

# REIMAGINE YOUR BRAND

FIRST-CLASS, MIXED USE SPACES ALONG  
THE NEW JERSEY TURNPIKE

MATRIX CORPORATE CAMPUS  
CRANBURY/MONROE TOWNSHIP, NEW JERSEY



*A property owned and managed by:*



Accelerating success.

# MATRIX CORPORATE CAMPUS

This 82.53-acre campus along the New Jersey Turnpike has successfully redeveloped many of its 13 buildings into first class, mixed-use space, which is ideal for all types of users - office, research and development, IT, light manufacturing, warehouse, data centers, etc.

## CAMPUS AMENITIES

- < Cafe (Building G)
- < Class A Upgrades
- < Walking Trails
- < Hard Wire & Fiber Optics
- < Ample Parking



## LOCATION

- < Located less than one mile from Exit 8A of the New Jersey Turnpike, and minutes from Routes 130, 33 and 1
- < More than 160,000 vehicles per day pass Matrix Office Campus with over 2,000 feet of direct New Jersey Turnpike frontage
- < Equidistant to New York City and Philadelphia
- < 10 miles to downtown Princeton

## AVAILABILITIES

- |                                      |  |
|--------------------------------------|--|
| < Building H (office)<br>< 7,200 SF  | < Building J (office/data center)<br>< 25,000 SF |
| < Building I (office)<br>< 18,000 SF | < Building L (office)<br>< 3,500 SF              |

For more information, please visit:  
[matrixcc.brandcast.com](http://matrixcc.brandcast.com)

## Sample Office Spaces



For more information contact:

### THOMAS ROMANO

Executive Managing Director  
Broker Salesperson  
+1 609 297 5175  
[thomas.romano@colliers.com](mailto:thomas.romano@colliers.com)

### VINNY DI MEGLIO

Managing Director  
Salesperson  
+1 609 297 5174  
[vinny.dimeglio@colliers.com](mailto:vinny.dimeglio@colliers.com)

### BRETT INCOLLINGO

Associate  
Salesperson  
+1 609 297 5173  
[brett.incollingo@colliers.com](mailto:brett.incollingo@colliers.com)

### PATRICK NORRIS

Associate  
Salesperson  
+1 609 297 5185  
[patrick.norris@colliers.com](mailto:patrick.norris@colliers.com)

## Campus Cafe Photos (Building G)





CAMPUS PHOTOS



Sample Office Spaces

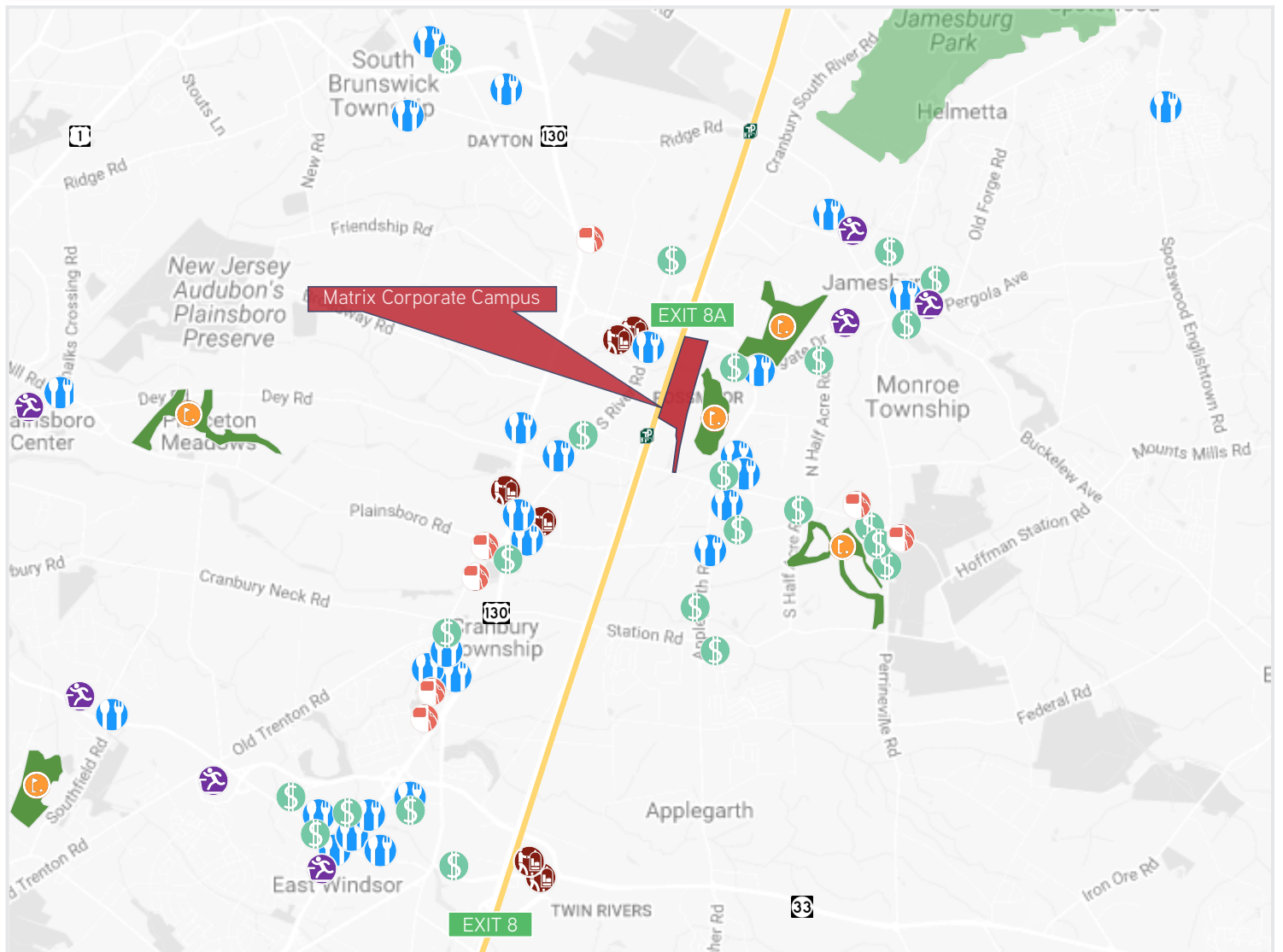




## CAMPUS MAP AND AMENITIES



## AREA MAP



## CAMPUS AMENITIES AND FEATURES

- < New Jersey Turnpike frontage, and less than 3 miles to Exit 8A
- < Gary's Cafe (Building G)
- < Walking trails
- < Scenic lake
- < Softball field

### < Drive Times

< Princeton	10.2 miles	19 minutes
< Newark International Airport (EWR)	35 miles	39 minutes
< New York City	46 miles	63 minutes
< Philadelphia	54 miles	71 minutes

## FOOD AND LODGING

### RESTAURANTS

- |                                      |                                    |                              |                            |
|--------------------------------------|------------------------------------|------------------------------|----------------------------|
| < Yogi's American Grill & Sports Bar | < Cranberry's Gourmet Cafe         | < Dunkin' Donuts             | < Parkside Tavern          |
| < Yimo Sushi & Hibachi               | < Station Bar & Grill              | < Panera Bread               | < Fiddleheads Restaurant   |
| < Sandwich King                      | < Zinna's Bistro                   | < Perkins                    | < La Taverna               |
| < Antonio's Pizzeria                 | < Italian Touch Restaurant & Pizza | < Wawa                       | < Naweb Grill & Halal Meat |
| < Subway                             | < Molto Bene Ristorante            | < Ciro's Ristorante Italiano | < Giuseppe Pizzeria        |
| < Don Pepe's                         | < The Cranbury Inn                 | < The Diner                  | < Dayton Diner             |
| < Taqueria Maria's                   | < Mr. Subs                         | < Romeo's Pizza              | < Crown of India           |
|                                      | < Americana Diner                  | < Forunte Cuisine            |                            |

### HOTELS

- |                         |                             |               |            |
|-------------------------|-----------------------------|---------------|------------|
| < Crowne Plaza          | < Residence Inn by Marriott | < Holiday Inn | < Days Inn |
| < Courtyard by Marriott | < Staybridge Suites         | < Hampton Inn |            |

## CONVENIENCES

### BANKS

- |                         |                    |                   |                               |
|-------------------------|--------------------|-------------------|-------------------------------|
| < 1st Constitution Bank | < TD Bank          | < OceanFirst Bank | < Garden State Community Bank |
| < Bank of America       | < Wells Fargo Bank | < PNC Bank        | < Amboy Bank                  |
| < Northfield Bank       | < Chase Bank       | < Santandar Bank  | < M&T Bank                    |

### GAS STATIONS

- |          |          |             |
|----------|----------|-------------|
| < Sunoco | < Valero | < Shell     |
| < BP     | < Exxon  | < QuickChek |

## CAMPUS AMENITIES AND FEATURES

### GYM/FITNESS CENTERS

- |                     |          |                 |                  |
|---------------------|----------|-----------------|------------------|
| < Snap Fitness      | < Curves | < Retro Fitness | < Planet Fitness |
| < Chop Shop Fitness |          |                 |                  |

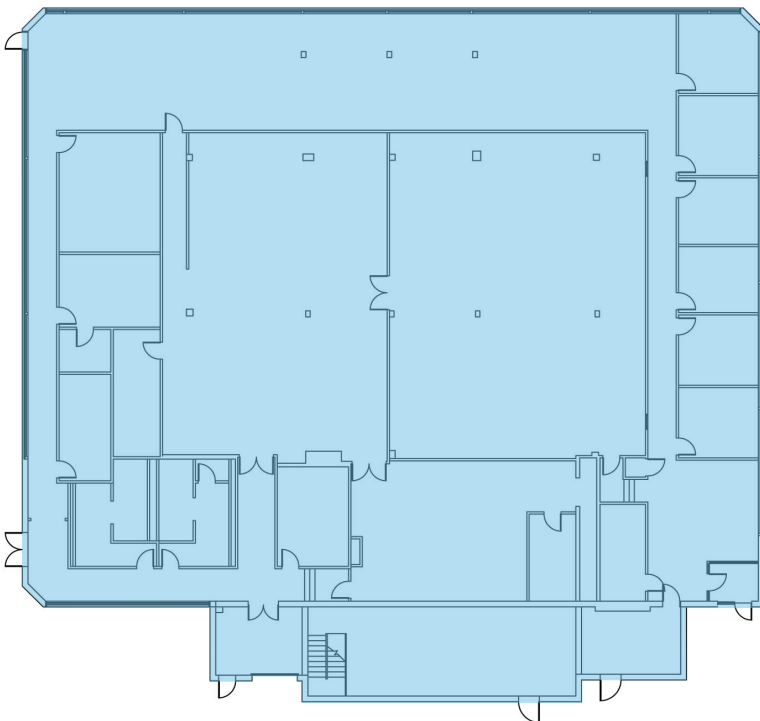
### GOLF COURSES

- |                         |                            |                                      |                      |
|-------------------------|----------------------------|--------------------------------------|----------------------|
| < Forsgate Country Club | < Golf Course at Concordia | The Meadows at Middlesex Golf Course | < Cranbury Golf Club |
| < Rossmoor Golf Club    |                            |                                      |                      |

BUILDING H (OFFICE) > 7,200 SF

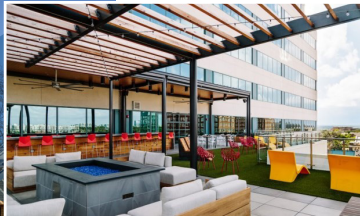
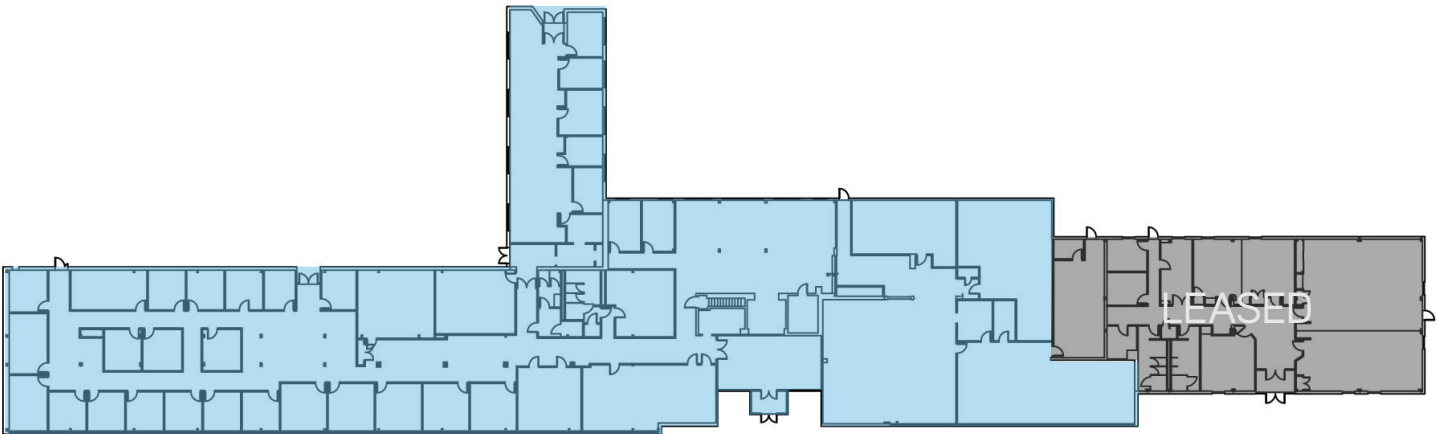


BUILDING I (OFFICE/DATA) > 18,000 SF



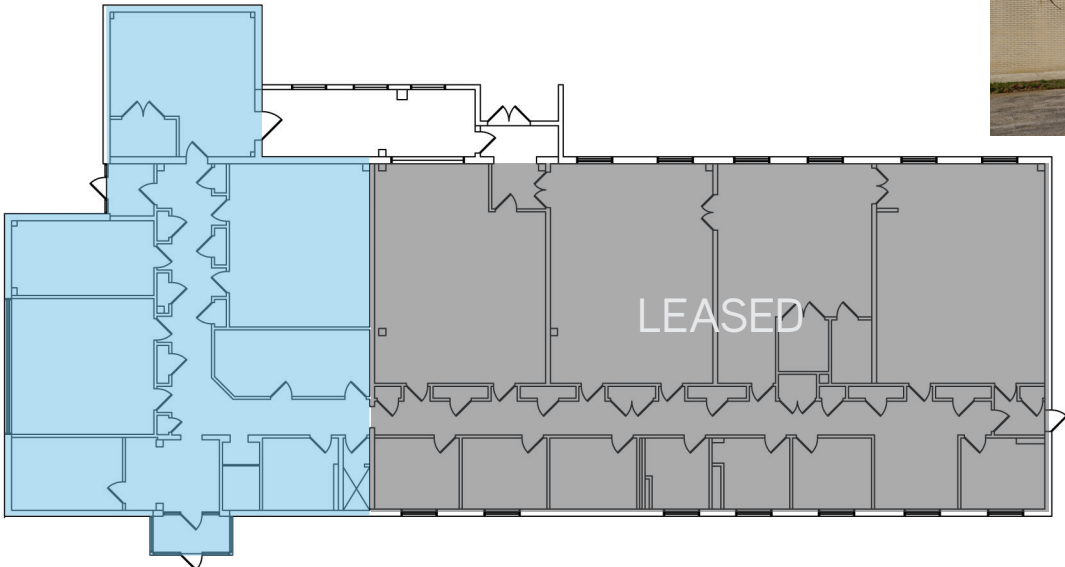


**BUILDING J (OFFICE) > 25,000 SF**



Possible rooftop deck

**BUILDING L (OFFICE) > 3,500 SF**



matrixcc.brandcast.com



Accelerating success.

Colliers International NJ LLC  
500 Alexander Park, Suite 101  
Princeton, NJ 08540  
+1 609 269 1111  
colliers.com/Princeton

For more information contact:

**THOMAS ROMANO**

Executive Managing Director  
Broker Salesperson  
+1 609 297 5175  
thomas.romano@colliers.com

**VINNY DI MEGLIO**

Managing Director  
Salesperson  
+1 609 297 5174  
vinny.dimeglio@colliers.com

**BRETT INCOLLINGO**

Associate  
Salesperson  
+1 609 297 5173  
brett.incollingo@colliers.com

**PATRICK NORRIS**

Associate  
Salesperson  
+1 609 297 5185  
patrick.norris@colliers.com

*A property owned and managed by:*



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.