



# 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 <sup>nd</sup>	8,217 SF	Lab
	2 <sup>nd</sup>	2,190 SF	Lab/Office
	1 <sup>st</sup>	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:

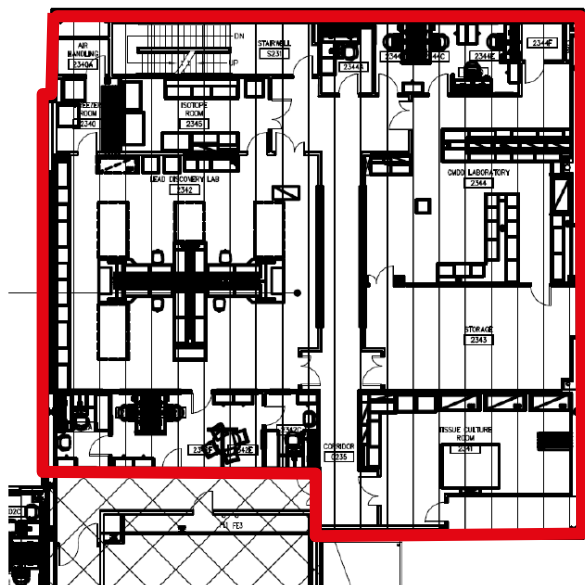
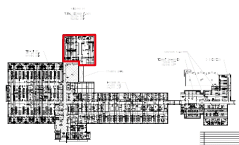
- Building 21 – 167,761 SF
- Building 8T – 96,577 SF
- Additional 600,000 SF of approved development
- Central Utility Complex provides state-of-the-art 69 kv Main Substation supported by dual feeds (30MW), 15KV and 5KV distribution
- Two (2) solar arrays- one (1) 660kW and one (1) 60kW
- Two (2) 2MW 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

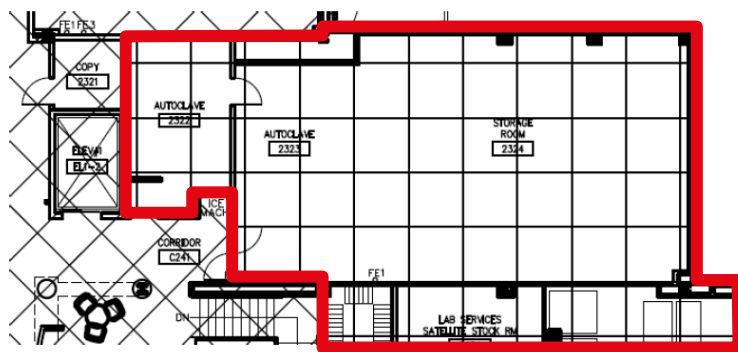
8,217 SF

[Click to view Matterport tour](#)



2,190 SF

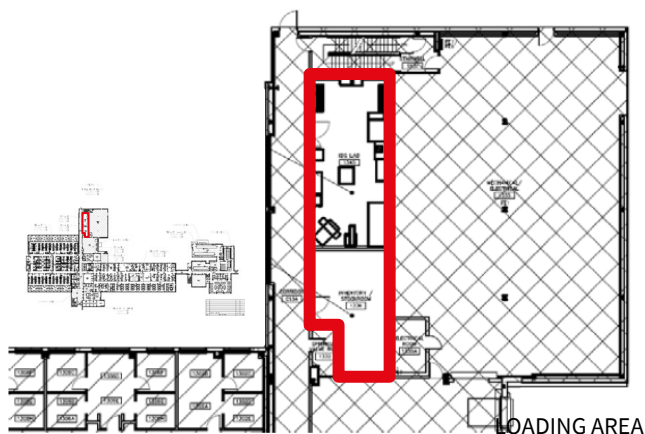
[Click to view Matterport tour](#)



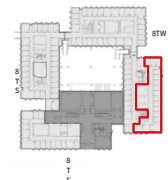
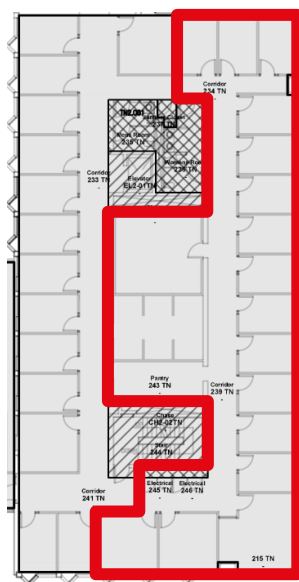
# Building 8T

## First Floor Plan

1,460 SF



3,596 SF

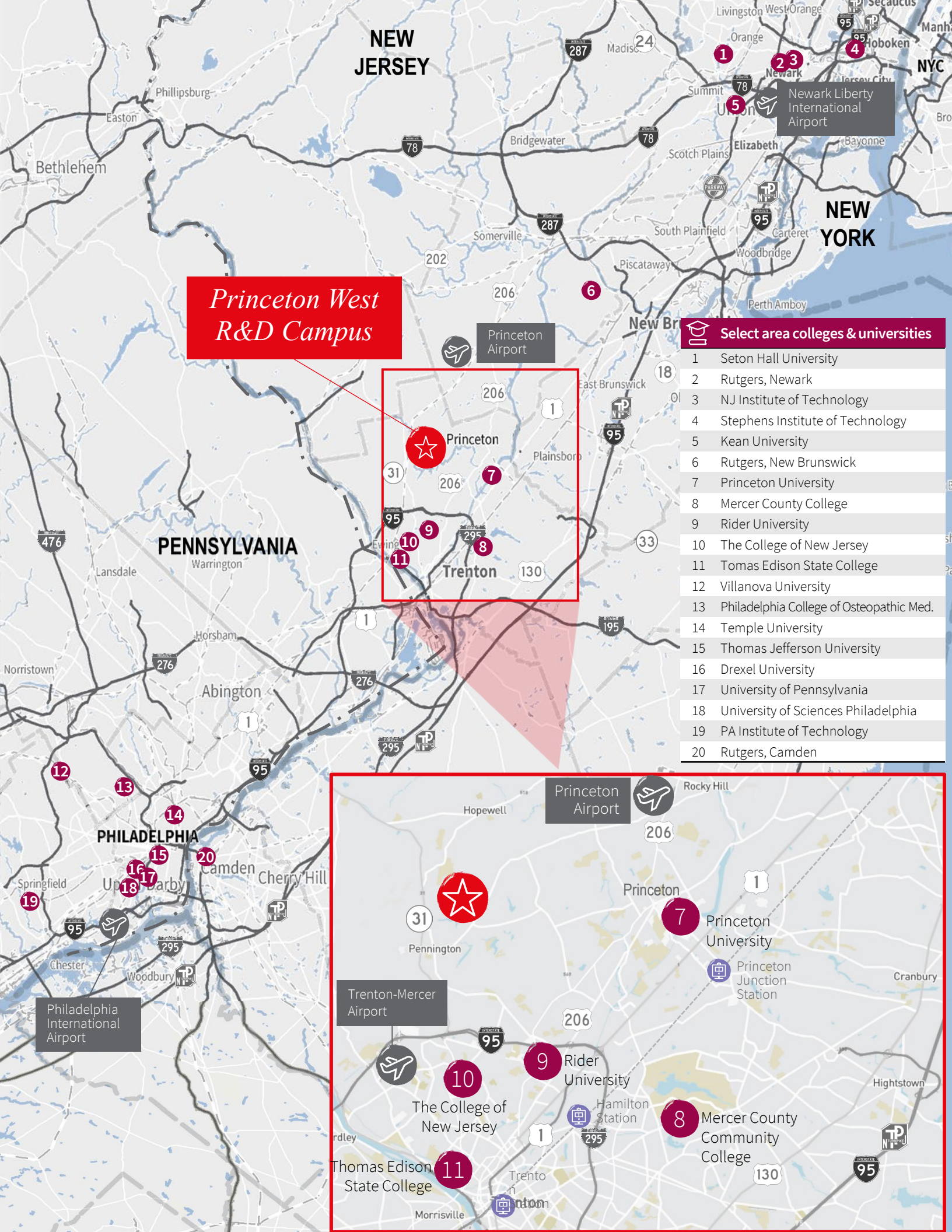


\* Adjacent to cafeteria, common conferencing & fitness

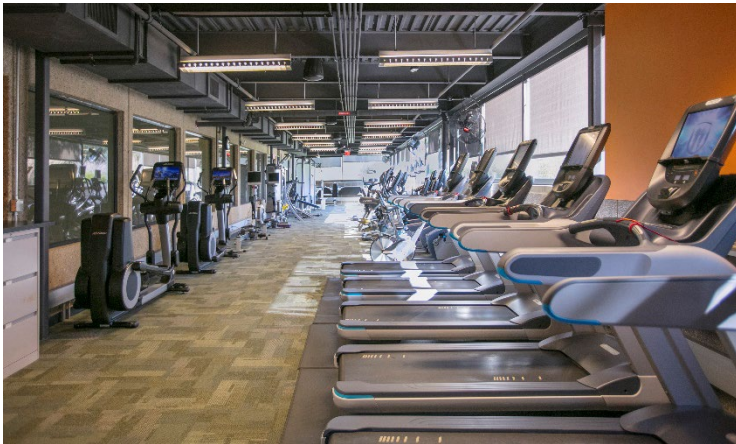
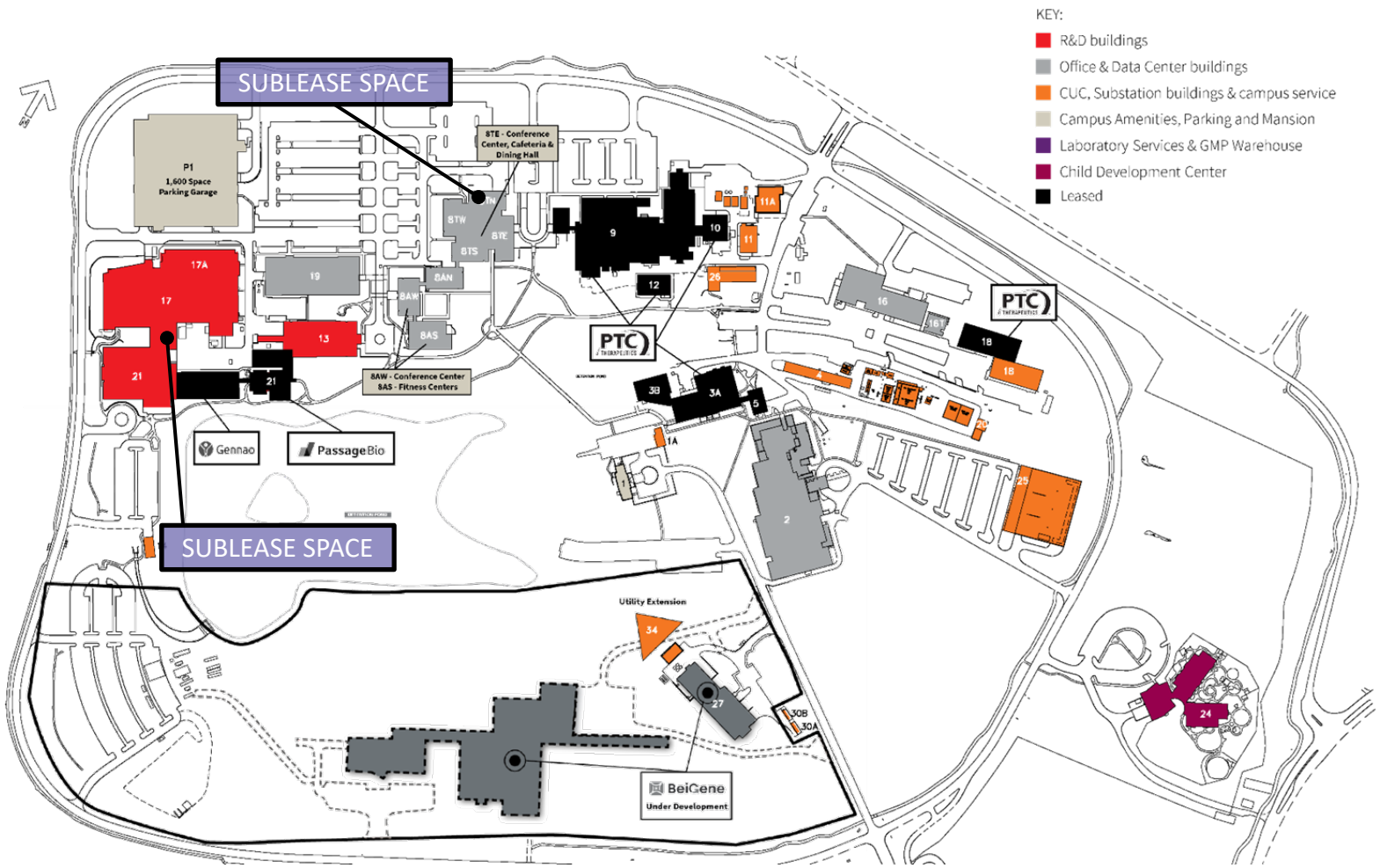


Available Space









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