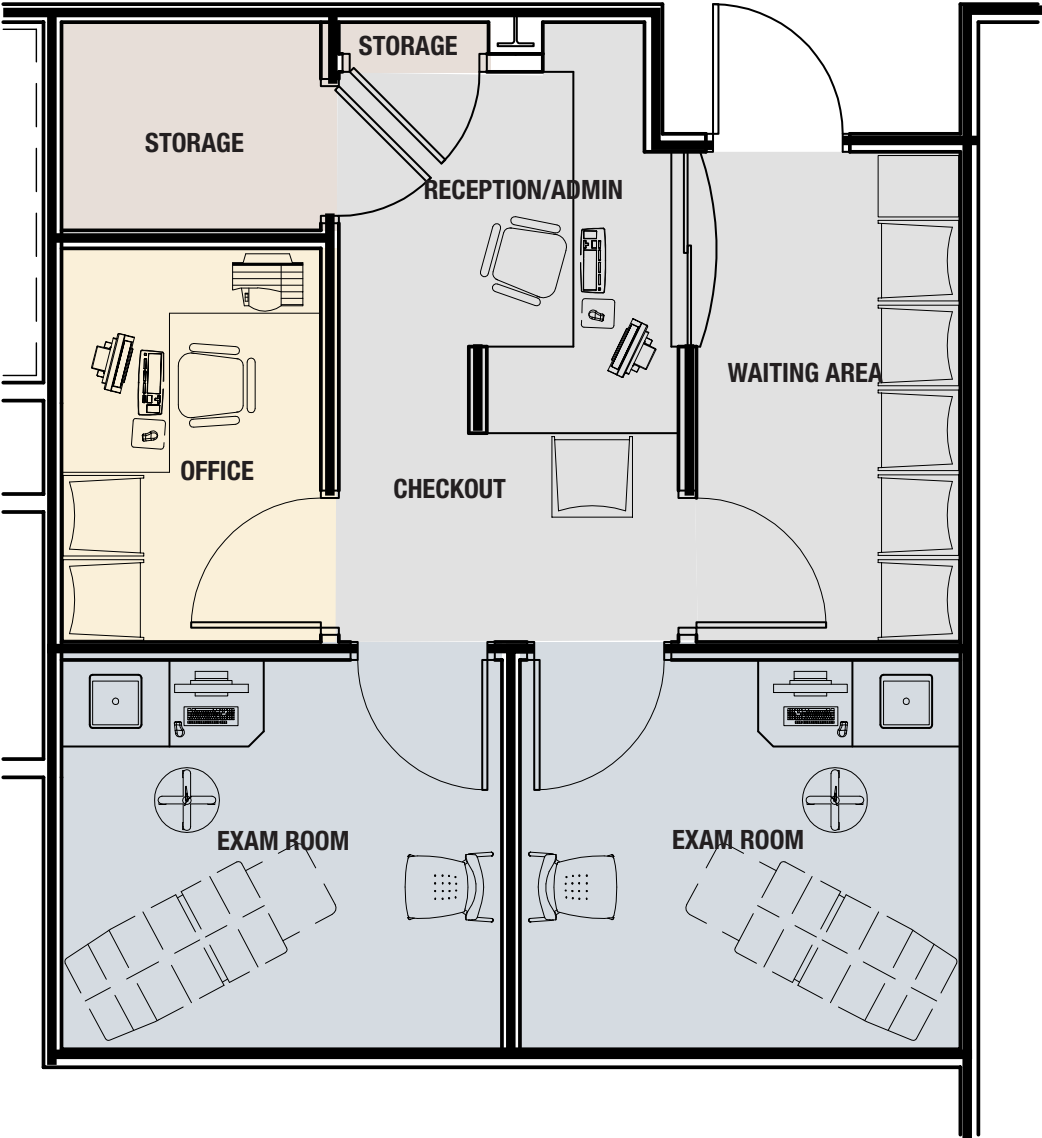
Suite 105
6,368 SF
AVAILABLE

OBGYN



AVAILABLE SPACE

SUITE 103 | 564 SF

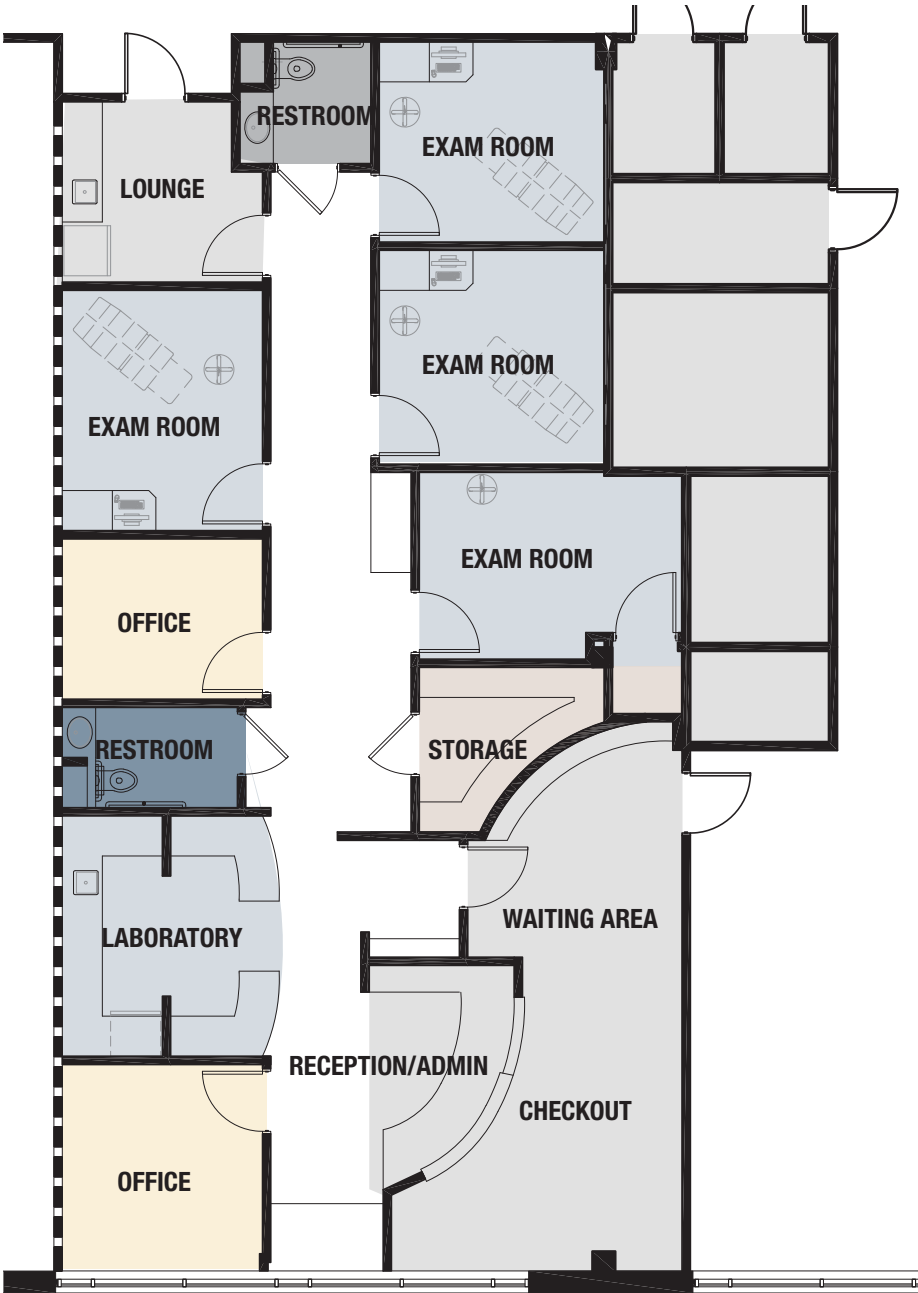


SUITE 105 | 6,368 SF SF



AVAILABLE SPACE

SUITE 201 | 2,088 SF



SUITE 209 | 1,835 SF



WHAT 10 FORRESTAL ROAD SOUTH DELIVERS



DIRECT ACCESS TO LEADING MEDICAL CARE

Directly across from Penn Medicine Princeton Medical Center and the CHOP Specialty Care Center, placing physicians within one of New Jersey's premier outpatient healthcare corridors.



AT THE CENTER OF PRINCETON FORRESTAL CENTER

A prestigious Princeton Forrestal Center address offering institutional credibility, immediate access to major employers, and long-term stability within one of the region's most established corporate campuses.



PRE-BUILT MEDICAL OUTPATIENT SPACE

Rare move-in ready medical outpatient space designed to accelerate occupancy and reduce costly construction timelines.



Surface parking at grade with covered patient and physician entry



\$401 million Penn Medicine Cancer Center opening across the road in 2028



Minutes from downtown Princeton and Princeton Junction rail service to New York City and Philadelphia

A TRADE AREA THAT UNDERWRITES ITSELF

Private investment continues to reinforce Princeton's position as one of the Northeast's most desirable healthcare and corporate markets. Anchored by Princeton University, the Princeton Forrestal Center, and a growing concentration of healthcare providers, the surrounding area offers exceptional demographics, a highly educated workforce, and sustained long-term demand.

DEMOGRAPHICS

100,830	\$142,384	386,018	\$115,765	944,982	\$97,548
POPULATION WITHIN 5 MILES	MEDIAN HOUSEHOLD INCOME WITHIN 5 MILES	POPULATION WITHIN 10 MILES	MEDIAN HOUSEHOLD INCOME WITHIN 10 MILES	POPULATION WITHIN 15 MILES	MEDIAN HOUSEHOLD INCOME WITHIN 15 MILES

MARKET ADVANTAGES

- Among the nation's most educated and affluent trade areas, anchored by Princeton University.
- Corporate headquarters and major employers include Bristol Myers Squibb, Novo Nordisk, NRG Energy, Church & Dwight, Munich Re America, and Educational Testing Service.
- Eleven fitness, wellness, and spa operators located within the immediate area.
- Princeton Forrestal Center encompasses approximately 2,200 acres, supporting more than 225 businesses and approximately 15,000 employees.









10 Forrestal
Road South
PRINCETON, NEW JERSEY

**THE STRENGTH OF AN
ESTABLISHED ECOSYSTEM.
THE OPPORTUNITY OF A
RARE ADDRESS.**

Leasing agents:

Kim Kretowicz

NAI Global Healthcare Advisory Group
Senior Vice President, Healthcare Specialist
973-500-6014
kkretowicz@naihanson.com

Andrew Kaminski

NAI Global Healthcare Advisory Group
Associate, Healthcare Specialist
973-830-0189
akaminski@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!     

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES
CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY
NAI JAMES E. HANSON.



Some images have been digitally enhanced using AI-assisted editing to improve visual presentation. Enhancements are cosmetic in nature and do not materially alter the property.