



savills



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For **sublease**

Princeton West Innovation Campus – Building 21

311 Pennington Rocky Hill Road, Pennington, NJ

SPACE PROFILE

1,448 – 14,259 RSF

EXISTING LAB FURNITURE/EQUIPMENT

- (5) 4' BioSafety Cabinets
- Approximately 350 linear feet of mobile or built in lab benches
- (3) Laboratory Sinks
- (30) Yet to be assembled new 6x6 workstations

KEY HIGHLIGHTS

- Furnished/Equipped lab space and available furniture for office space
- Lab Space powered with UPS power and supported by emergency generator
- Process gas (CO₂, N₂, O₂, CA) and house vacuum tie-ins are available, as needed
- Process water tie-ins available, as needed
- Shipping and receiving services available
- Campus amenities: full-service café; fitness center and meeting spaces

REDUCED!

NNN ASKING RATES

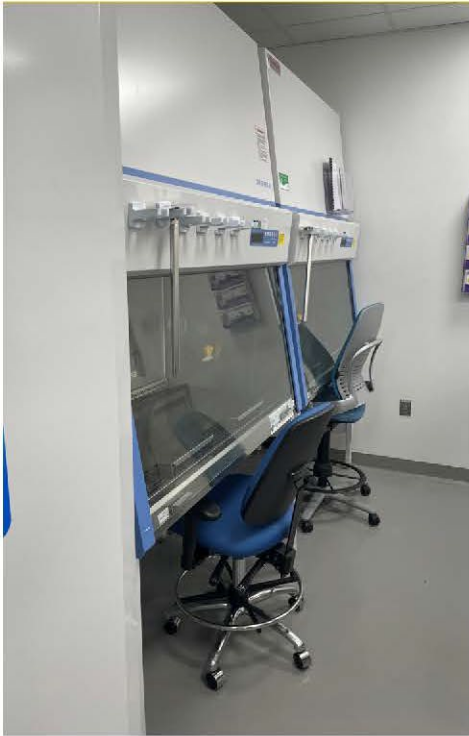
\$39.00/SF for Labs

**\$16.00/SF for Office
Space**

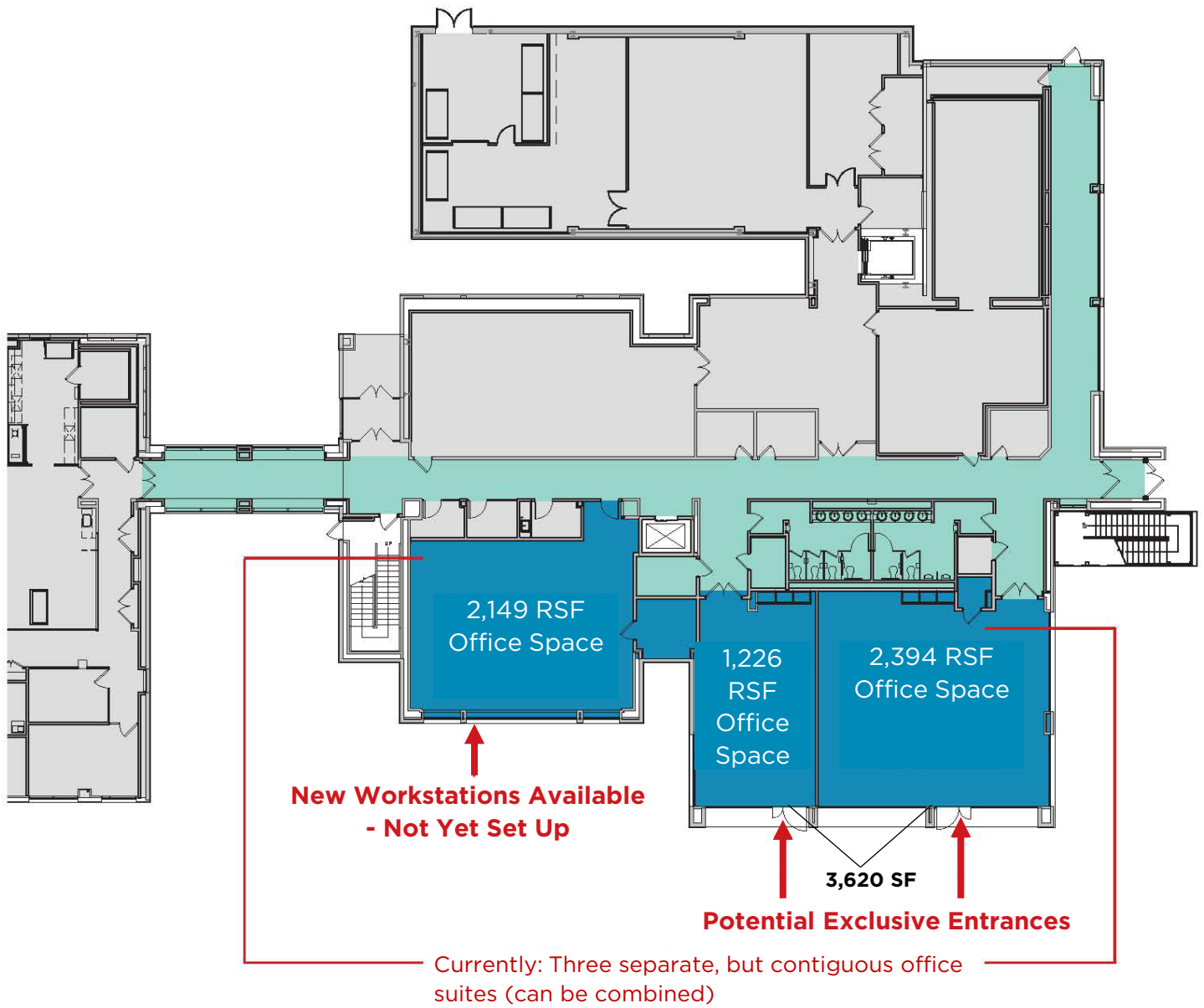
SUBLEASE Building 21 at Princeton West Innovation Campus



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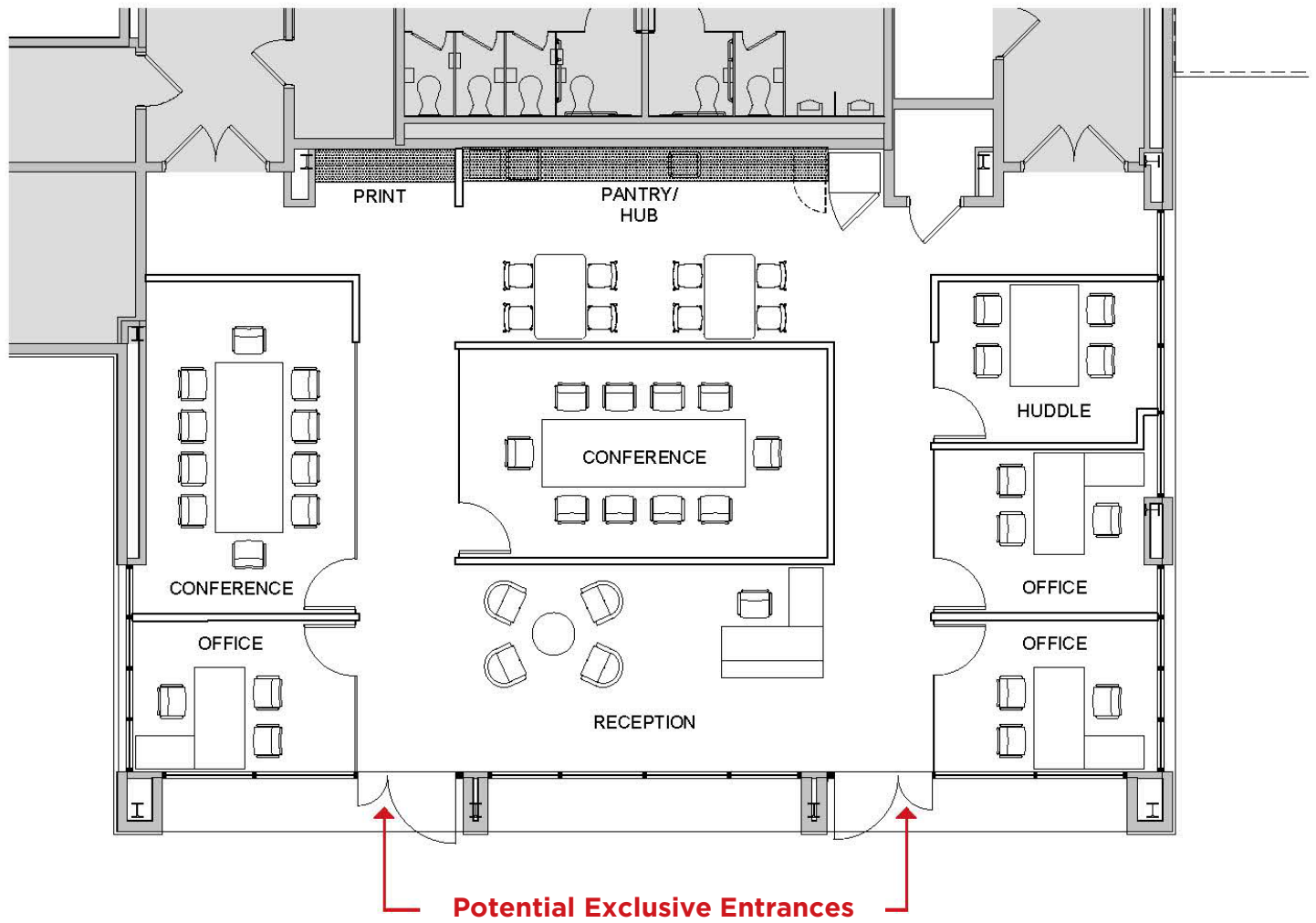


1ST Floor



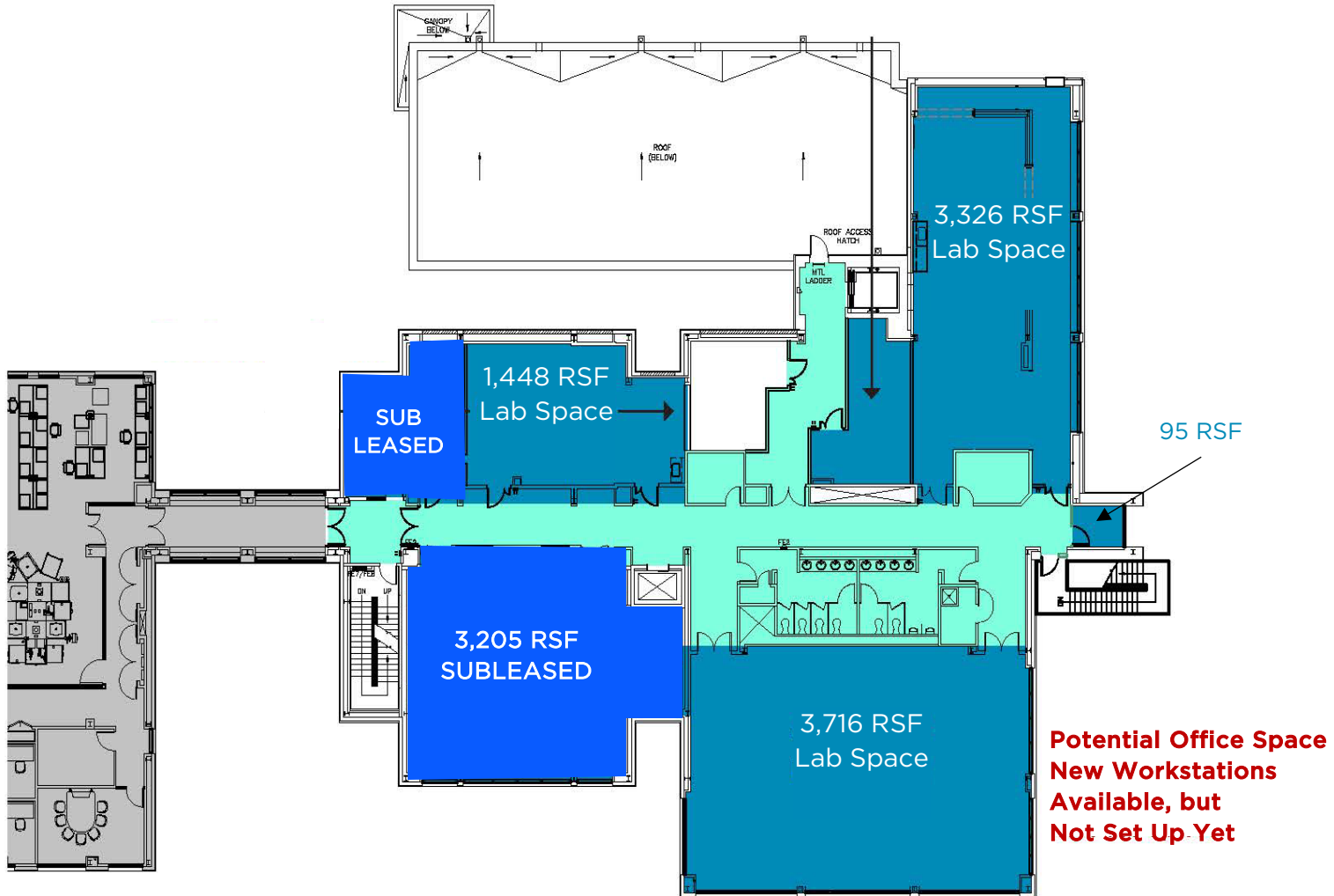
1ST Floor

Sample Layout - FF&E not included

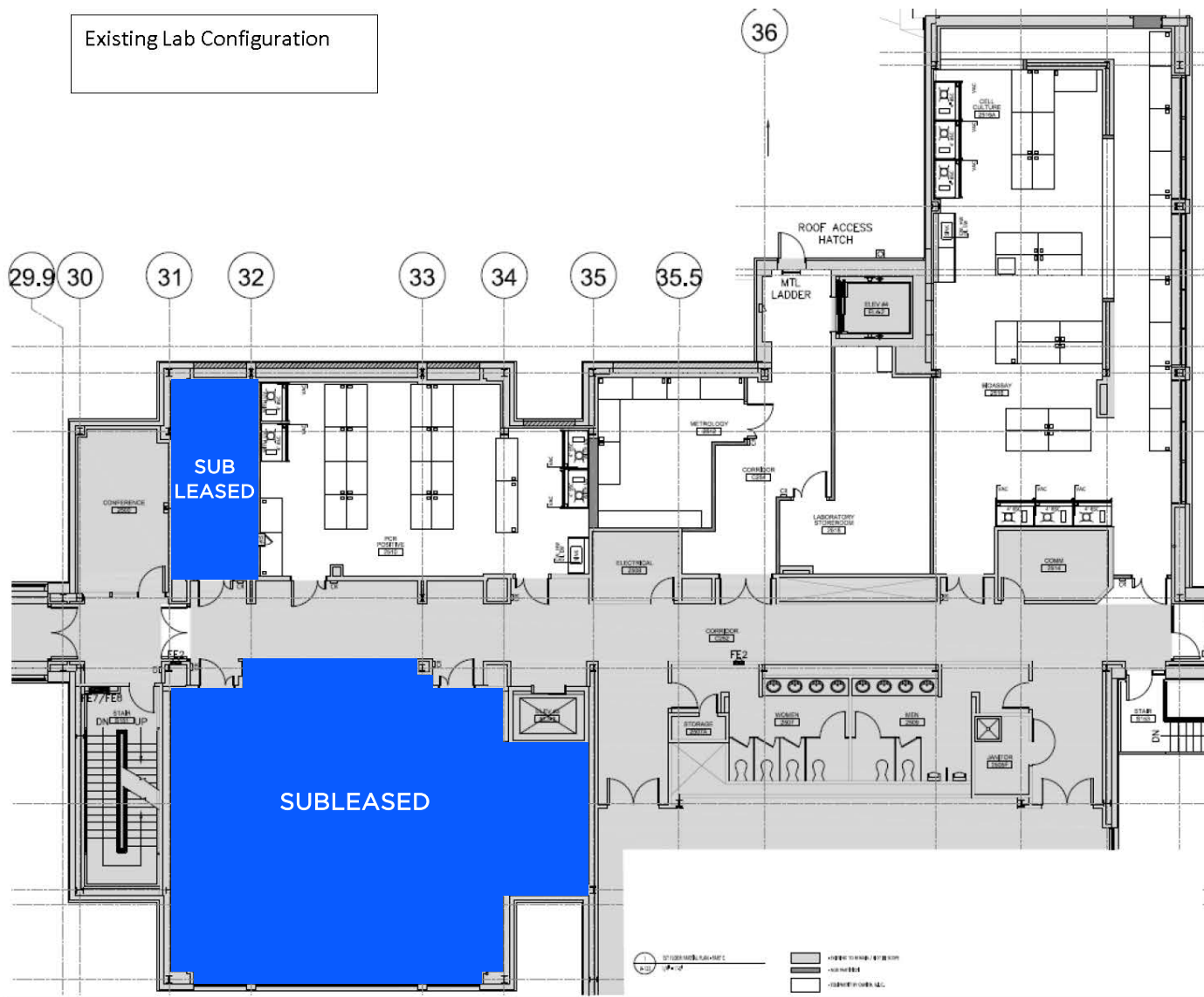


2ND Floor

**Equipped Lab
Consumable
Storage Area**



Existing Lab Configuration



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