



Lab space

15,463 RSF

Available for Sublease

Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road

Buildings 8 & 21

Hopewell | NJ

Space summary:

Building	Floor	Size	Use
21	2 nd	8,217 SF	Lab
	2 nd	2,190 SF	Lab/Office
	1 st	1,460 SF	Storage
8T	1st	3,596 SF	Office*

*Adjacent to cafeteria, common conferencing & fitness

- Sublease term through January 31, 2034
- Central compressed air, vacuum and DI water
- Taxes - \$2.76 | CAM - \$9.77
- Building operating expenses - \$1.24

Building & Campus features:

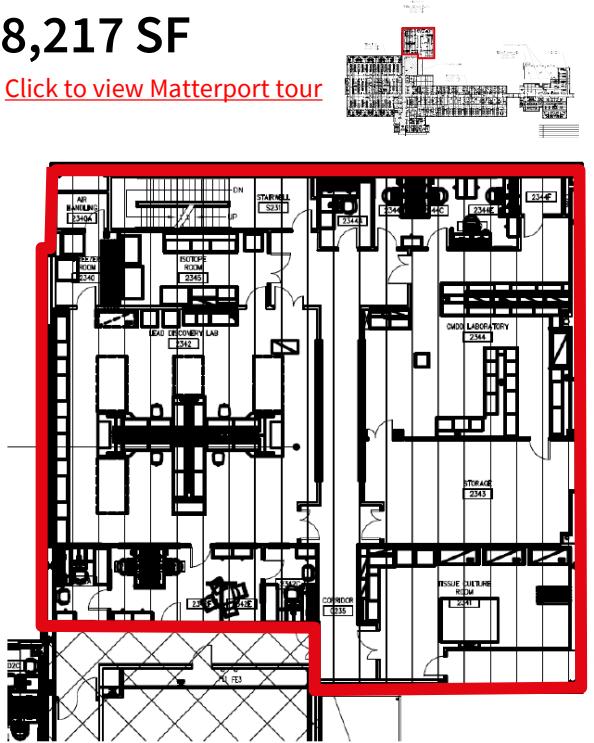
- Building 21 – 167,761 SF
- Building 8T – 96,577 SF
- Additional 600,000 SF of approved development
- Central Utility Complex provides state-of-the-art 69 kv Main Substation supported by dual feeds (30MW),15KV and 5KV distribution
- Two (2) solar arrays- one (1) 660kW and one (1) 60kW
- Two (2) 2MW cogeneration systems
- Centralized waste-water treatment
- Common loading
- Covered parking and surface lot
- Zoning allows R&D, office and production and assemble uses related to the fields of medicine, pharmacology & biologics
- Former Bristol-Myers Squibb 1.1M SF life science campus with over \$600M invested capital improvements

Building 21

Second Floor Plan

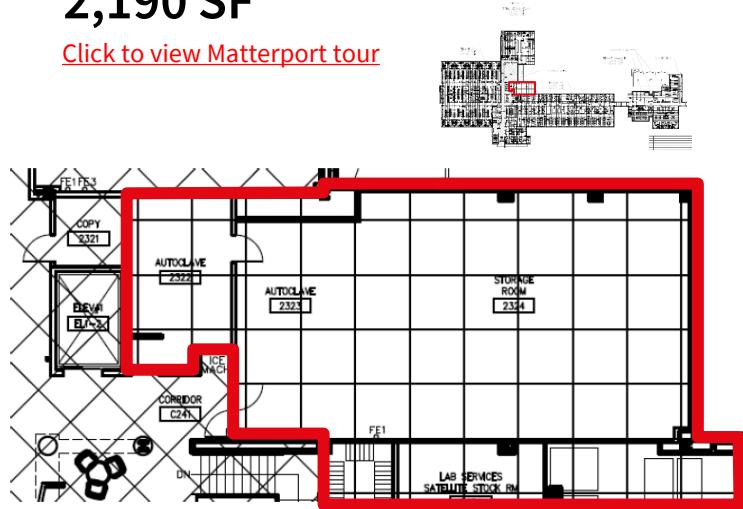
8,217 SF

[Click to view Matterport tour](#)

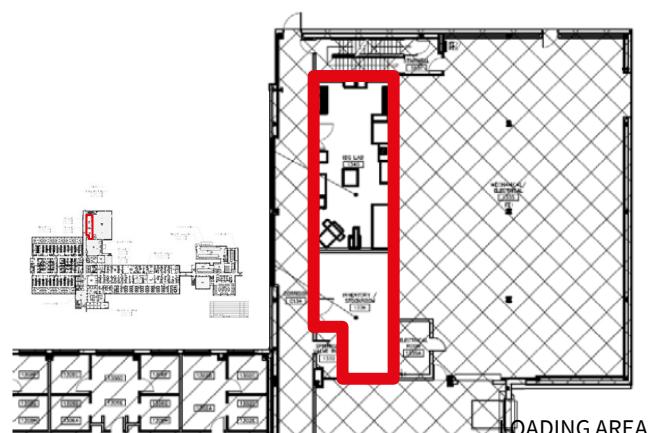


2,190 SF

[Click to view Matterport tour](#)



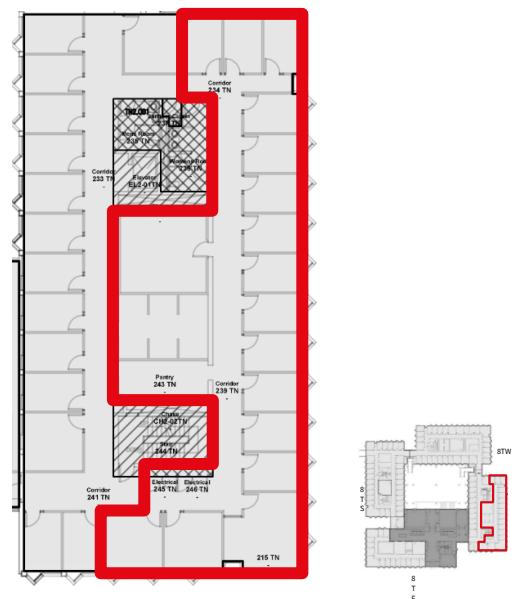
1,460 SF



Building 8T

First Floor Plan

3,596 SF



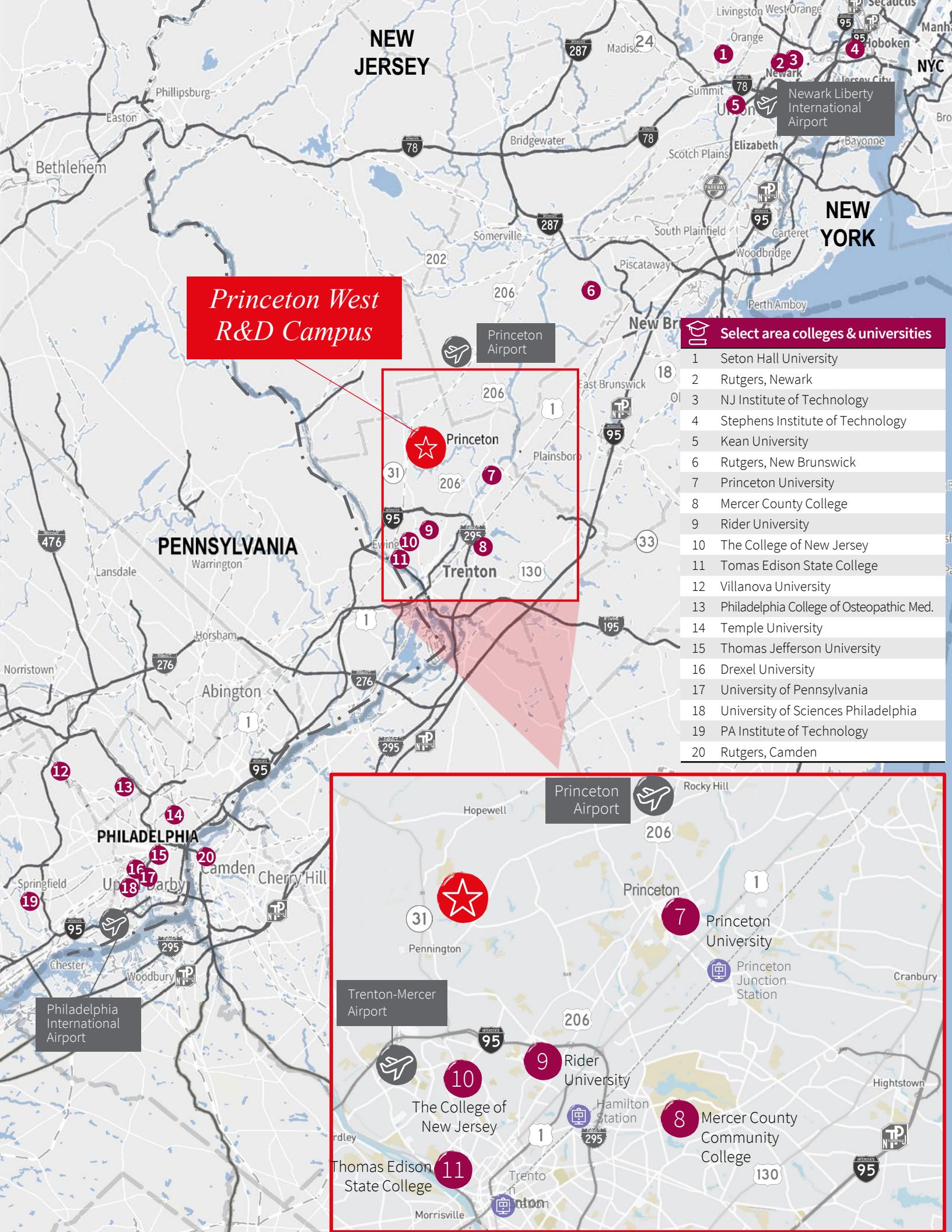
*Adjacent to cafeteria, common conferencing & fitness



Available Space

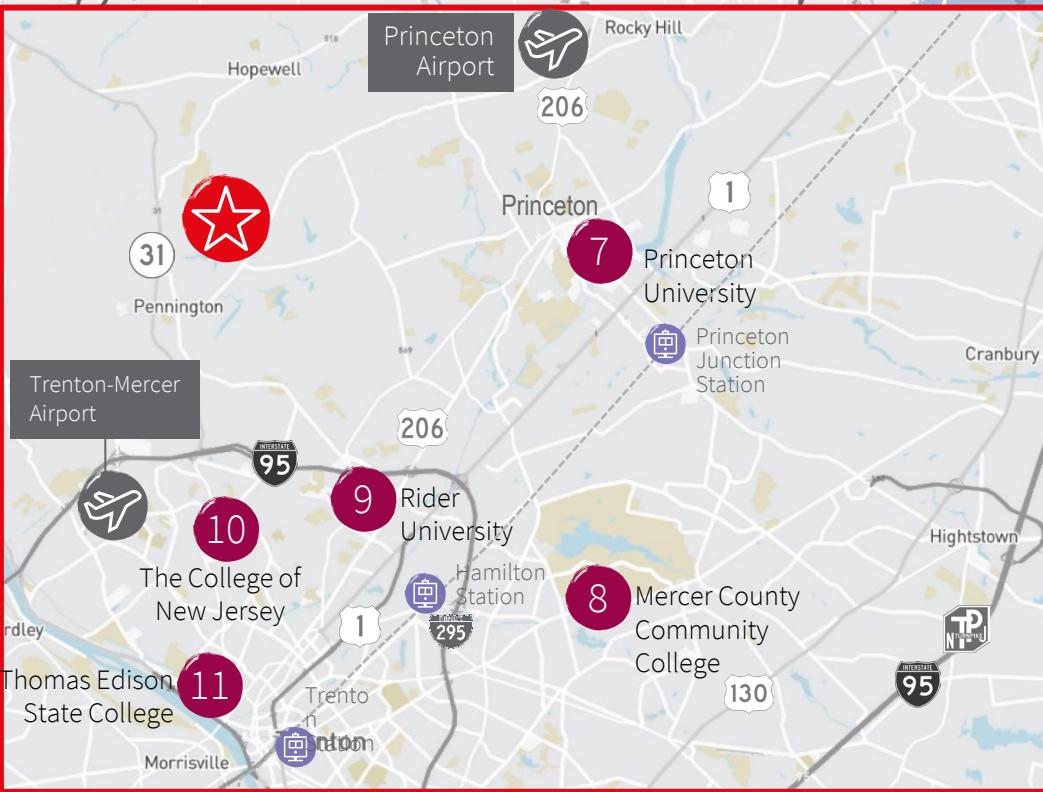
NEW JERSEY

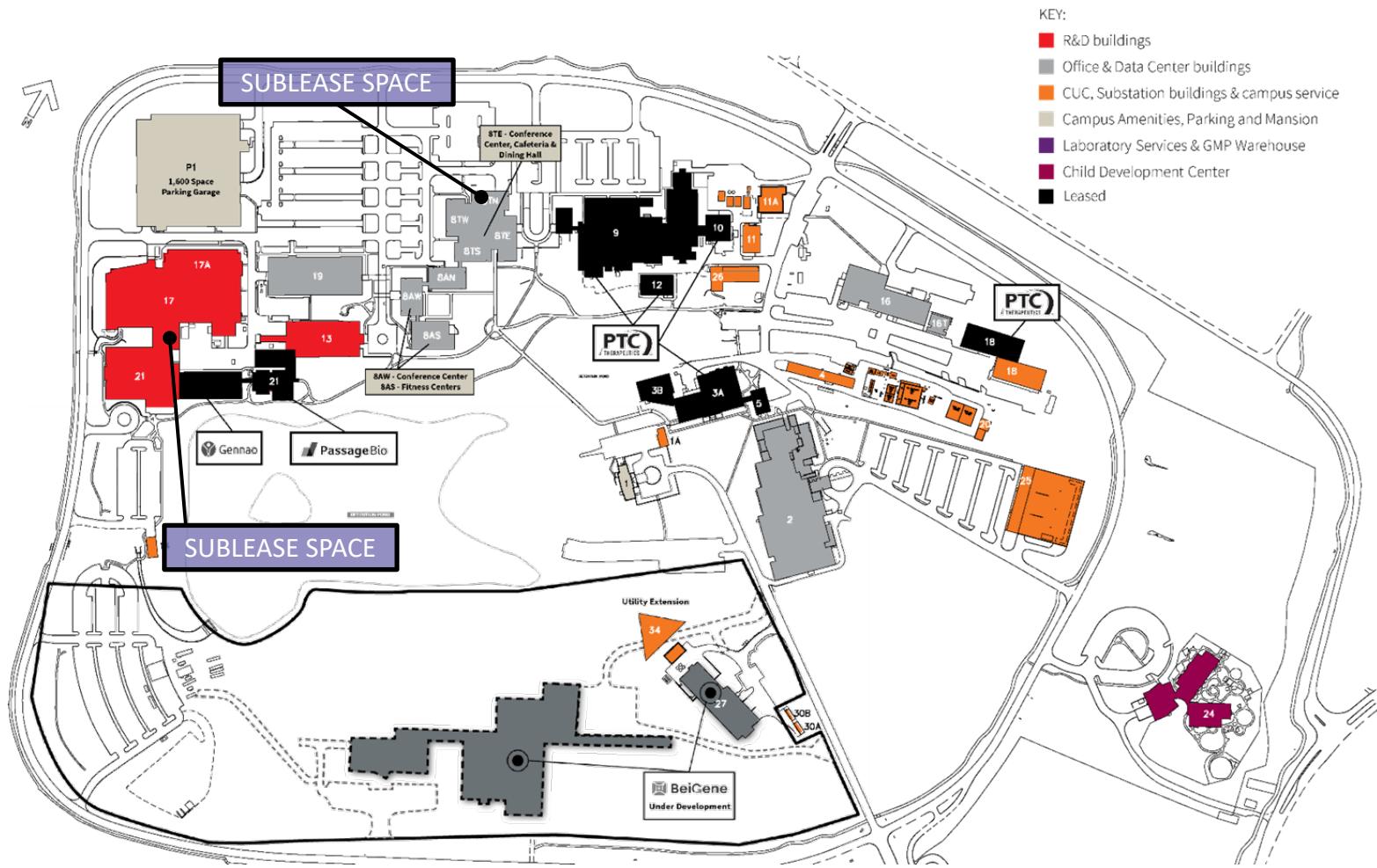
Princeton West R&D Campus



Select area colleges & universities

- 1 Seton Hall University
 - 2 Rutgers, Newark
 - 3 NJ Institute of Technology
 - 4 Stephens Institute of Technology
 - 5 Kean University
 - 6 Rutgers, New Brunswick
 - 7 Princeton University
 - 8 Mercer County College
 - 9 Rider University
 - 10 The College of New Jersey
 - 11 Tomas Edison State College
 - 12 Villanova University
 - 13 Philadelphia College of Osteopathic Med.
 - 14 Temple University
 - 15 Thomas Jefferson University
 - 16 Drexel University
 - 17 University of Pennsylvania
 - 18 University of Sciences Philadelphia
 - 19 PA Institute of Technology
 - 20 Rutgers, Camden





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