

8 Clarke Drive, Cranbury, NJ

# Innovative Lab & Office Space Flexible, Ready Now

**18,446 SF AVAILABLE**

**FOR SUBLEASE**



**8 individual lab environments, biology & chemistry capable**

**20 private offices**

**2 conference rooms**

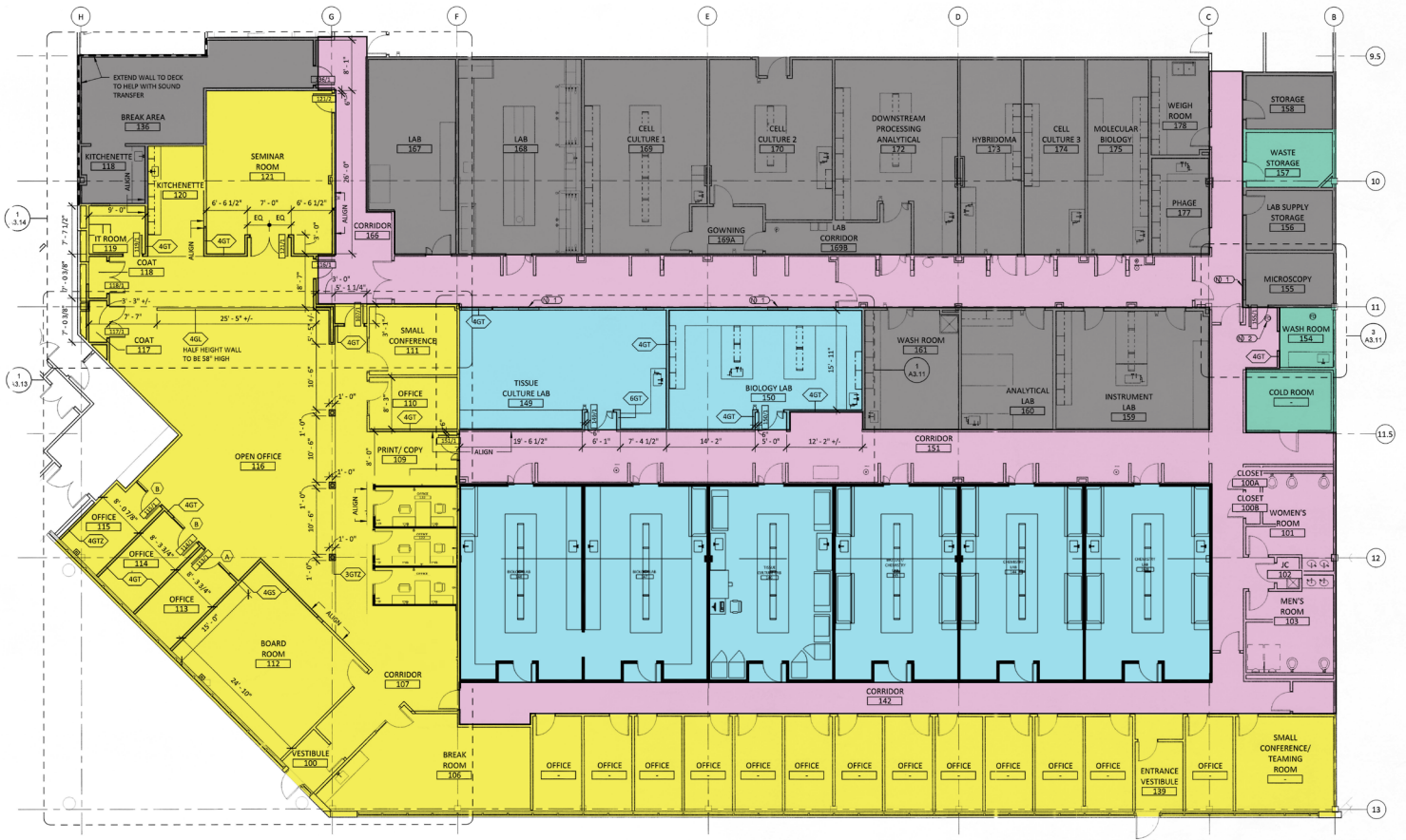
**301-337-4700**

[www.scheerpartners.com](http://www.scheerpartners.com)

 **Scheer Partners**  
*A Reputation for Results*

# FLOOR PLANS

● Office  
 ● Lab  
 ● Lab Support/Storage  
 ● Common Area  
 ● Leased



## BUILDING HIGHLIGHTS



**100% outside air  
in lab environments**



**Robust Power  
Supply**



**Existing building  
backup generator**



**Access to shared  
loading docks**



**Lab Utility Services  
DI Water, compressed air,  
vacuum**

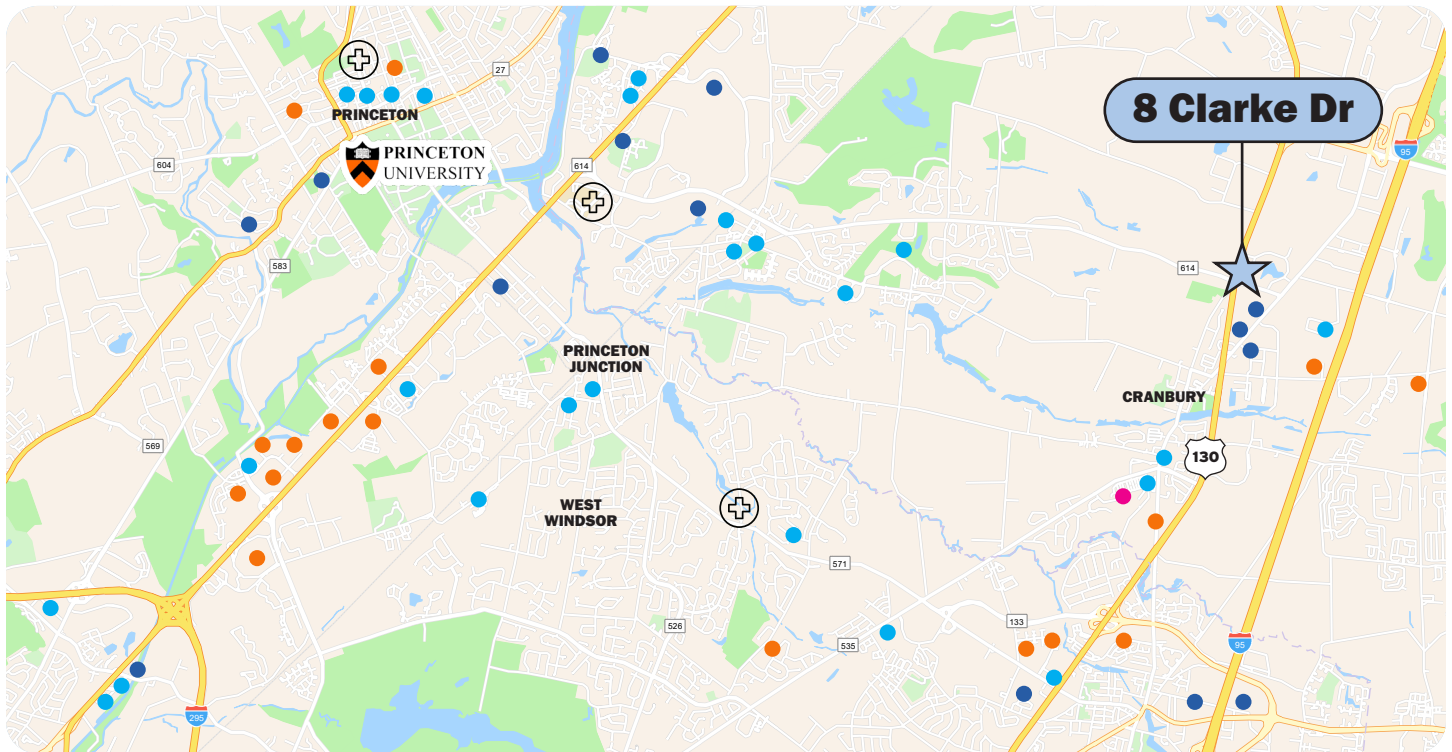
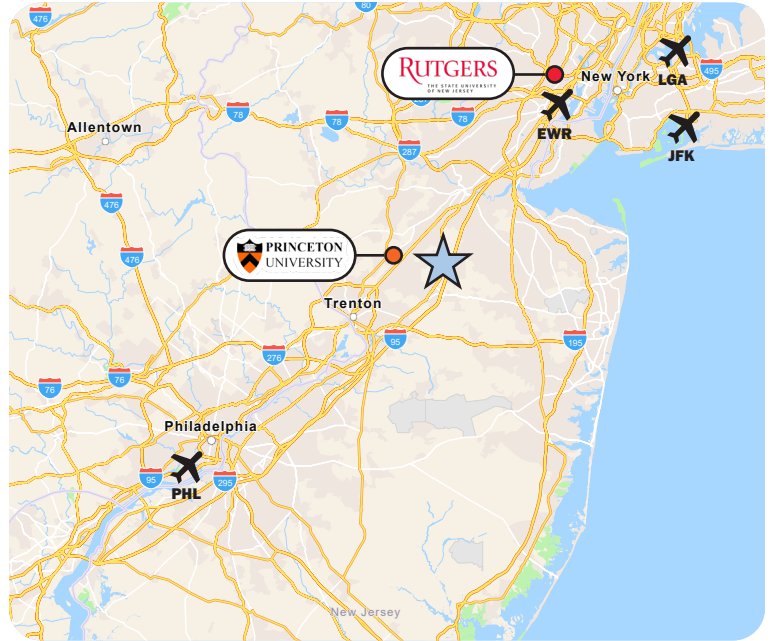


**172 Spaces  
(2.22/1000 )**

# LOCATION HIGHLIGHTS

A strategic Princeton location Cedar Brook Corporate Center is New Jersey's Premier Science and Technology Park situated on 150 beautifully manicured acres along US Route 130 in historic Cranbury Township. It is a campus environment with a 10 acre lake, walking paths and award winning onsite café.

Convenient to both Route 1 and the New Jersey Turnpike at interchange 8A, minutes from downtown Princeton and its many shops, restaurants, hotels, theatres and cultural resources as well as Princeton University and Rutgers University.



- Hotels
- Restaurants
- Retail
- + Hospital
- ✈ Airport

## Public Transportation Commuter Rail Drive Distance

Princeton Branch NJ Transit Commuter Rail (NJ Transit)

**18 min • 9.5 mi**

Princeton (Princeton Branch - NJ Transit Commuter Rail (NJ Transit)

**18 min • 9.5 mi**

Airport Drive Distance Trenton Mercer

**33 min • 21.4 mi**



# INNOVATION STARTS HERE!



## For Leasing Opportunities:

### Tim Conrey

Principal, Sr. Vice President

215.805.5440

tconrey@scheerpartners.com

### KJ Kulik

Senior Vice President

609.744.7233

kkulik@scheerpartners.com

### Lou Tonon

Vice President

704.609.2239

ltonon@scheerpartners.com

50 South 16th St Suite 1700, Philadelphia, PA 19102

**301.337.4700**

[www.scheerpartners.com](http://www.scheerpartners.com)

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