

777

# PRINCETON FORRESTAL INNOVATION PARK







DESIGNED BY THE HILLIER GROUP, AND  
ORIGINALLY DEVELOPED BY HINES DEVELOPMENT  
FOR PHARMACEUTICAL GIANT BRISTOL-MYERS SQUIBB,  
THIS WORLD CLASS OFFICE CAMPUS IS  
THE PINNACLE OF QUALITY

# WORLD CLASS CAMPUS

Courtyard renovation concept for Building 2



# LIVE

## DESIGNED FOR THE WAY WE LIVE

Princeton Forrestal Innovation Park's campus offers tenants the perfect amenities for every day life. In addition to its office amenities, the three buildings on campus are connected by an underground concourse, that includes a variety of amenities including

- Coffee bar
- 24/7 Grab & Go
- Dry Cleaning
- Amazon package room
- Flex/Wellness/Meditation rooms
- Gym
- Spin/cycling studio
- Yoga studio
- Bike storage
- Bike shop



Concourse Lounge





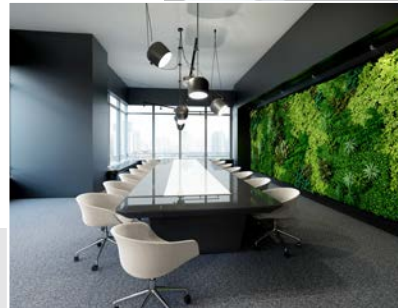
# DESIGNED FOR THE WAY WE WORK

Princeton Forrestal Innovation Park is a world class campus, located at the epicenter of technology and education. The complex consists of three, five-story Class A office buildings situated around a large landscaped common area. The campus is part of Princeton University's Forrestal Center, a 2,200 acre master planned mixed-use community of office, research, retail, hotel, residential and open space.

In addition to individual tenant spaces, the campus offers state-of-the-art, highly connected meeting spaces on the concourse level. These include a 149 seat auditorium, multiple conference rooms, a training room, and a wide variety of collaboration and huddle spaces.



# WORK



Auditorium



# PLAY

## DESIGNED FOR THE WAY WE PLAY

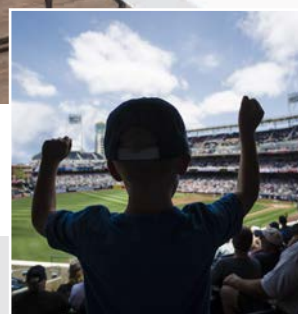
At Princeton Forrestal Innovation Park, tenants can be entertained by a variety of on-campus amenities including:

- Dining (Brick Farm Tavern)
- Lounges
- Game lounges
- Virtual golf

Off campus, there are a multitude of shops, restaurants and multi-cultural events. Nassau Street, McCarter Theatre, Grounds for Sculpture, Arm & Hammer Park and the Cure Insurance Arena are all located within a short drive. New York City, Philadelphia, and the shoreline are all just an hour away.



Game Lounge





# CONCOURSE AMENITIES

## LIVE

- COFFEE BAR
- GYM
- SPIN/CYCLING STUDIO
- AMAZON PACKAGE ROOM
- GRAB & GO
- DRY CLEANING/LAUNDRY
- ATM
- WELLNESS/MEDITATION ROOMS

## WORK

- AUDITORIUM
- TRAINING ROOMS
- CONFERENCE/MEETING ROOMS

## PLAY

- GAME LOUNGES
- VIDEO PRODUCTION ROOMS
- VIRTUAL GOLF





NOW  
LEASING

5<sup>TH</sup> FLOOR: GENMAB INC. US HEADQUARTERS  
4<sup>TH</sup> FLOOR: GENMAB INC. US HEADQUARTERS  
3<sup>RD</sup> FLOOR: GENMAB INC. US HEADQUARTERS  
2<sup>ND</sup> FLOOR: CRODA INC. US HEADQUARTERS  
1<sup>ST</sup> FLOOR: CRODA INC. US HEADQUARTERS

Building 2 Stacking Plan

## A MULTINATIONAL CENTER OF INNOVATION

Princeton Forrestal Innovation Park will be home to two global biotechnology companies.

Genmab, an international biotechnology company specializing in the creation and development of differentiated antibody therapeutics for the treatment of cancer, is relocating its U.S. headquarters office to the site, in a consolidation and expansion of its office and research activities.

Croda International is a British speciality chemicals company who is moving its US Headquarters space to the Princeton Forrestal Innovation Park.



# AREA AMENITIES

## RESTAURANTS

- 1 Ruth's Chris Steak House
- 2 Salt Creek Grille
- 3 Teriyaki Boy
- 4 Valentino's Pizza
- 5 Joey G's Deli
- 6 Forrestal Grille
- 7 Flight Martini and Wine Lounge
- 8 Romeos Ristorante
- 9 Lotus Garden
- 10 Mexican Post
- 11 Panera Bread
- 12 Five Guys
- 13 Jhopri
- 14 Papa John's
- 15 Casa Rosarias
- 16 Shanghai Bun
- 17 Asian Bistro
- 18 Sultan Wok and Sushi

## BANKS

- 1 1st Constitution
- 2 Bank of America
- 3 Citizens Bank
- 4 PNC Bank
- 5 Santander

## TRANSIT

- 1 777 Scudders Mill Road Bus stop
- 2 Princeton Junction Train station

## FITNESS, YOGA, WELLNESS

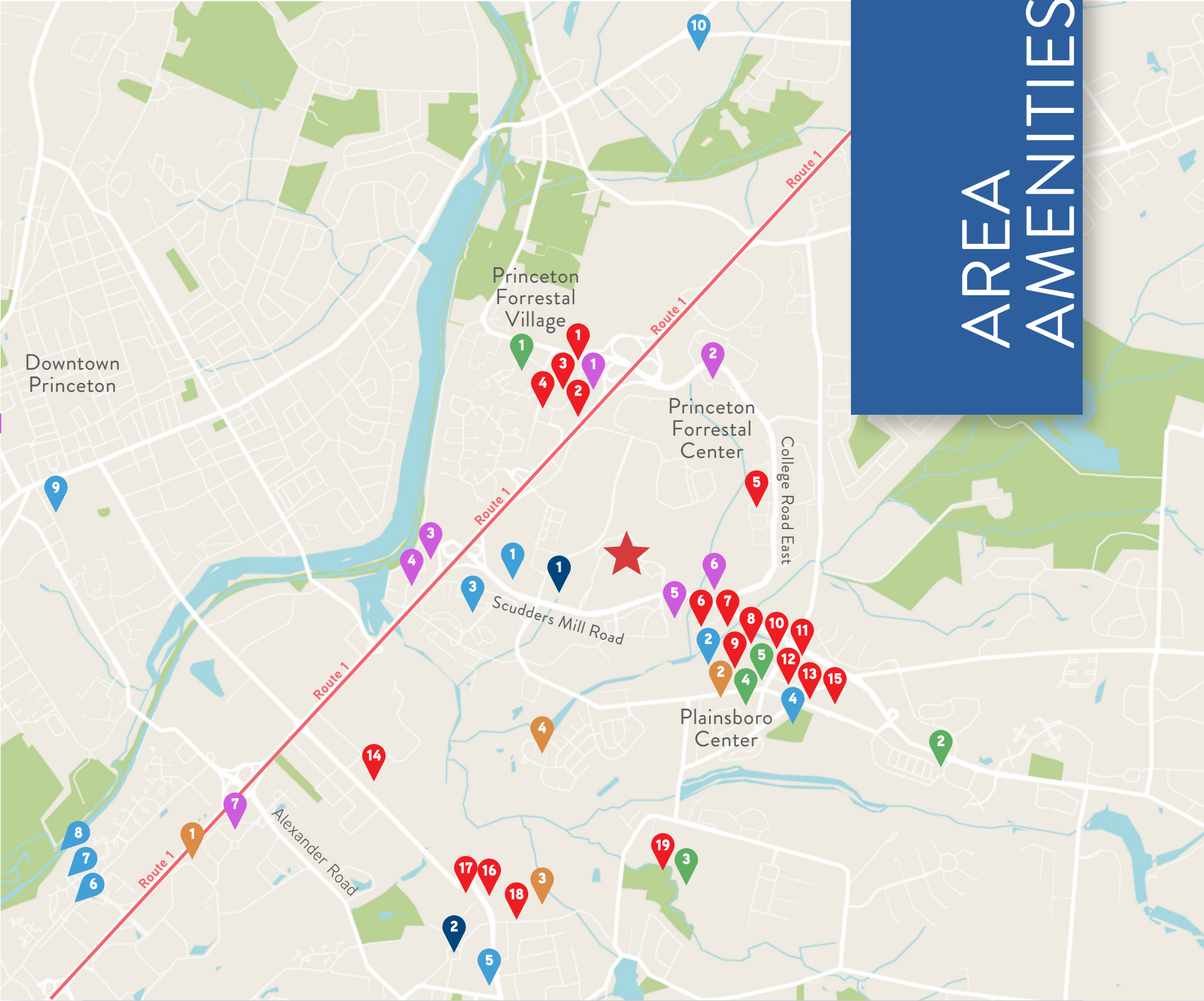
- 1 LifeTime Fitness
- 2 Planet Fitness
- 3 Princeton Fitness & Wellness
- 4 Hot Yoga Plainsboro
- 5 Yoga Soul
- 6 New Jersey Athletic Club
- 7 SEVENSOL Group Fitness
- 8 Orange Theory
- 9 Dillon Gym
- 10 Retro Fitness

## HOTELS/CONFERENCE CENTERS

- 1 Westin
- 2 Princeton Marriott at Forrestal
- 3 Homewood Suites
- 4 Courtyard by Marriott
- 5 Holiday Inn
- 6 Crowne Plaza Princeton
- 7 Hyatt Regency

## DAY CARE

- 1 Bright Horizons
- 2 Lightbridge Academy
- 3 New Horizons
- 4 Loving Kids Care





# BUILDING HIGHLIGHTS



## BUILDING HIGHLIGHTS

**ADDRESS:** 777 Scudders Mill Road, Plainsboro

**SUBMARKET:** Princeton

**PROPERTY TYPE:** Office

**AVERAGE BUILDING SIZE:** 225,000 SF

**BUILDING CLASS:** A

**YEAR BUILT:** 1992

**ENERGY:** Energy Star rated

**MAX STORIES:** 5

**BUILDING EXTERIOR:** Granite

**CONSTRUCTION TYPE:** Steel Frame

**RESTROOM ACCESS:** In-Suite

**PARKING TYPE:** Multi-level structure and surface

**PARKING RATIO:** 4.00 / 1,000 SF with ability to add parking

**ELECTRICAL:** Redundant electrical service to the site is fortified and supplied by two separate and independent substations for durability and reliability.

**QUALITY:** These buildings were constructed for pharmaceutical giant Bristol-Myers Squibb. They adhere to a quality standard that is far superior to other office buildings in the Central and Northern New Jersey office market.



# FLEXIBLE FLOORPLATE

## TYPICAL TENANT FLOOR

Office floors are extremely efficient and divide easily.

Existing ceiling heights are 9' which is well suited for today's natural light filled open floor plans.

Core areas including lobbies, elevators and restrooms will all receive upgrades.

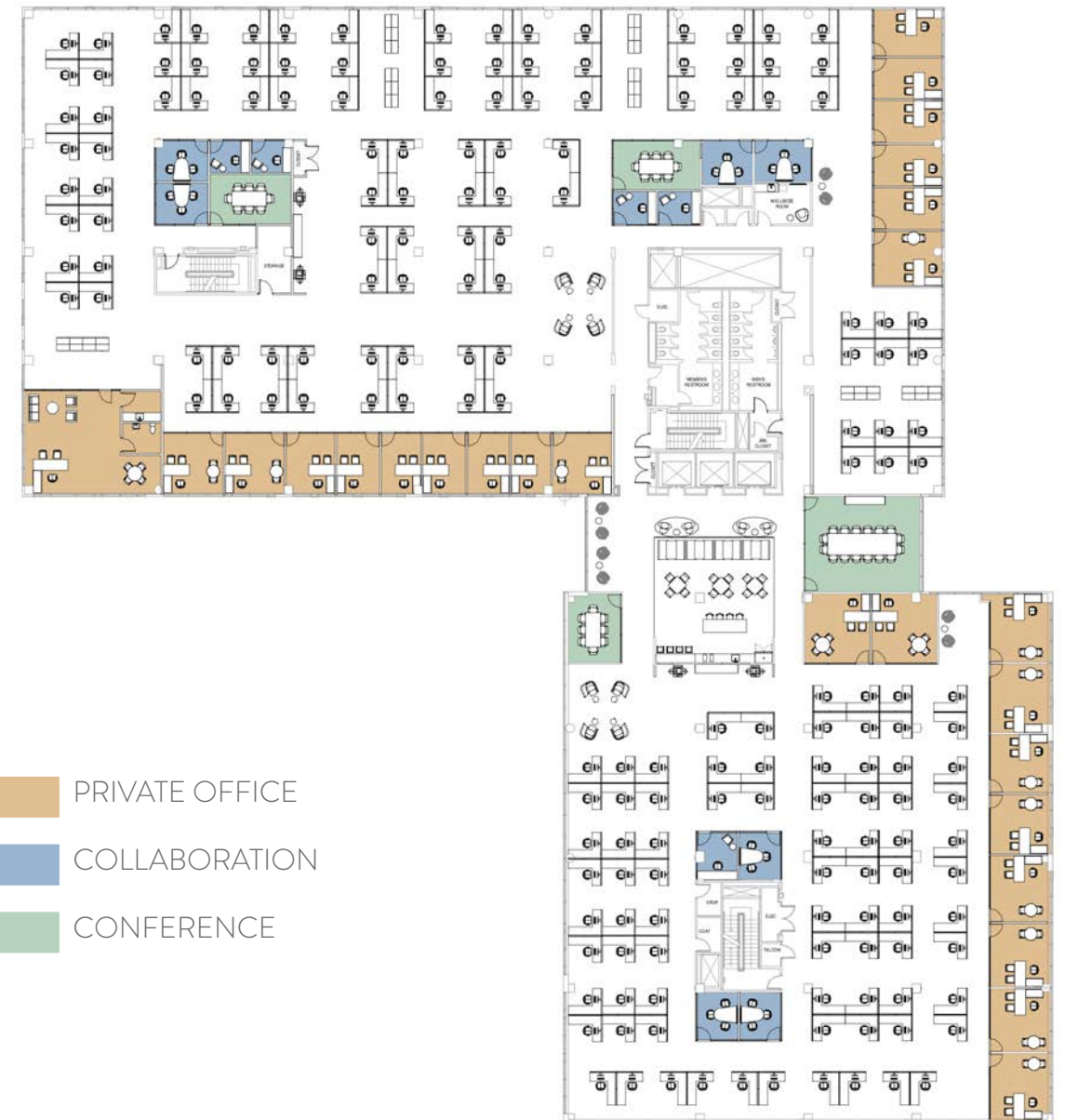
High ceilings and abundant window lines merge the well-landscaped and rural setting with open floor concepts and allow ample natural light into each floor.

Thoughtful floor design facilitates a collaborative environment and multiple configurations.

Each floor is approximately 45,000 RSF.



## FULL FLOOR USER PROGRAM CONCEPT





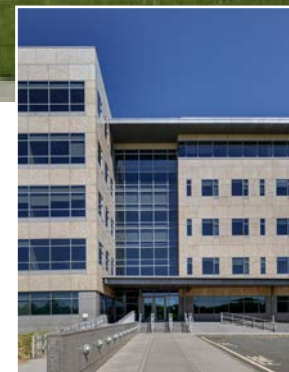
# EFFICIENT AND COLLABORATIVE WORKSPACES



EFFICIENT  
WORKSPACES



# CAMPUS PHOTOS





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