

800

BUNN DRIVE

LEASING OPPORTUNITY

1,317 SF - 5,484 SF

PRINCETON

MEDICAL OFFICE | NJ

Backed by Institutional Strength
Centered in Princeton's Corridor



NAIGlobal

HEALTHCARE
ADVISORY
GROUP

NAIJames E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

800

BUNN DRIVE

PRINCETON

MEDICAL OFFICE | NJ

The Tenant Advantage

800 Bunn Drive is owned and operated by Thomas Park. A institutional sponsor with deep healthcare experience, durable capital, and an active approach to the assets they own. A trusted landlord to health systems and leading specialty practices nationally, a track record reflected in how 800 Bunn Drive is owned, operated, and supported.



THOMAS PARK



300M+
assets under
management



7.5M+
square feet under
management



**FULLY INTEGRATED
PLATFORM**
investment,
development,
ownership and
operations



**HEALTHCARE REAL
ESTATE EXPERTISE**
at the core of the
platform

WHAT THIS MEANS FOR TENANTS



AN OWNER BUILT FOR HEALTHCARE

- Healthcare is a core focus, not a passive allocation.
- Sponsors who understand how practices grow, recruit, and serve patients.



CAPITAL STRENGTH THAT SUPPORTS TENANCY

- Institutional capital behind improvements, upgrades, and amenities.
- Balance sheet strength that underwrites lease durability.



ACTIVE, HANDS-ON OPERATIONS

- A directly operated, vertically integrated platform.
- Tenants treated as partners, no line items.



INSTITUTIONAL SPONSORSHIP

- A profile that reinforces broker, lender, and tenant confidence.
- Ownership at the highest institutional standard.

Princeton's Healthcare Ecosystem

The Princeton corridor is one of New Jersey's leading healthcare destinations, anchored by nationally recognized health systems and ongoing investment in clinical care. This established ecosystem continues to drive demand for high-quality medical office space, reinforcing the long-term value of **800 Bunn Drive**.



WHY THIS MATTERS

- ✓ **Premier Healthcare Location**
Positioned within one of New Jersey's strongest medical markets
- ✓ **Access to Leading Health Systems**
Minutes from Penn Medicine, RWJBarnabas Health, and Capital Health
- ✓ **Established Referral Network**
Connected to hospitals, specialists, and academic medical centers
- ✓ **Affluent, Highly Insured Population**
Serving one of the region's most desirable patient bases
- ✓ **Sustained Market Demand**
Driven by continued healthcare investment and limited Class A supply

ANCHOR HEALTH SYSTEMS

PENN MEDICINE PRINCETON HEALTH

Primary regional healthcare provider offering comprehensive specialty, surgical, and outpatient care.

RWJBARNABAS HEALTH & RUTGERS HEALTH

New Jersey's leading academic health system, supporting physician recruitment and regional referral networks.

CAPITAL HEALTH

Regional health system with expanding outpatient and specialty care throughout Mercer County.

CHILDREN'S HOSPITAL OF PHILADELPHIA (CHOP)

National pediatric leader with specialty care services supporting the Princeton healthcare market.

A Market Built for Long-Term Demand

Strong healthcare fundamentals, affluent demographics, and limited Class A supply continue to drive demand for medical office space in Princeton and across Central New Jersey.



5 MILE RADIUS MEDICAL OUTPATIENT STATS



15

Medical Office Buildings



817,519

Medical Office Buildings SF



\$184,000

Median Household Income



631

Physicians



88,154

Total Population



85,612

Insured Population



13,234

Population Over 65

DEMAND DRIVERS



AFFLUENT POPULATION

Growth in the 40-69 age cohorts support long-term outpatient and specialty care demand



EMPLOYER-BASED INSURANCE

High concentration of commercially insured residents strengthens reimbursement and reduces tenant risk



LIMITED NEW SUPPLY

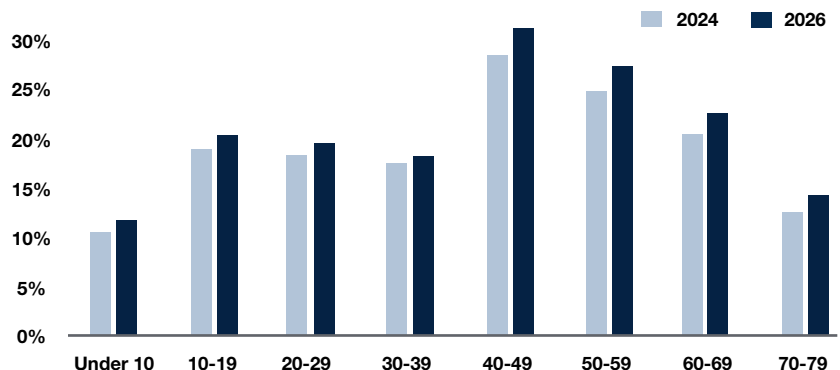
Only 15 medical office buildings within five miles with virtually no new Class A inventory



ESTABLISHED HEALTHCARE CORRIDOR

Supporting by leading health systems including Penn Medicine, RWJBarnabas Health and Capital Health

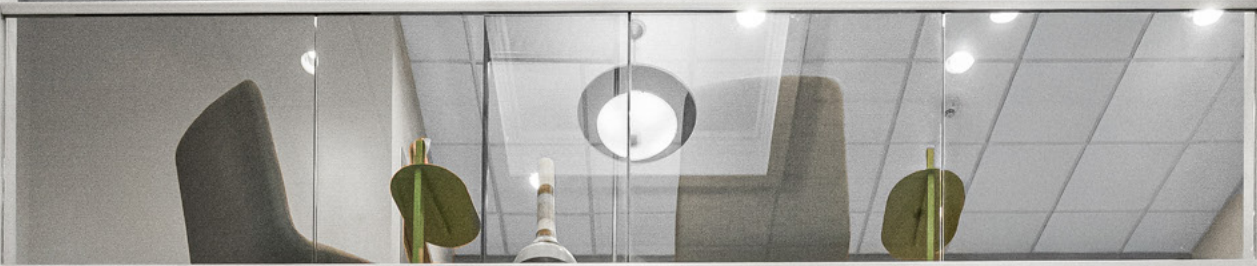
AGE DISTRIBUTION



The 40-69 age cohort represents 61%+ of the population and continues to grow, driving demand for outpatient, specialty and elective services







THOMAS PARK MANAGEMENT		800 Burrill	
800 Burrill			
Room	Room	Room	Room
101	102	103	104
105	106	107	108
109	110	111	112
113	114	115	116
117	118	119	120
121	122	123	124
125	126	127	128
129	130	131	132
133	134	135	136
137	138	139	140
141	142	143	144
145	146	147	148
149	150	151	152
153	154	155	156
157	158	159	160
161	162	163	164
165	166	167	168
169	170	171	172
173	174	175	176
177	178	179	180
181	182	183	184
185	186	187	188
189	190	191	192
193	194	195	196
197	198	199	200

Available Suites

From turnkey medical suites to larger opportunities, **800 Bunn Drive** offers flexible layouts to accommodate independent practices, specialty groups, and regional healthcare providers. All suites are available for immediate lease.



GROUND-FLOOR DIRECT ACCESS

Suite 101 (5,484 SF) offers direct patient entry—ideal for imaging, orthopedics, infusion, and other high-volume specialties.



MOVE-IN READY SUITES

Select suites feature existing medical build-outs, reducing construction time and upfront costs.

Rental Rates \$24.00 +NNN

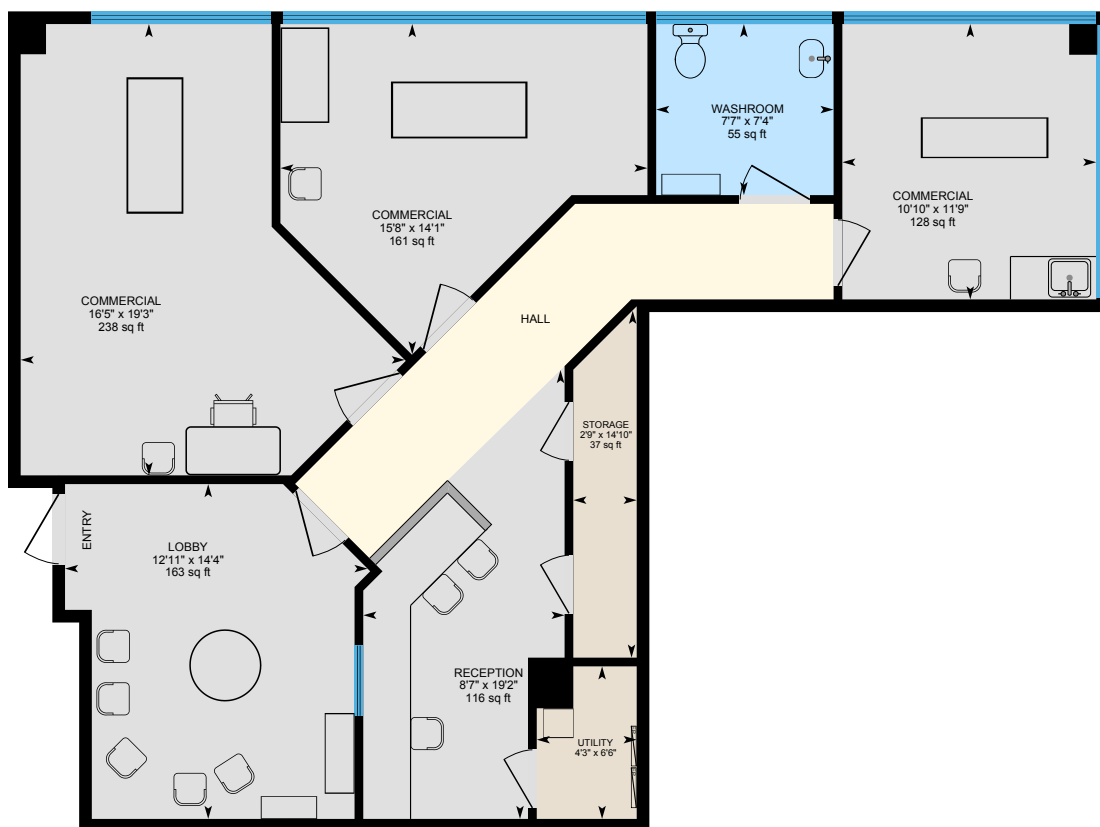
Suite	SF
305	2,317
304	1,413
301	2,287
203	1,374
101	5,484

SUITE 101 | 5,484 SF



 **CLICK FOR VIRTUAL TOUR**

SUITE 203 | 1,374 SF



CLICK FOR
VIRTUAL TOUR

SUITE 301 | 2,287 SF



CLICK FOR
VIRTUAL TOUR

SUITE 304 | 1,413 SF



 [CLICK FOR VIRTUAL TOUR](#)

SUITE 305 | 2,317 SF



 [CLICK FOR VIRTUAL TOUR](#)

A curated community of healthcare providers backed by experienced ownership and purpose-built for long-term growth.

800

BUNN DRIVE

PRINCETON

MEDICAL OFFICE | NJ

FLOOR 3

Suite 301
2,287 SF
Available

Internal Medicine
& Geriatrics /
Health System

Oncology
Health &
Wellness Spa

Suite 304
1,413 SF
Available

Suite 305
2,317 SF
Available

FLOOR 2

Dermatology

OBGYN /
Health System

Suite 203
1,374 SF
Available

Neurology

Women's
Healthcare /
Health
System

FLOOR 1

Physical
Therapy

Suite 101
5,484 SF
Available

Physical
Therapy



Available



Leased





A Strategic Princeton Location

800

BUNN DRIVE

PRINCETON

MEDICAL OFFICE | NJ

Leasing agents:

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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