

An aerial photograph of a university campus. The image shows several large, multi-story red brick buildings with dark roofs, interspersed with green lawns and numerous parking lots. A central green field is visible in the lower-middle section. The campus is surrounded by trees and a road is visible at the top. The text "Your next great discovery starts here. Princeton, New Jersey." is overlaid in the center.

Your next great discovery starts here. Princeton, New Jersey.



19 Roszel Road
Princeton, NJ

- Two-story Life Sciences building
- 16' ceiling heights
- Freight elevator and service corridor
- Loading dock
- HVAC sized for life science use
- Heavy power and floor loads
- Naming opportunity for a 19,000 sf tenant
- Back-up generator for critical functions
- Column-free space

Make 19 Roszel Road, Princeton, your next hub
of discovery and innovation.

A history and future shaped by innovation.

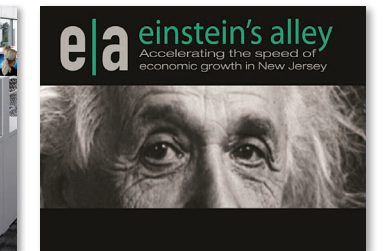
New Jersey supports tech and life sciences companies and nurtures rapid growth. Here, disruptive innovation is a part of our DNA. Immunotherapy was born here. The cure for hepatitis-C was found here. And tomorrow's breakthrough discoveries can be yours, developed right here in Princeton, New Jersey.



The work you do here can be life saving.
We'll build the state-of-the-art facilities to help you succeed.



Thrive in Einstein's Alley, a Central Jersey-based economic development initiative that is helping local businesses excel in a post-pandemic economy.



Presenting Your New 38,000 SF Build-to-Suit Life Sciences Building.





Position your labs to thrive in the center of innovation & scientific advancement.

Carnegie Center Princeton



1. Kyowa Kirin
2. Otsuka
3. Luye
4. Hengrui
5. Clario
6. Oyster Point
7. Akros Pharma
8. Labcorp
9. Innocoll
10. Taiho
11. LianBio
12. Erytech
13. Catalent

Employers such as Bristol Myers Squibb, Princeton Medical Center, Novartis, Merck, Johnson & Johnson, Dow Jones and others find this area rich in world-class talent.

Tap into a world-class education system.

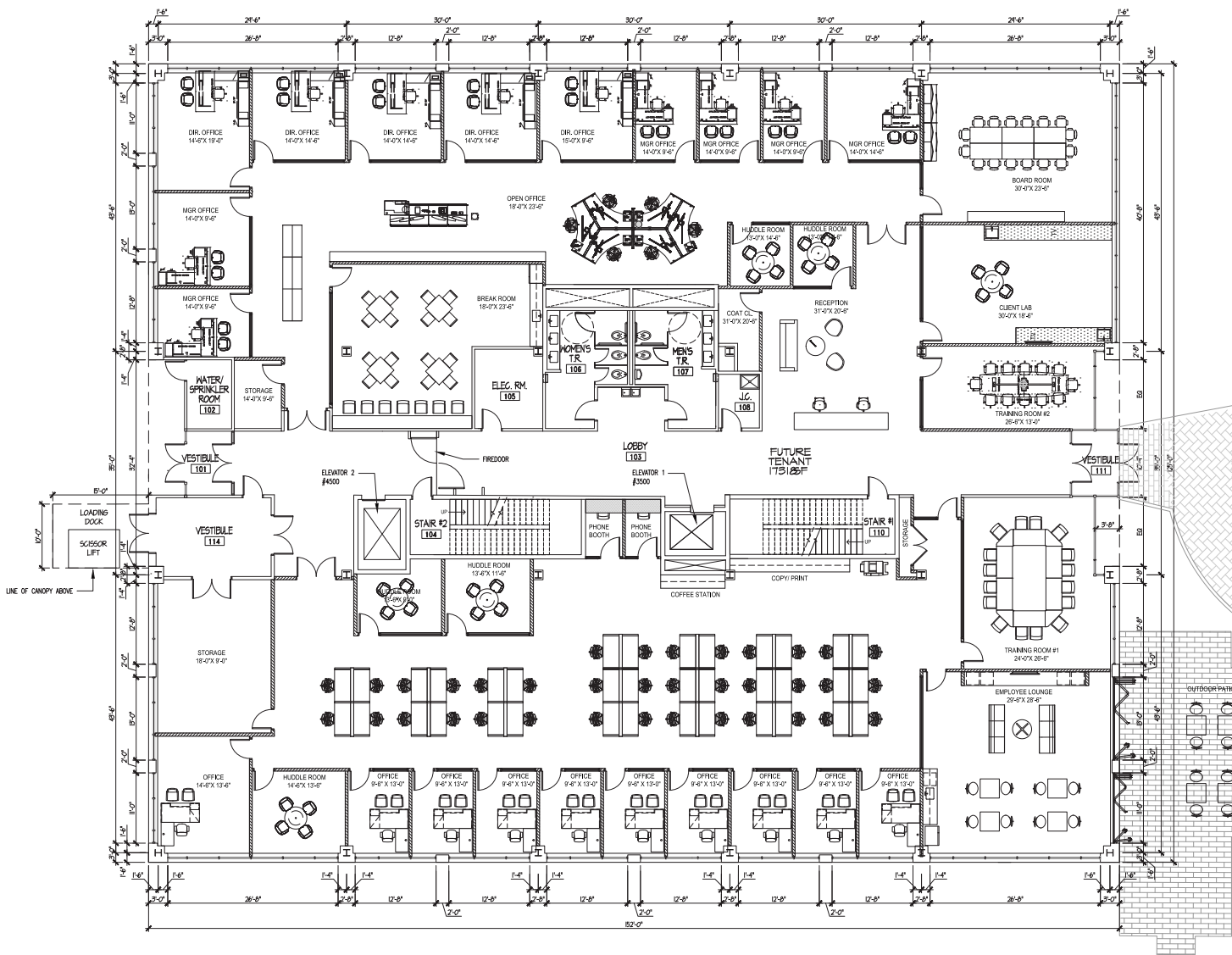
Nearby Princeton University and the Institute for Advanced Study have always attracted many of the brightest, wealthiest, and hardest working people, both from this country as well as the rest of the world. New Jersey's top colleges and universities produce world-class research and provide public-private collaboration opportunities.

Abundant shopping, dining and hospitality are located along Route 1, and in downtown Princeton, which is a 5-minute drive from Roszel Square.

Roszel Square is easily accessible to Route 1 via the Alexander Road exit and to the nearby Princeton Junction train station.



Full Building Tenant

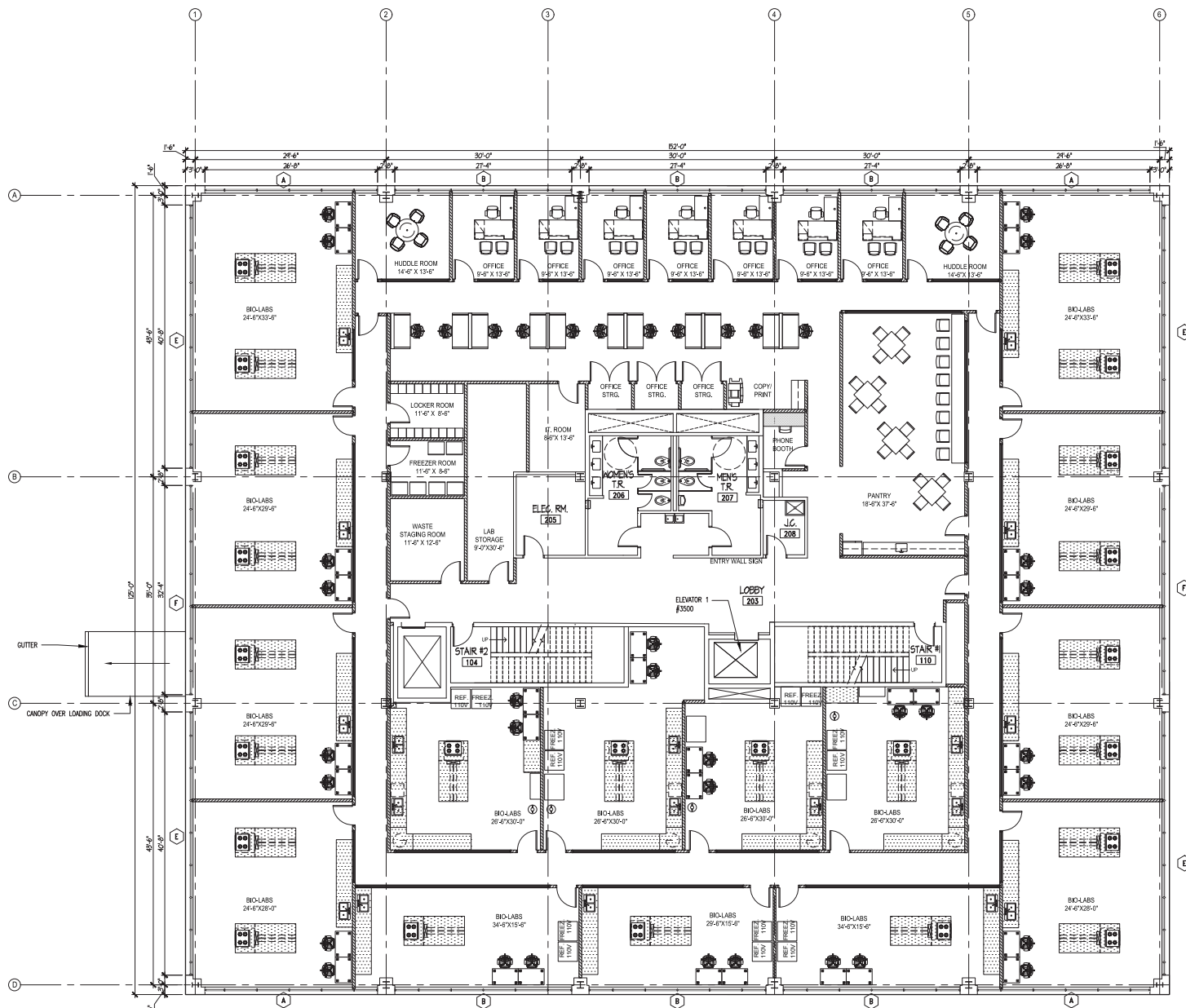


1st Floor-Space Plan

PROGRAM SUMMARY: (First Floor)

ROOM

Conference Room	3
Board Room	1
Private Office	21
Labs	1
Huddle Room	5
Employee Lounge	1
Break Room	1
Workstations	46



2nd Floor-Space Plan

PROGRAM SUMMARY: (Second Floor)

ROOM PROVIDED

Waste Storage	1
Private Office	7
Labs	15
Huddle Room	2
Equipment Storage	1
Locker Room	1
Freezer Room	1
Pantry	1
Workstations	11



PROGRAM SUMMARY: (Second Floor)

Conference Room	3
Waste Storage	1
Private Office	10
Labs	8
Huddle Room	1
Equipment Storage	1
Locker Room	1
Freezer Room	1
Pantry	11
Workstations	50



Opportunity for a full-service cafe • Beautifully landscaped

Developed by



Mountain Development Corp.



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