

# PRINCETON LIFE SCIENCES BUILDING

16 CHAMBERS STREET, PRINCETON NJ



kindbody

SIXTEEN

16

KINDBODY  
16  
EMIDS

EMIDS  
Engineering & AI  
4th FLOOR



**Class-A Location**  
**\$388K NOI**  
**7,800 SF**



PRINCETON  
UNIVERSITY

PALMER SQUARE

PARKING  
GARAGE

GRADUATE  
HOTEL

PRINCETON  
UNIVERSITY  
ENDOWMENT





16 Chambers Street is a trophy asset with internet-resistant tenants located in the heart of downtown Princeton. The property is one block from Princeton University's main campus and 100% occupied by 2 healthcare companies on long-term leases. The tenants have invested over \$1 million to create an institutional life sciences center complete with laboratories and outpatient operating facilities. All the building's base systems (electric, water, mechanical) have been upgraded and replaced within the last five years. Situated between the Princeton University Endowment Building and Graduate Hotel, 16 Chambers represents a fortress location in a market with extremely high barriers to entry.

# CLASS-A LOCATION

MAP



The logo for Kindbody, featuring the word "kindbody" in a lowercase, monospace-style font. The letter "o" is replaced by a white circle with a dot inside, resembling a stylized eye or a medical symbol. The logo is centered on a solid yellow rectangular background.

kindbody

**Kindbody** is a **Google-backed**, technology-driven fertility clinic. Kindbody is the trusted fertility benefits provider for 100+ leading employers, and has a long-term contract to provide services to **Princeton University**. Kindbody has over 25 locations and in a world where women are putting off having children until later in life due to broad cultural and economic changes, Kindbody is well-positioned for success

The logo for Emids, featuring the word "EMIDS" in a bold, uppercase, sans-serif font. To the left of the text is a square icon composed of four smaller squares in shades of blue and green. The logo is centered on a dark blue background with a subtle, wavy pattern.

EMIDS®

**Emids** is a **New Mountain Capital-backed** medtech company focused on the AI sector. With over 3,000 employees across the US, Europe, and India, the company partners with major health plans and hospitals to accelerate the adoption of digital analytics. In a healthcare system increasingly powered by data and AI, Emids is well-positioned for long-term growth.

# NNN INVESTMENT ECONOMICS

PROFORMA

## REVENUES

Total Base Rent	\$49.05 psf	382,620
Expense Recoveries	\$18.13 psf	141,399
Admin Charge	\$0.77 psf	5,986
Total Revenues	\$67.95 psf	530,006

## EXPENSES

Real Estate Taxes	\$8.35 psf	\$ 65,144
Insurance	\$0.68 psf	5,267
Repairs & Maintenance	\$5.12 psf	39,909
Management Fee	\$2.72 psf	21,200
Utilities	\$1.27 psf	9,879
Total Expenses	\$18.13 psf	141,399

<b>Total Revenues</b>	<b>\$</b>	<b>530,006</b>
<b>Total Expenses</b>		<b>(141,399)</b>
<b>Net Operating Income</b>		<b>388,606</b>

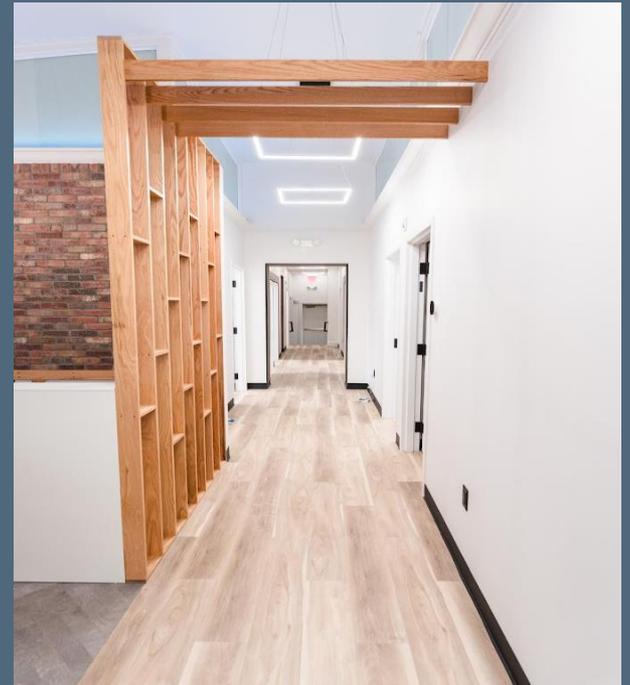
*Kindbody and Emids each reimburse for 50% of building expenses through triple-net leases.*

*Kindbody and Emids collectively pay an Admin Charge of 15% of operating expenses exclusive of RE Tax, Insurance and Utilities.*

# UPSCALE BUILDOUTS

INTERIOR  
PHOTOS

Kindbody and Emids undertook gut renovations of their premises and created upscale medical spaces with state-of-the-art facilities, including: a positive pressure laboratory capable of full-service IVF care; procedural rooms; new air conditioning, heating and mechanical systems; new water and sewer lines including an upgrade of the water service from Nassau Street; new electric lines to double the capacity of the building; multi-point access, motion-sensor security and camera systems; and aesthetic improvements to all three levels of the building.



# Life Sciences \$1M Buildout IVF Lab



Kindbody's full-service IVF labs place the company at the center of one of the fastest-growing segments in healthcare. The global fertility market is projected to expand from **\$36 billion in 2024 to more than \$85 billion by 2034**, driven by delayed family formation, declining reproductive health, and the rapid adoption of employer-sponsored fertility benefits. Kindbody has invested over \$1 million at this location to build and equip its state-of-the-art IVF laboratories—facilities that are both technically complex and capital intensive. The result is a highly defensible operating model: full control of embryology, andrology, and cryostorage ensures superior quality assurance, data continuity, and patient outcomes, while capturing margin that is typically outsourced in fragmented clinics.

Moreover, these labs are extremely difficult to relocate due to regulatory, technical, and biological constraints—the transport of genetic material, embryos, and cryogenic inventory is costly and heavily regulated. This makes IVF labs exceptionally “sticky” tenants, creating durable, long-term occupancy.

With over 40% of large U.S. employers now offering fertility benefits—a fourfold increase over the past decade—Kindbody's vertically integrated lab platform stands as both a clinical differentiator and a growth engine, uniquely positioned to scale in a market defined by rising demand and high barriers to entry.



# DEVELOPMENT POTENTIAL

FUTURE  
BUILD

16 Chambers Street is well under the maximum height of 65 feet allowed in the Central Business District and sits between two buildings of substantial size. A future owner could likely obtain approvals to construct additional stories.



# NEIGHBORING HOTEL DEVELOPMENT

GROWTH

Immediately adjacent to 16 Chambers Street is the newly-constructed Graduate Hotel Princeton, a 180-room luxury hotel that opened Fall 2024. Graduate Princeton is a \$100+ million adaptive restoration and expansion of a Gothic 1918 building constructed as a dormitory for university students. The completed Graduate Hotel doubled the number of hotel rooms in town and includes a restaurant, two-story library lounge, and underground parking garage.



# PRESTIGIOUS HISTORY

ORIGIN

While 16 Chambers Street is not officially a “historic” structure, the building boasts a rich history. Originally built as a firehouse, 16 Chambers Street served as the headquarters of Mercer Engine Co. 3 and provided a place of gathering for large civic events.



*16 Chambers Street originally served as the home of Mercer Engine Co. 3 (note cornice remains)*



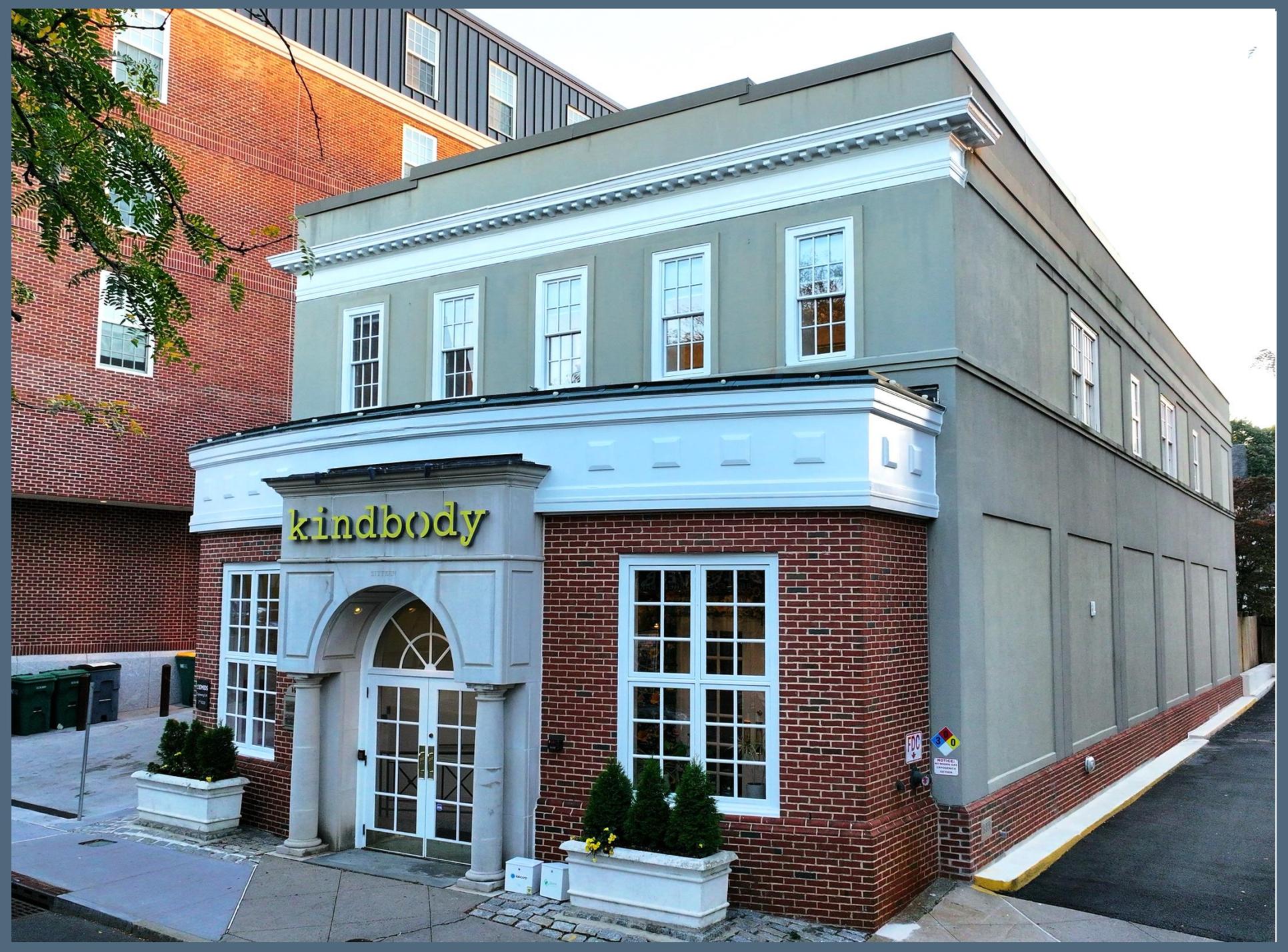
*President Woodrow Wilson casting his ballot at Mercer Engine Company No. 3*

# DEMOGRAPHICS

PRINCETON  
MARKET

	2 Miles	5 Miles	10 Miles
Average Household Income	\$177K	\$182K	\$144K
2024 Households	9,255	30,720	142,714
Bachelor's Degree or Higher	84%	81%	57%





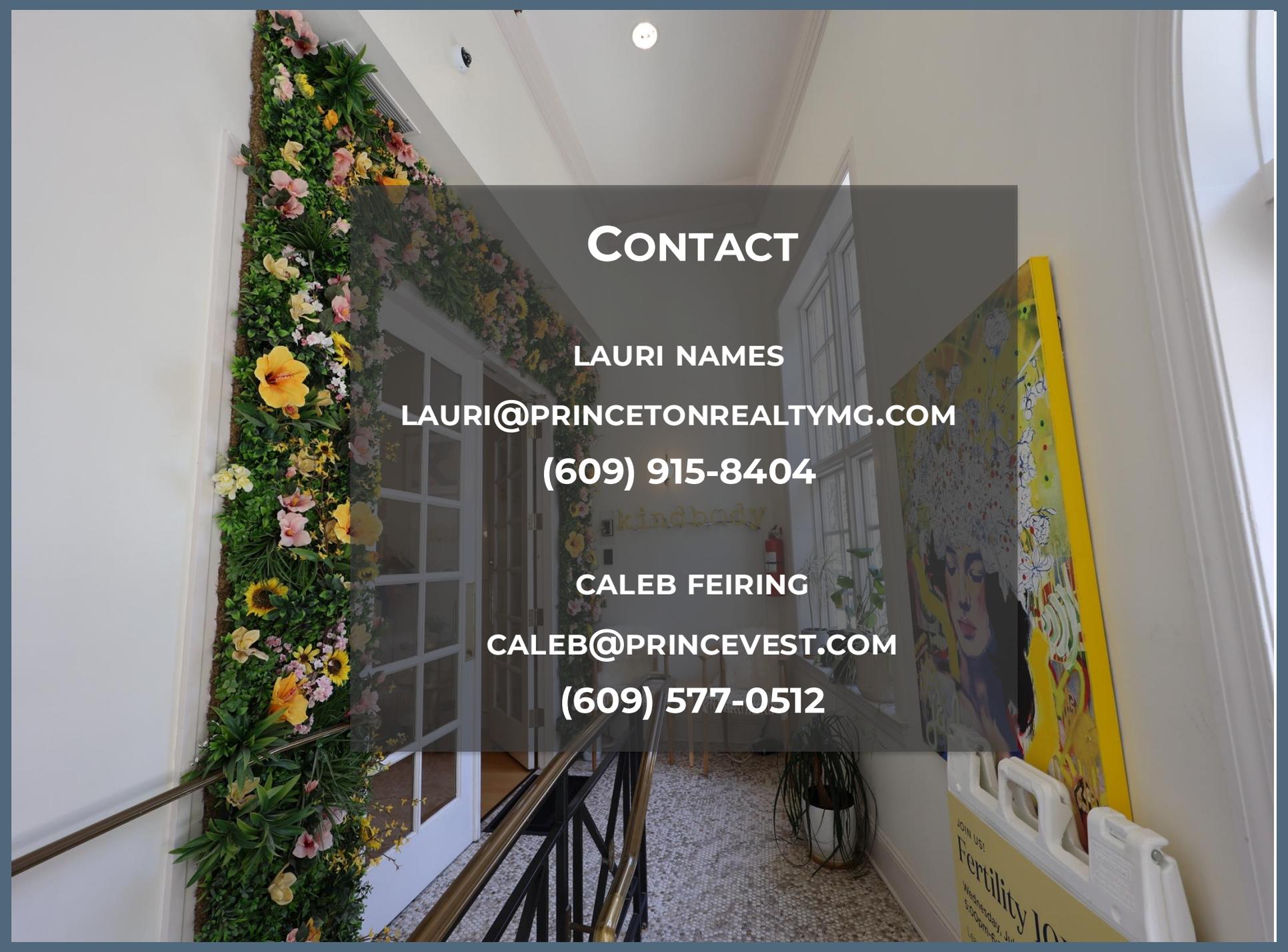
kindbody

STREET

FDC



NOTICE  
UNLAWFUL  
DISPOSAL  
OF WASTE



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