

300 | A&B

PRINCETON-HIGHTSTOWN ROAD
EAST WINDSOR, NEW JERSEY

Elevate Your Practice Within an Established Medical Campus
An exceptional opportunity in a thriving healthcare market

300 | B

300 | A

AVAILABLE FOR LEASE
1,468 SF - 9,235 SF

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

A CLASS A MEDICAL CAMPUS IN EAST WINDSOR

300 | A&B

PRINCETON-HIGHTSTOWN ROAD
EAST WINDSOR, NEW JERSEY

Leasing opportunities are now available at 300A and 300B Princeton-Hightstown Road. Set within an 80,000 square foot Class A medical campus.

The concentration of complementary providers creates a self-reinforcing referral environment with a established patient base, strong physician-to-physician referral potential, and the credibility of locating within a recognized medical destination.

1,468 SF - 9,235 SF **\$22.00/SF NNN**
Available Space Asking Rate

BUILDING
300 | A

TOTAL:
+/-40,611 SF



Available Space

Suite 202	6,125 SF
Suite 204	1,711 SF
Suite 206	3,108 SF

BUILDING
300 | B

TOTAL:
+/-40,028 SF



Available Space

Suite 102	9,235 SF
Suite 204	1,468 SF

THE 300 A&B ADVANTAGE



CLASS A ENVIRONMENT

Designed to support patient care, comfort, and operational efficiency



HIGH-INCOME DEMOGRAPHICS

Above-average household incomes support healthcare demand



REGIONAL PATIENT DRAW

Immediate access to Mercer and Middlesex Counties



ESTABLISHED MEDICAL CORRIDOR

Surrounded by leading providers and specialists



DEMAND DRIVERS

Favorable demographics, suburban growth, and outpatient care trends drive long-term demand for specialty services



TENANT MONUMENT SIGNAGE

Prominent highway visibility



MEDICAL SESSION SPACE

Move-in ready medical suites

A Connected Healthcare Destination

East Windsor is an established regional hub for outpatient medical care, with a strong concentration of primary care, urgent care, and specialty practices along the US-130 corridor.

The area is served by major healthcare systems including Penn Medicine, RWJ Barnabas Health, Capital Health and Atlantic Health /CentraState, alongside independent specialty groups.

The proximity to hospital systems gives tenants an established patient base, strong referral potential, and the credibility of a recognized medical destination.



A Practice-Ready Market

Affluent, strong payer mix, diverse age demographics

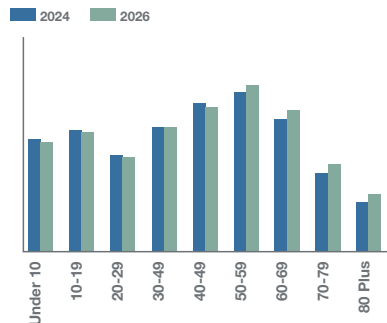
The trade area's patient population presents a compelling profile for healthcare providers, supporting long-term practice viability and growth potential.



AGE DEMOGRAPHICS

Strong representation across the 10-49 age bands, supporting specialty and preventive care demand.

Age Distribution



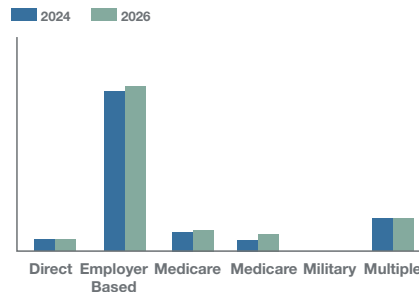
Prime patient base:
6,655
Residents age 50-59 (2024)



PAYER MIX

Commercial coverage significantly outpaces government programs, ideal for sustainable practice patient mix.

Insurance Mix



	2026	% of total
Employer Based (Commercial)	26,706	81.8%
Medicaid	3,447	10.6%
Medicare	2,490	7.6%
Other (Direct, Military, Multiple)		1.0%

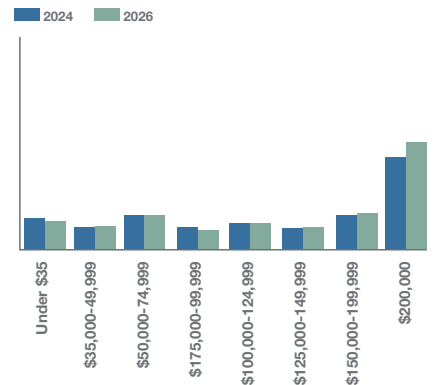
Employer-based coverage exceeds Medicaid and Medicare combined more than 5:1



HOUSEHOLD INCOME

Affluent market with high household incomes and a large concentration in the \$200,000+ bracket.

Income Distribution



Median Household Income
\$153,893
Projected to approach \$169,000 by 2026

AGE 50-59 POPULATION

6,655

Strong core patient base in prime care years

COMMERCIAL COVERAGE

81.8%

Employer-based coverage of total insured lives

MEDIAN HOUSEHOLD INCOME

\$153,893

Projected to approach \$169,000 by 2026

PROJECTED 65+ POPULATION (2026)

8,656

Rising senior population driving future demand

A STRONG FOUNDATION FOR HEALTHCARE SUCCESS

DIVERSE AGE DEMOGRAPHICS

Robust 40-69 population with a growing 65+ segment

STRONG PAYER MIX

Commercial coverage dominates with more than 5:1 advantage

AFFLUENT MARKET

High-income households with strong capacity for elective care

GROWTH OUTLOOK

Rising 65+ population and income growth through 2026

BUILDING

300 | A

PREMIER MEDICAL OFFICE

BUILDING SIZE: 40,611 SF

AVAILABILITY: 10,944 SF

SUITES 202: 6,125 SF

SUITES 204: 1,711 SF

SUITES 206: 3,108 SF







BUILDING

300 | A

PREMIER MEDICAL OFFICE



ELEVATE YOUR PRACTICE WITHIN A MEDICAL ECOSYSTEM ENGINEERED FOR GROWTH

FLOOR 2

Diagnostic Imaging
(Princeton Radiology)

Primary Care

Cardiology

Behavioral Health

Ortho

FLOOR 1

Suite 202
+/-6,125 SF
Available

Suite 204
+/-1,711 SF
Available

Suite 206
+/-3,108 SF
Available

Women's Health

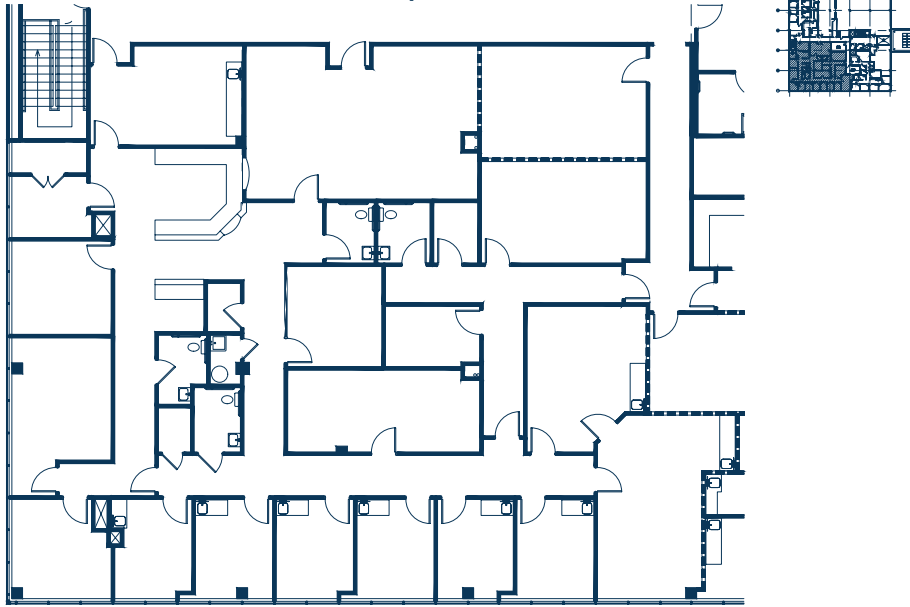
An established clinical community where a curated specialty mix drives cross-referrals, accelerates patient volume, and creates compounding value for every provider on campus.

**Session Space
Medical Day Rentals**

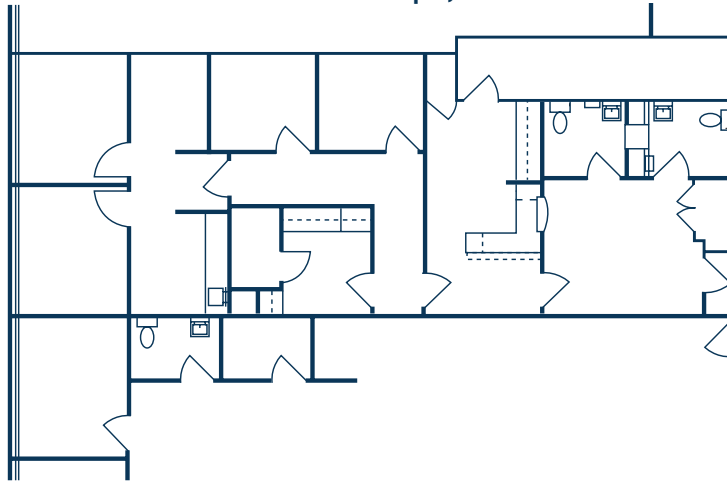


- ✓ Flexible hourly and daily rentals for licensed healthcare professionals
- ✓ Private, HIPAA-compliant consultation rooms
- ✓ No long-term lease required
- ✓ Professional environment with waiting area and amenities included

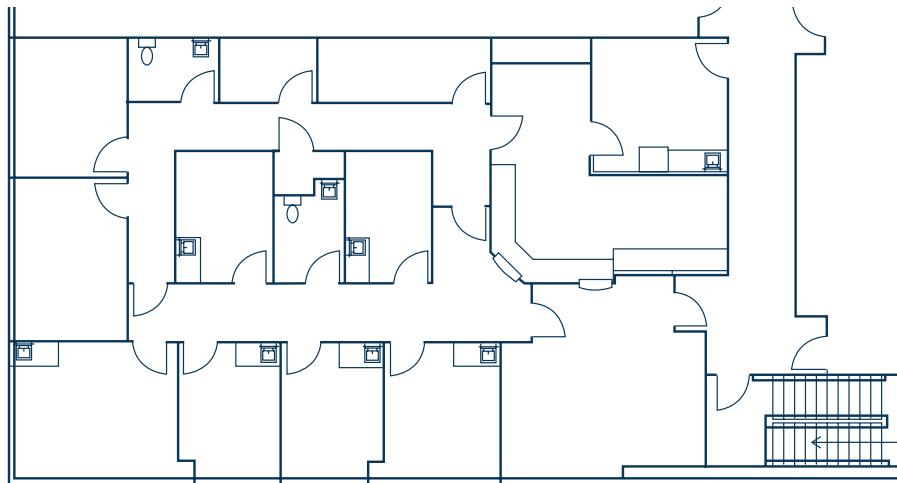
Suite 202 | 6,125 SF



Suite 204 | 1,711 SF



Suite 206 | 3,108 SF



BUILDING

300 | B

PREMIER MEDICAL OFFICE

BUILDING SIZE: 40,028 SF

AVAILABILITY: 10,703 SF

SUITES 102: 9,235 SF

SUITES 204: 1,468 SF







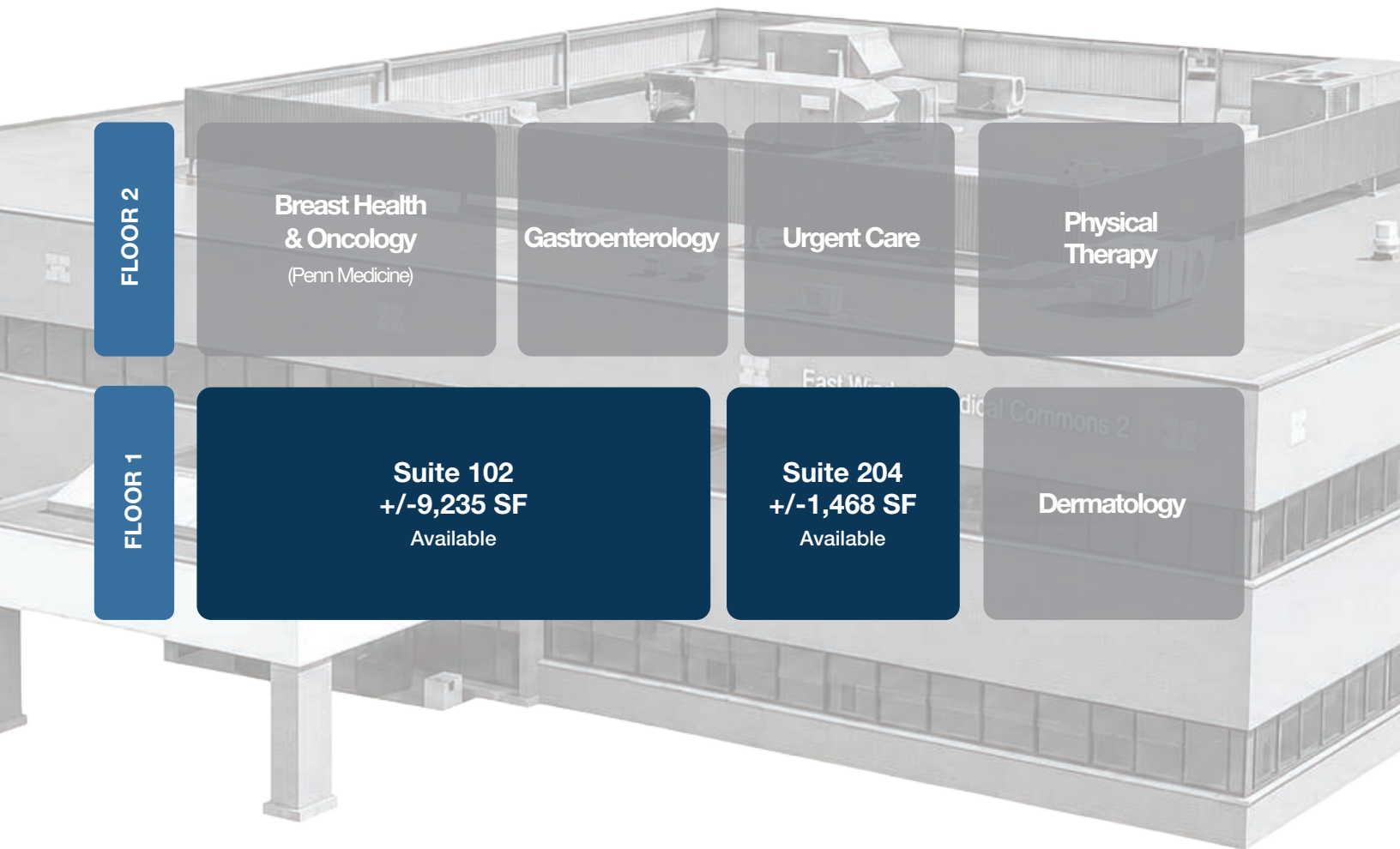
BUILDING

300 | B

PREMIER MEDICAL OFFICE



ELEVATE YOUR PRACTICE WITHIN A MEDICAL ECOSYSTEM ENGINEERED FOR GROWTH



FLOOR 2

**Breast Health
& Oncology**
(Penn Medicine)

Gastroenterology

Urgent Care

**Physical
Therapy**

FLOOR 1

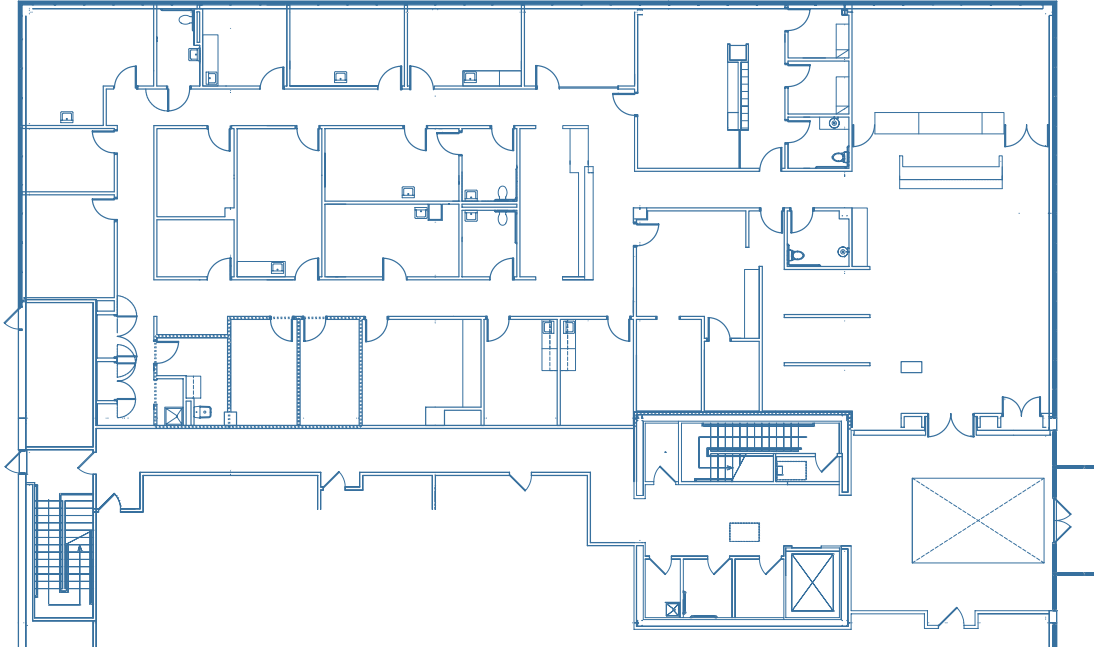
Suite 102
+/-9,235 SF
Available

Suite 204
+/-1,468 SF
Available

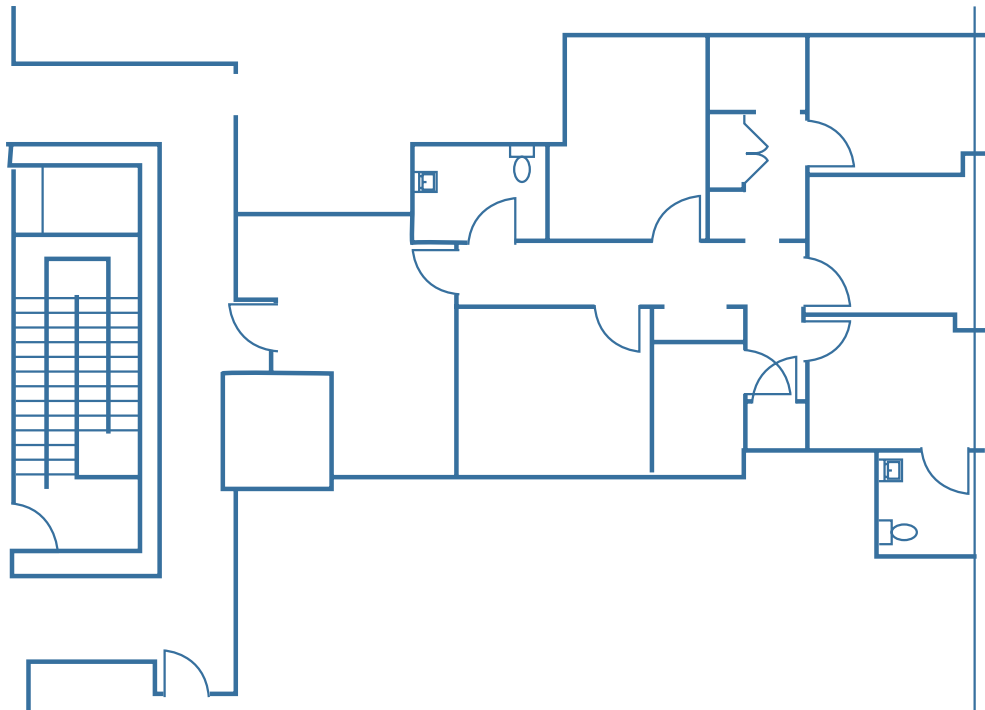
Dermatology

An established clinical community where a curated specialty mix drives cross-referrals, accelerates patient volume, and creates compounding value for every provider on campus.

Suite 102 | 9,235 SF



Suite 204 | 1,468 SF



A Practice-Ready Medical Destination

300 | A&B

PRINCETON-HIGHTSTOWN ROAD
EAST WINDSOR, NEW JERSEY

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