



# Lab space

**14,003 RSF**  
**Available for Sublease**

## Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road  
 Buildings 8 & 21  
 Hopewell | NJ

### Space summary:

Building	Floor	Size	Use
21	2 <sup>nd</sup>	8,217 SF	Lab
	2 <sup>nd</sup>	2,190 SF	Lab/Office
8T	1st	3,596 SF	Office*

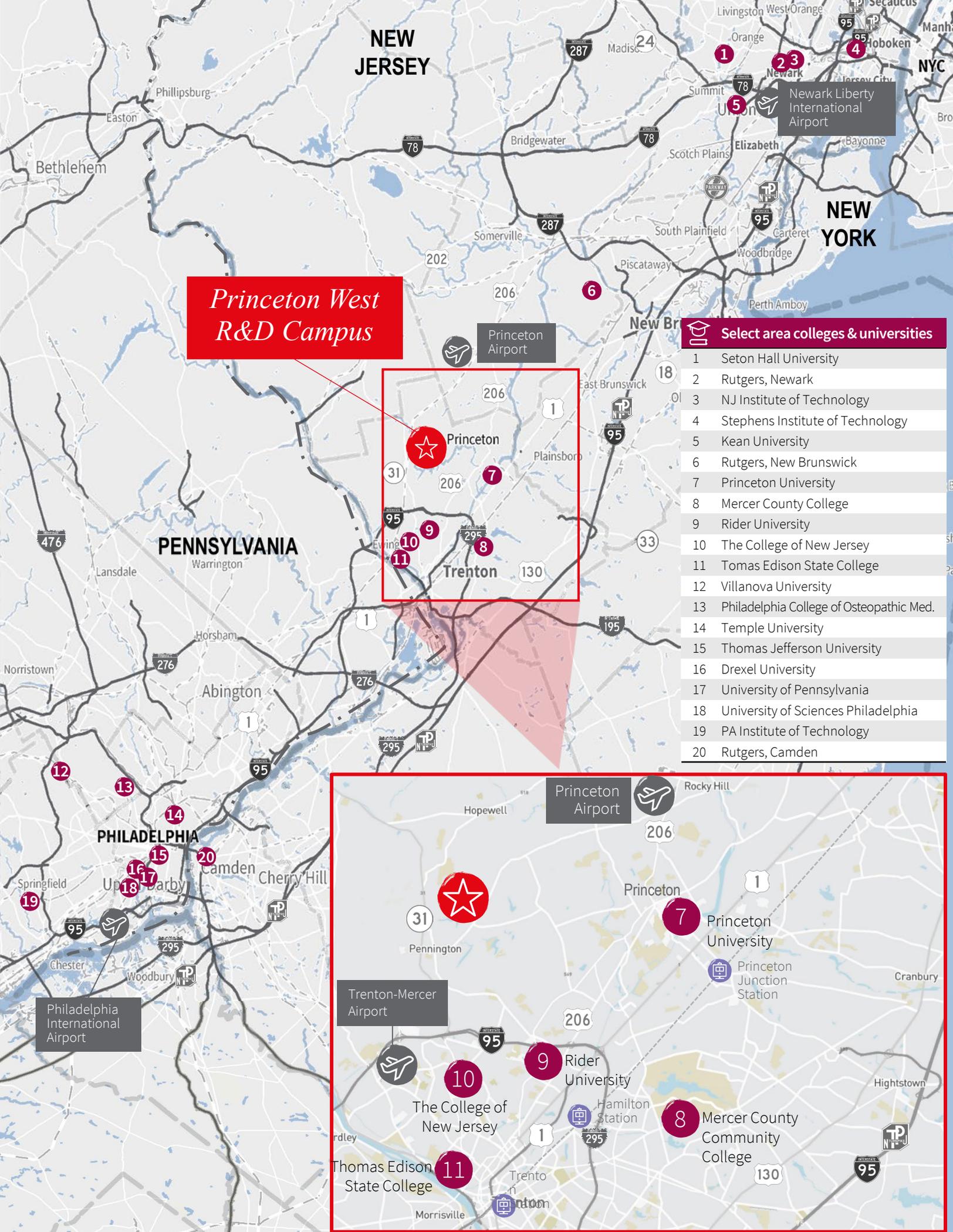
\*Adjacent to cafeteria, common conferencing & fitness

- Sublease term through March 30, 2030
- Central compressed air, vacuum and DI water
- Taxes - \$2.22 | CAM - \$8.99
- Building operating expenses - \$0.62

### Building & Campus features:

- Building 21 – 167,761 SF
- Building 8T – 96,577 SF
- Additional 600,000 SF of approved development
- Central Utility Complex provides state-of-the-art 69 kv Main Substation supported by dual feeds (30MW), 15KV and 5KV distribution
- Two (2) solar arrays- one (1) 660kW and one (1) 60kW
- Two (2) 2MW cogeneration systems
- Centralized waste-water treatment
- Common loading
- Covered parking and surface lot
- Zoning allows R&D, office and production and assemble uses related to the fields of medicine, pharmacology & biologics
- Former Bristol-Myers Squibb 1.1M SF life science campus with over \$600M invested capital improvements

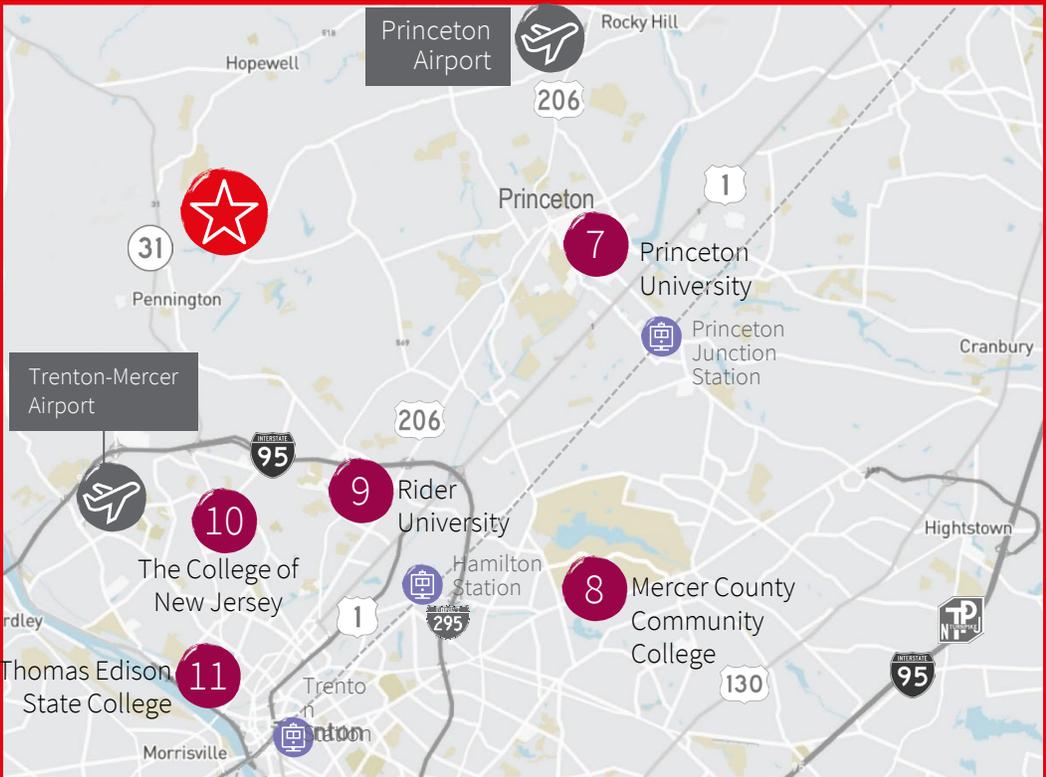


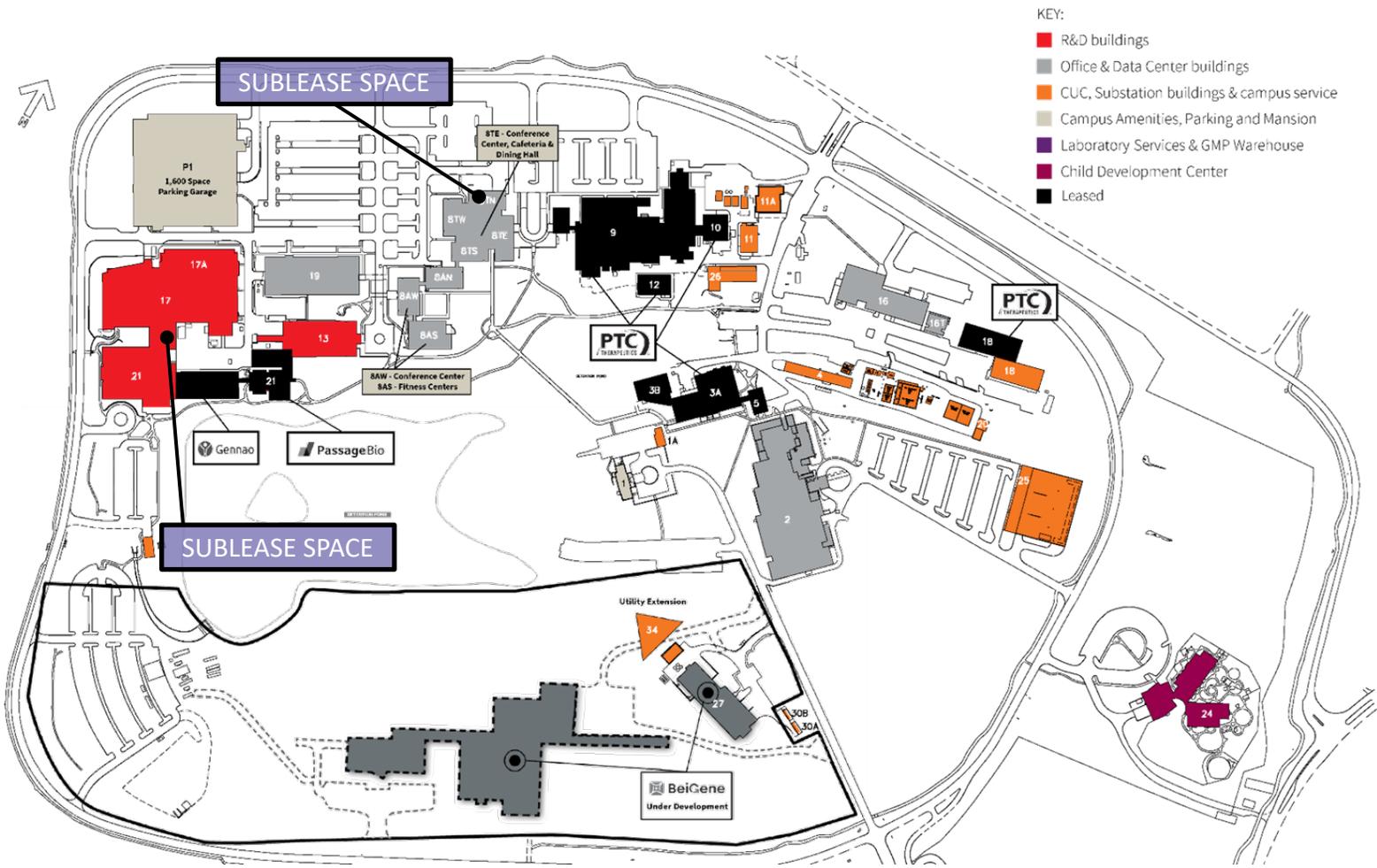


*Princeton West  
R&D Campus*

Select area colleges & universities

- 1 Seton Hall University
- 2 Rutgers, Newark
- 3 NJ Institute of Technology
- 4 Stephens Institute of Technology
- 5 Kean University
- 6 Rutgers, New Brunswick
- 7 Princeton University
- 8 Mercer County College
- 9 Rider University
- 10 The College of New Jersey
- 11 Tomas Edison State College
- 12 Villanova University
- 13 Philadelphia College of Osteopathic Med.
- 14 Temple University
- 15 Thomas Jefferson University
- 16 Drexel University
- 17 University of Pennsylvania
- 18 University of Sciences Philadelphia
- 19 PA Institute of Technology
- 20 Rutgers, Camden





For more information, please contact us.

**Dan Spero**  
973 829 4719  
[dan.spero@jll.com](mailto:dan.spero@jll.com)

**Jim Medenbach**  
973 829 4710  
[jim.medenbach@jll.com](mailto:jim.medenbach@jll.com)

**Craig Eisenhardt**  
973 829 4680  
[craig.eisenhardt@jll.com](mailto:craig.eisenhardt@jll.com)

**Chris Romano**  
609 462 4858  
[christopher.romano@jll.com](mailto:christopher.romano@jll.com)



Jones Lang LaSalle Brokerage, Inc.

A licensed real estate broker | 8 Campus Drive, Suite 305. Parsippany, NJ 07054 | +1 973 829 4800

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