



PRINCETON METRO CENTER

3 and 5 Vaughn Drive, Princeton, NJ

Businesses will find a superior office environment in a convenient and prestigious location at Princeton Metro Center. Less than one mile from Route 1, the Center offers easy access to area highways and rail service along the Boston-New York-Washington corridor. Princeton Metro Center can also accommodate the additional development of 97,000 square feet on an adjoining land site.

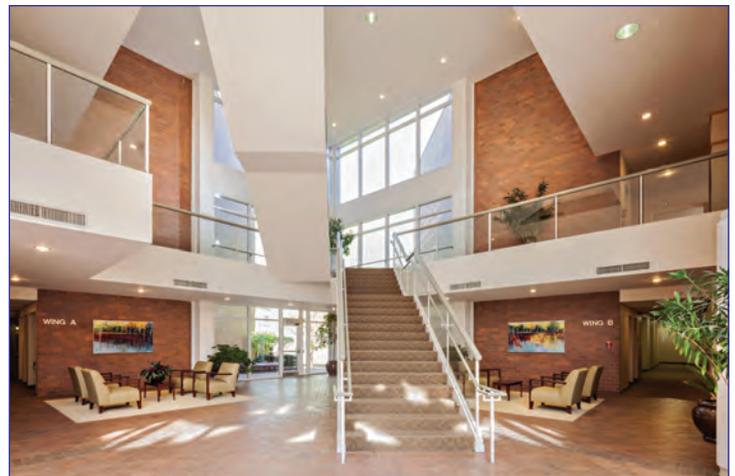
Princeton Metro Center I at 5 Vaughn Drive is a brick and glass, 98,500-square-foot, class A office building featuring a three-story glass atrium lobby, views of a beautifully landscaped pond, and flexible floor plates.

5 Vaughn Drive features:

- Impressive, full-height glass atrium lobby
- Flexible floor plates
- Beautifully landscaped grounds with pond and walking path
- Abundant parking
- Award-winning, on-site property management and ownership



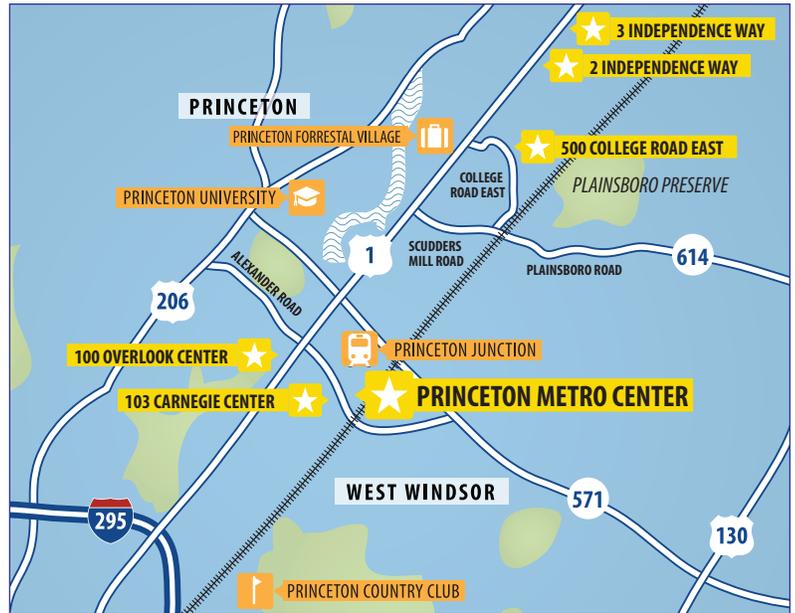
Recipient of the ENERGY STAR designation. Given by the U.S. Environmental Protection Agency and U.S. Department of Energy, this award is the national symbol for superior energy performance.



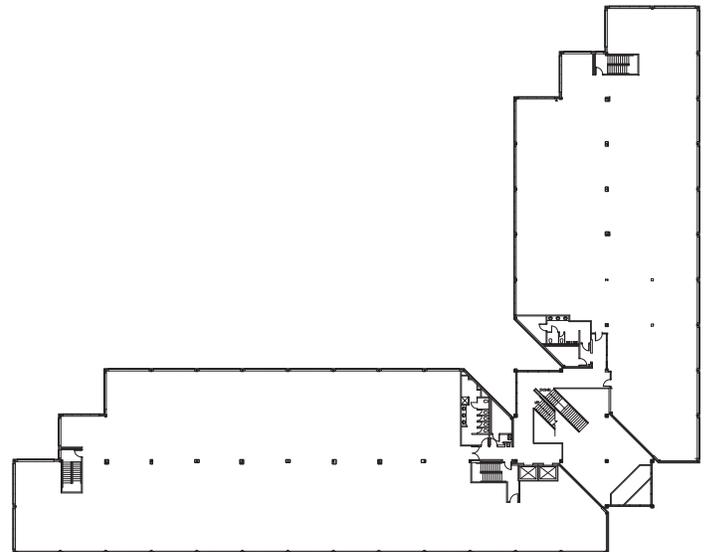
The proposed Princeton Metro Center II at 3 Vaughn Drive is a three-story, fully-approved office building that can be built-to-suit to you meet your business' unique needs.

Prime Princeton location:

- At the Princeton Junction NJ TRANSIT train station, with Amtrak service throughout the Northeast Corridor
- Direct access to Route 1 and proximity to Route 206 and interstates 95 and 295
- Located along the northeast corridor, midway between Manhattan and Philadelphia
- Minutes to Princeton University and downtown Princeton featuring a wealth of amenities such as upscale restaurants, retail, and cultural events
- Close to the full-service Hyatt Regency Princeton, with meeting and conference facilities
- Access to a highly skilled labor pool



Rendering of the proposed Princeton Metro Center II at 3 Vaughn Drive.



5 Vaughn Drive – Typical Floor Plan

Mack-Cali offers a seamless, streamlined leasing process, providing a full suite of in-house services covering lease negotiation, design and build-out, space planning, and more. State-of-the-art infrastructures and building systems are first rate and a strong financial position allows exceptional maintenance and investment in building improvements.

For more information, please contact:
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