

FIVE

1,918 SF – 20,000 SF
OFFICE SPACE AVAILABLE FOR LEASE

**Position Your Team in the
Heart of Princeton Junction**

Situated just steps away from the crossroads
of Princeton, New Jersey, and beyond!



FIVE



Five Vaughn Highlights



Building Specifications

Total SF:	98,500 SF	Year Built:	1987
Acreage:	10.2 Acres	Year Renovated:	2021
Stories:	3	Parking spaces:	394
Typical Floor:	32,833 SF	Parking ratio:	4.0 /
Class:	A		1,000 SF

- Closest office building to Princeton Junction – 2-minute walk
- New, reliable ownership with a solid financial history
- Recent capital improvements including renovated lobby, common areas, restrooms, fitness center, game room, and more
- Pre-built suites and build-to-suit suites available
- Minutes to Downtown Princeton offering upscale restaurants, retail, and cultural events
- Located along the northeast corridor, midway between Manhattan and Philadelphia

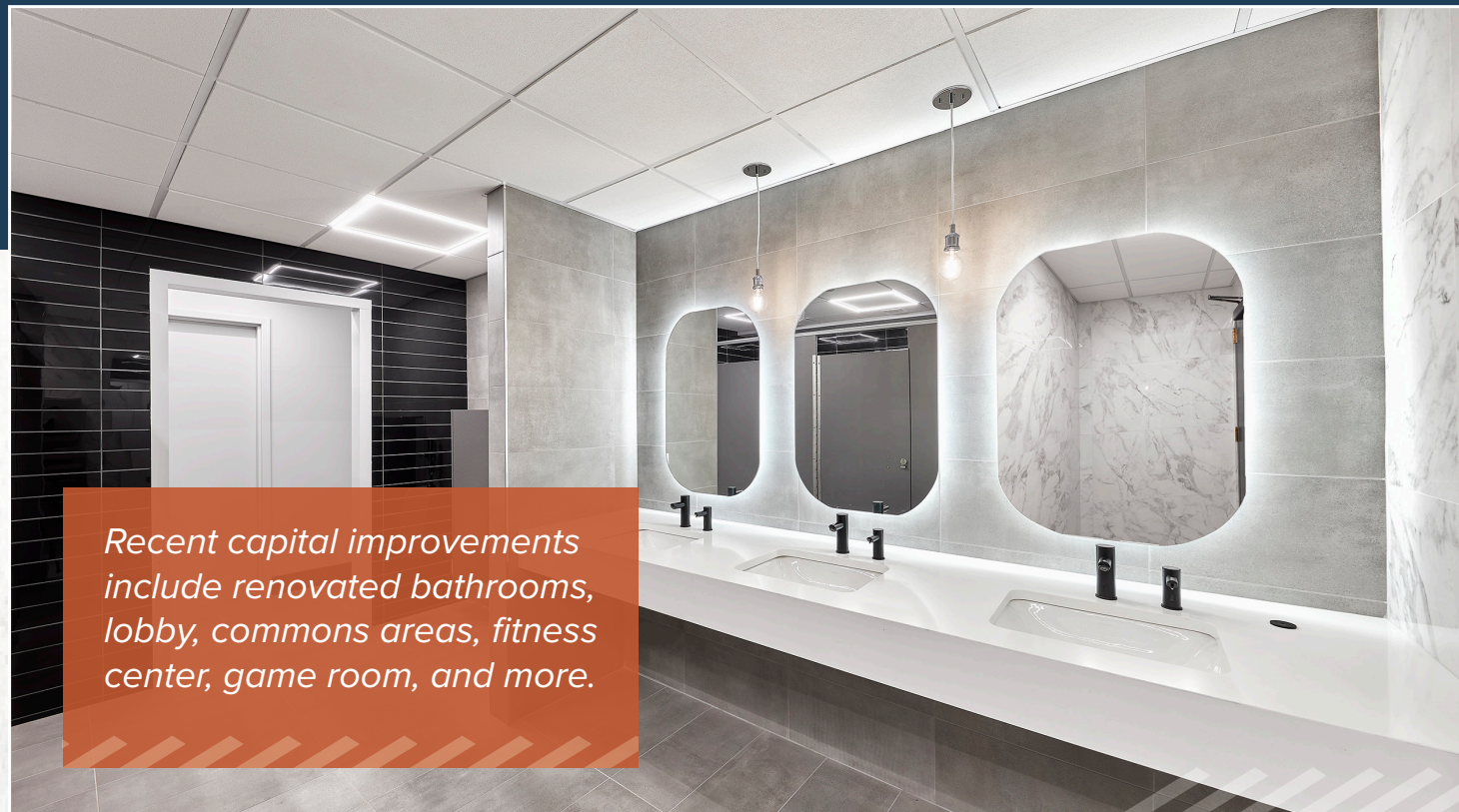


Amenities

- Fitness center with Pelotons & interactive mirror
- Grab-and-go café
- Dynamic touch screen transportation board
- Conference room
- Walking path
- Sitting area near the pond
- Game room with ping pong, foosball, and televisions

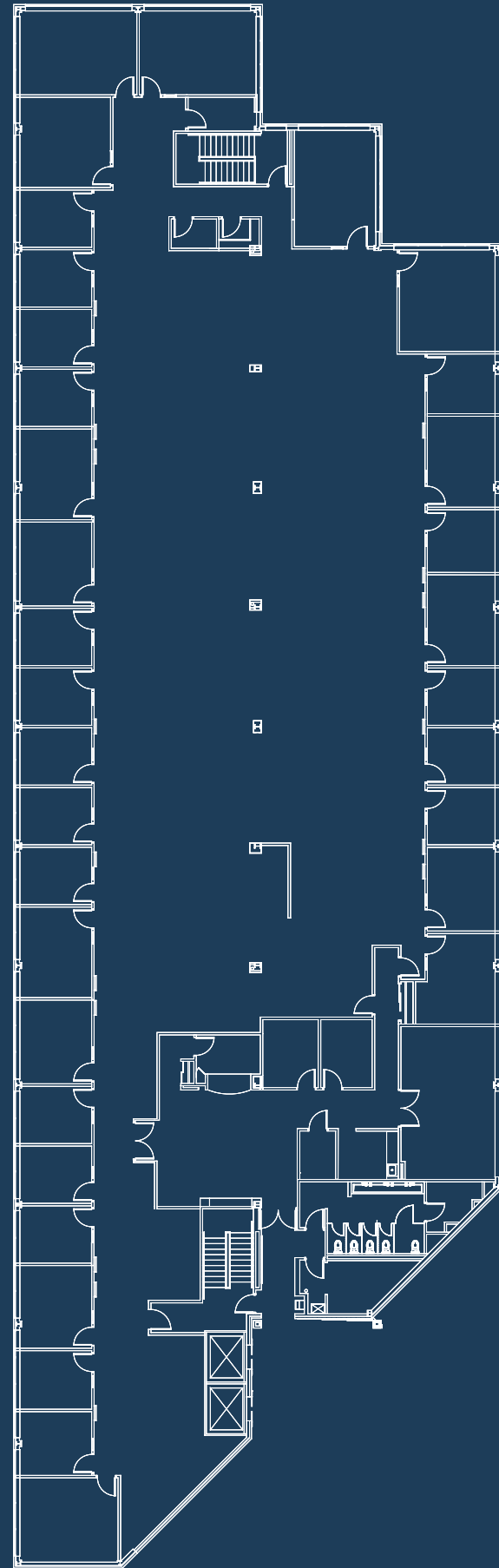


Capital Improvements



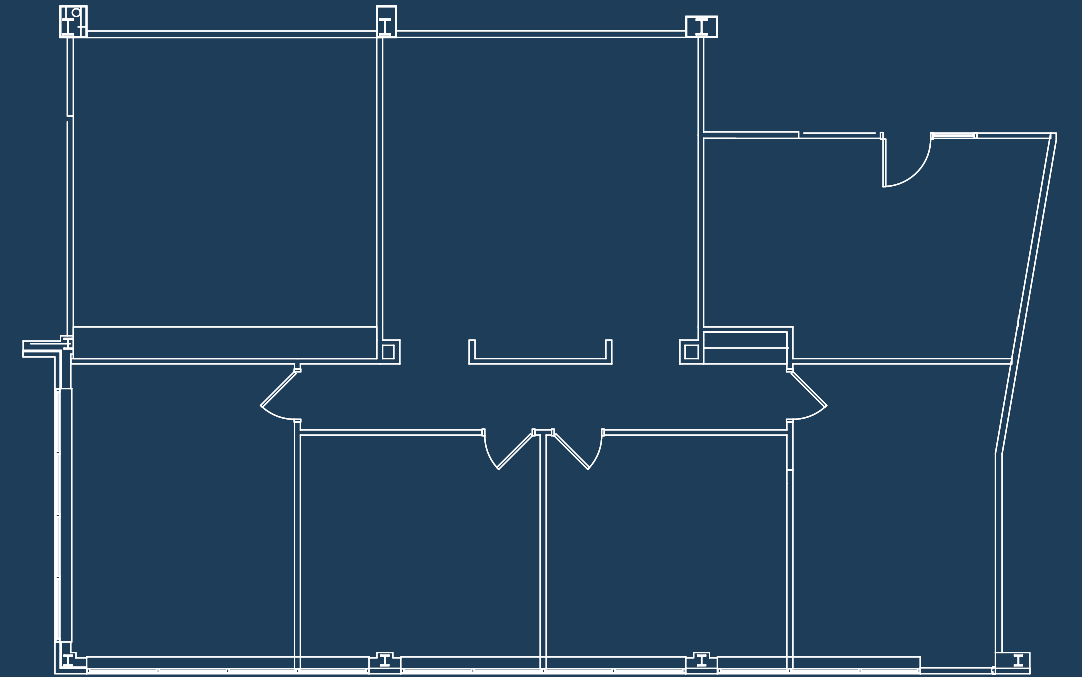
Second Floor

19,601 SF



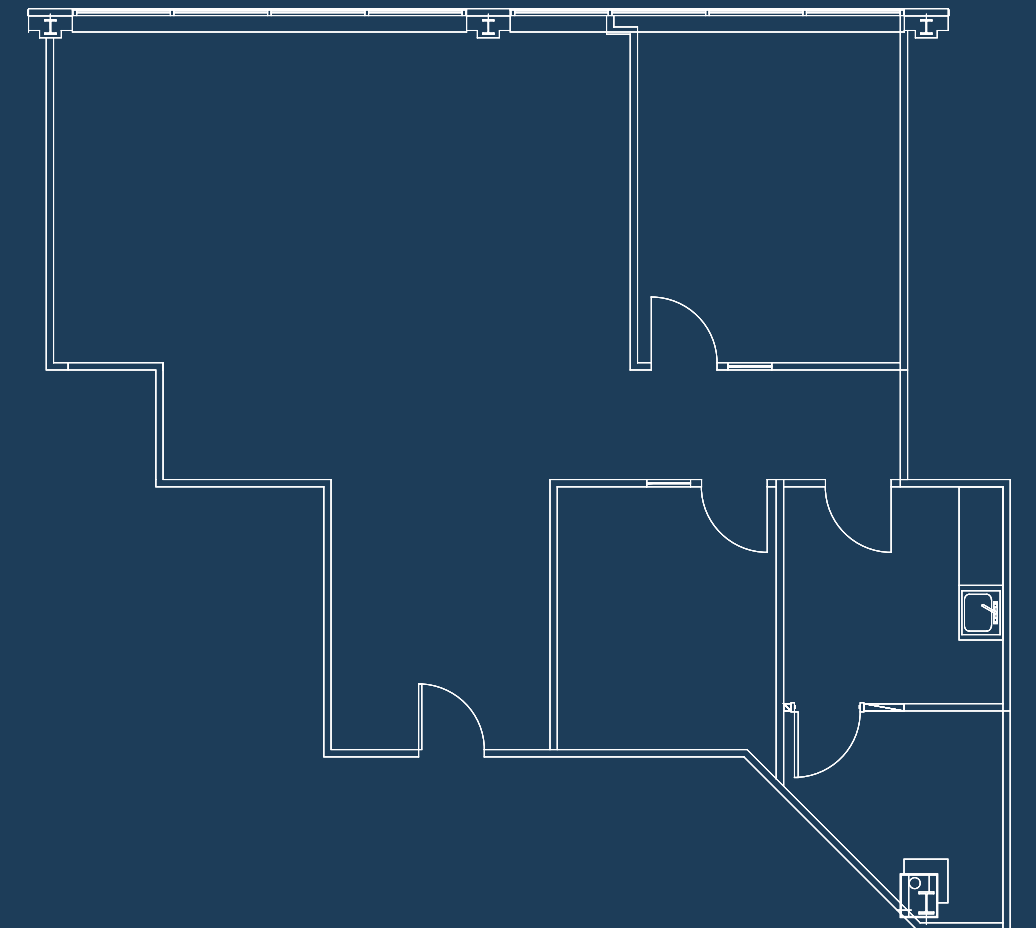
First Floor

2,618 SF



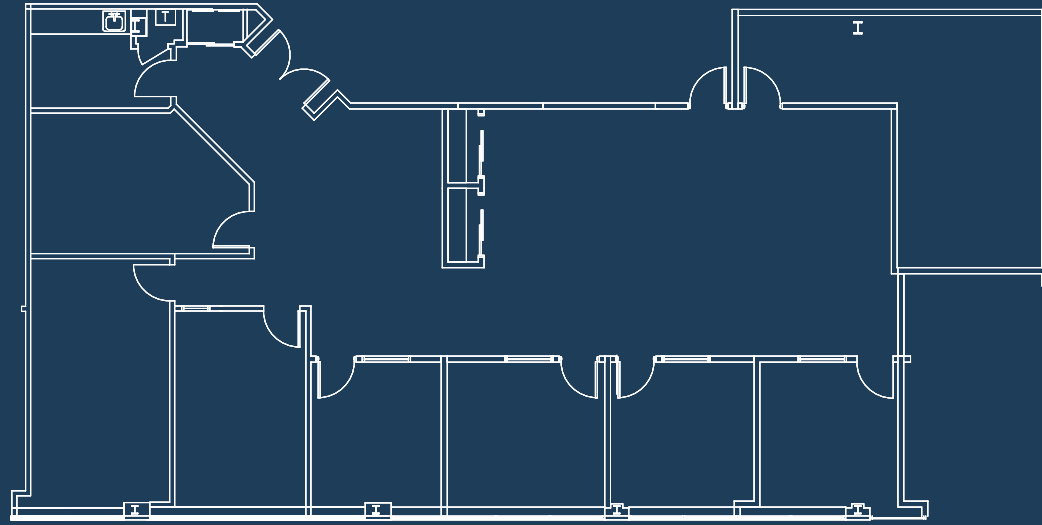
Third Floor

1,513 SF



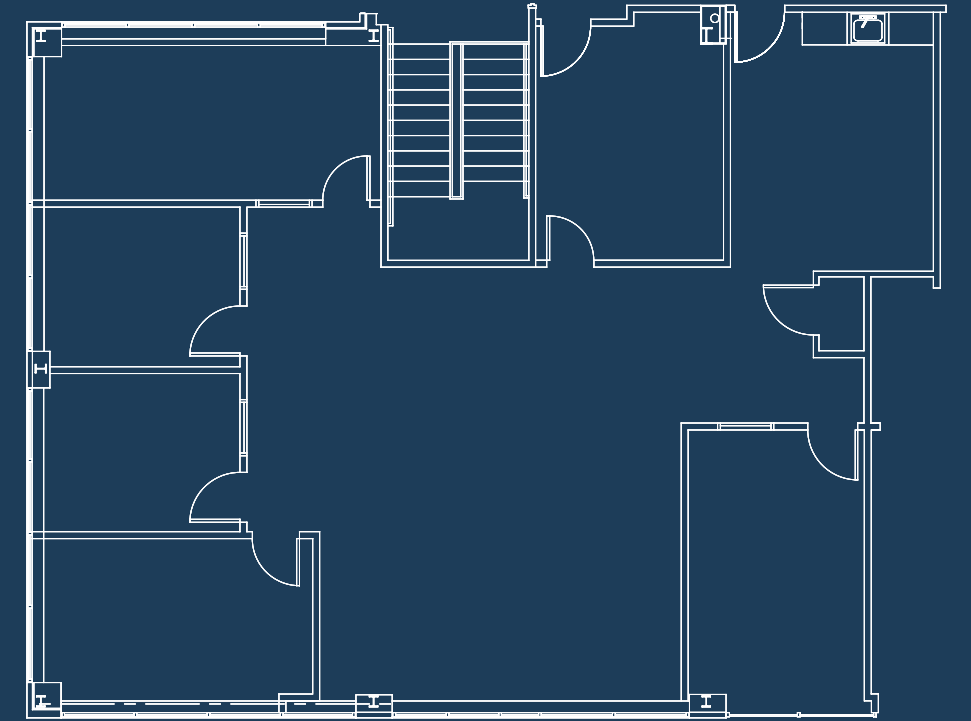
Third Floor

3,683 SF



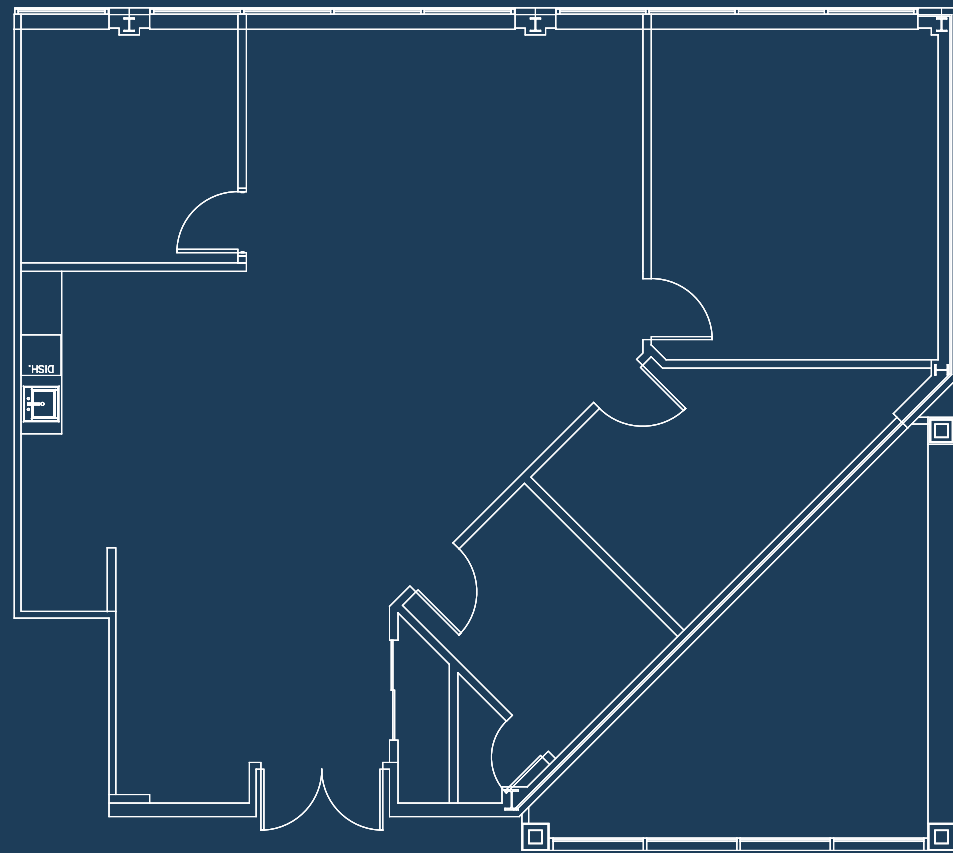
Third Floor

2,510 SF



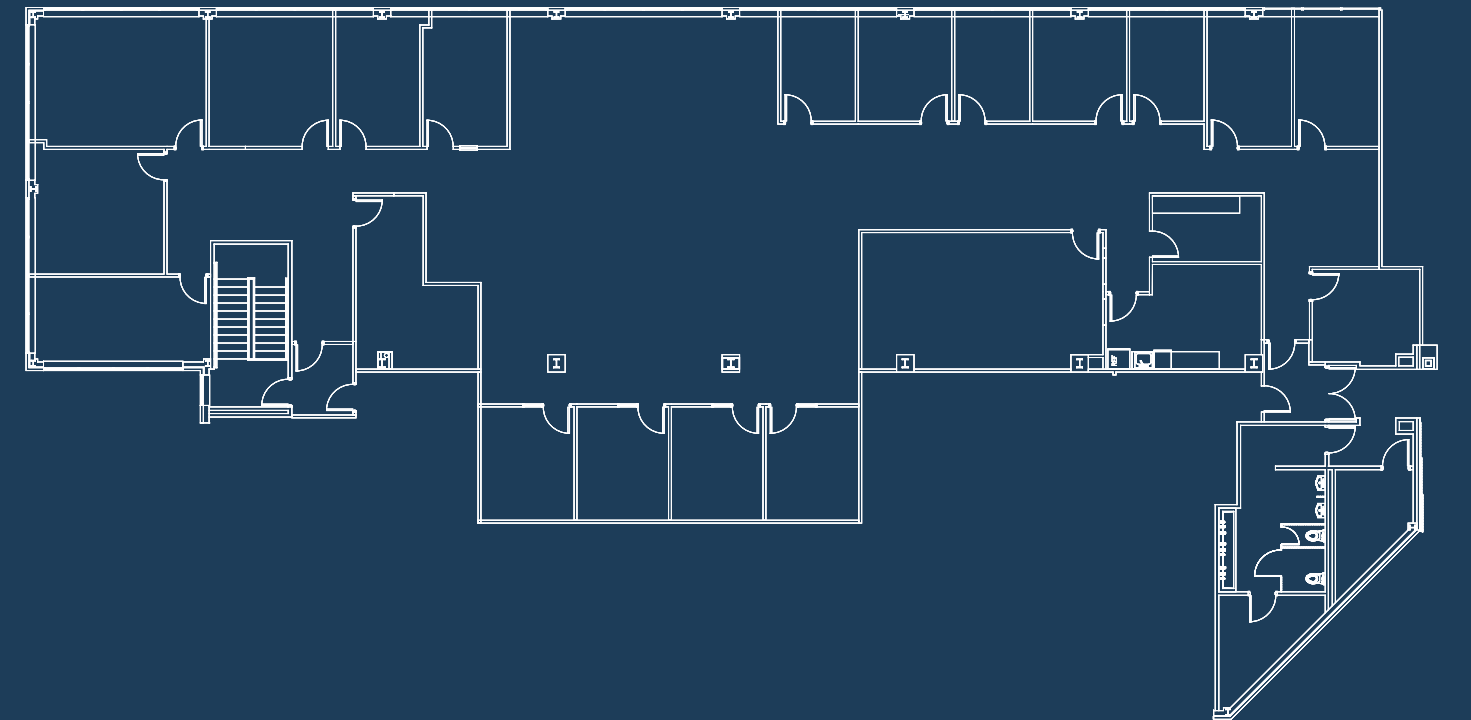
Third Floor

1,918 SF



Third Floor

7,650 SF



Abundant Local Amenities to Explore

Food & Drink

1. Shake Shack Princeton
2. Applebee's Grill + Bar
3. Olive Garden Italian Restaurant
4. The Habit Burger Grill
5. Bonefish Grill
6. The Halal Guys
7. Starbucks
8. Tropical Smoothie Cafe
9. Subway
10. Buffalo Wild Wings
11. Whole Foods Market
12. Jersey Mike's Subs
13. Wendy's
14. Princetonian Diner
15. Dunkin'
16. Chipotle Mexican Grill
17. Seasons 52
18. Bahama Breeze
19. TGI Fridays
20. Starbucks
21. P.F. Chang's
22. On The Border Mexican Grill & Cantina - Princeton
23. Brother's Pizza
24. PJ's Pancake House - West Windsor
25. Bagel Hole
26. Aljons Pizza & Restaurant - West Windsor
27. Faber News & Café
28. Dunkin'
29. Subway
30. McDonalds

Retail

1. Quakerbridge Village Commons
2. Quaker Bridge Mall
3. Mercer Mall
4. Nassau Park Pavilion
5. Windsor Green Shopping Center
6. Square at West Windsor
7. MarketFair
8. Princeton Plaza

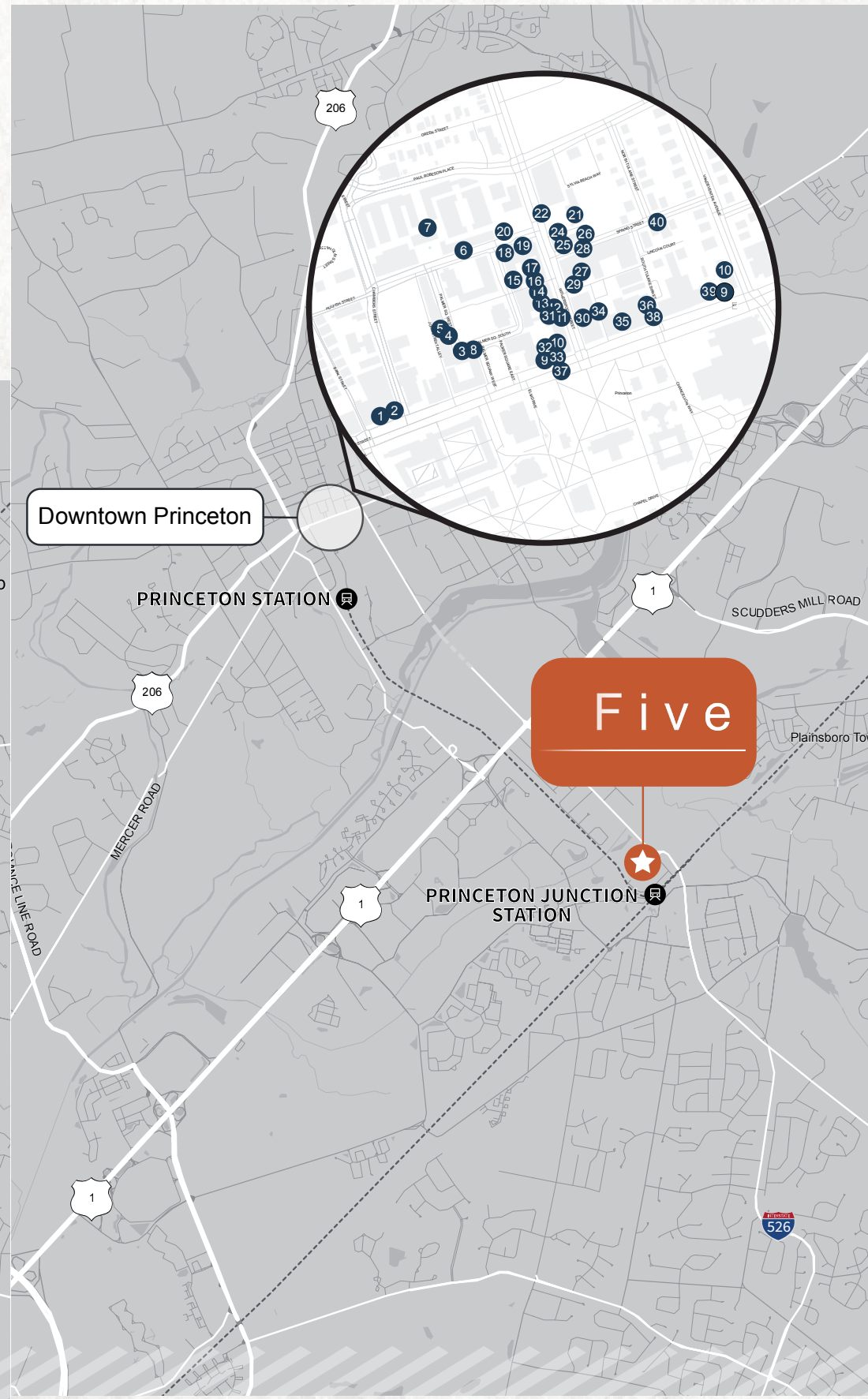
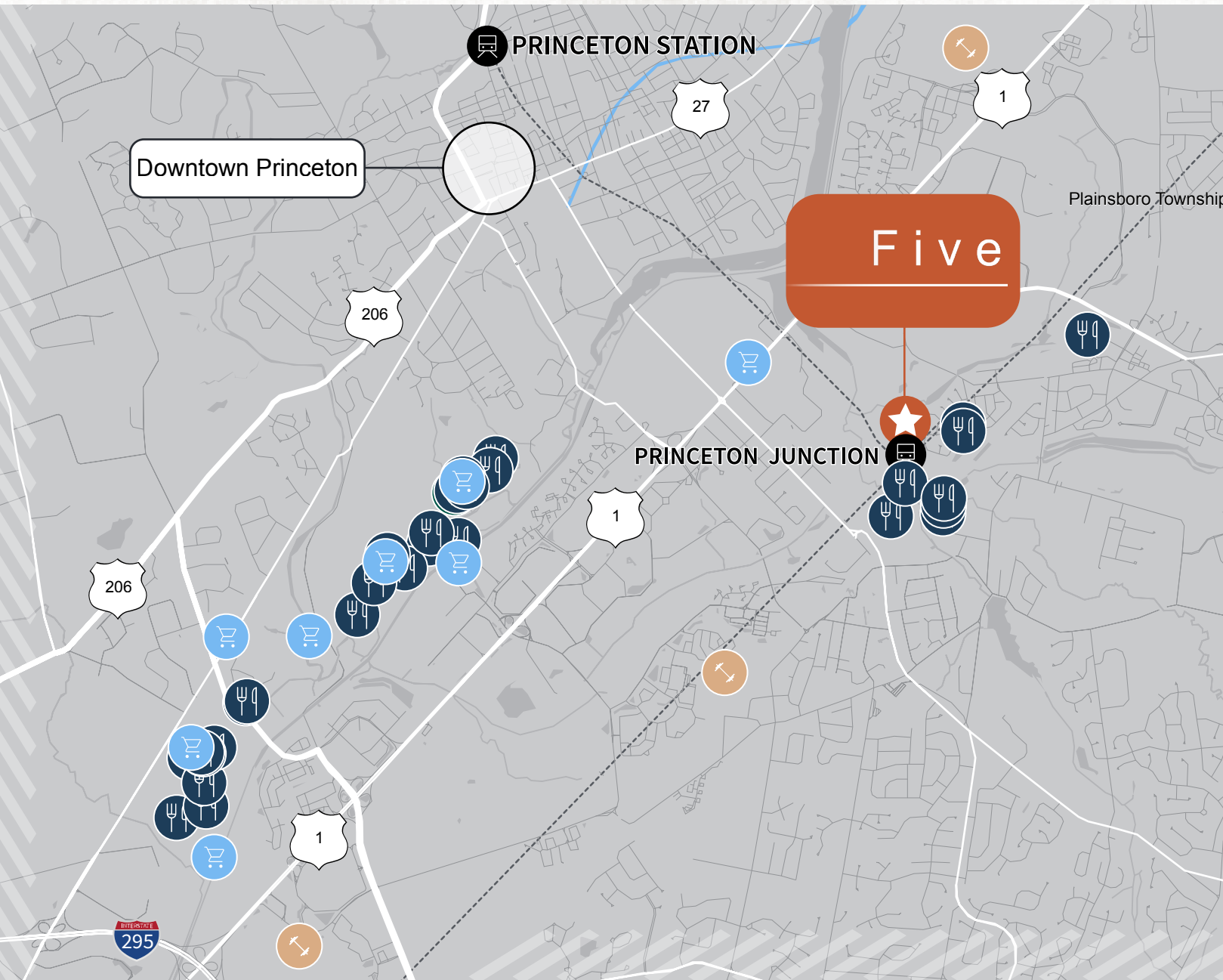
Fitness

1. Orangetheory Fitness
2. Ludus Performance Gym
3. Life Time

The Perks of Downtown Princeton Just Moments Away by Train or Car

Downtown Princeton

1. Jammin' Crepes
2. Sakrid Coffee Roasters
3. Chez Alice
4. The Bent Spoon
5. La La Lobster
6. Maman
7. Mediterra Restaurant & Taverna
8. Winberie's Restaurant & Bar
9. Kung Fu Tea
10. MTea Sushi & Dessert
11. Small World Coffee
12. Kilwins
13. Mamoun's Falafel
14. Olives Caterers
15. Teresa's Pizza | Wine Bar
16. Alchemist & Barrister
17. House of Cupcakes
18. Playa Bowls
19. Lan Ramen
20. Halo Pub
21. Witherspoon Grill
22. Kristine's
23. Sakura Express
24. Bread Boutique
25. The Pastry & Coffee Room
26. Chuck's Spring Street Cafe
27. Tico's Eatery & Juice Bar
28. Planted Plate
29. La Mezzaluna
30. Agricola Eatery
31. Arlee's Raw Blends
32. Nassau diner
33. Proof
34. Starbucks
35. Tacoria
36. Diesel and Duke
37. New Jersey Macaron Classes
38. Little Chef Pastry Shop
39. PJ's Pancake House
40. Illy Coffee At Earth's End Princeton (New Italian Coffee Bar off Nassau and Witherspoon)



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