

PRINCETON RESEARCH LABS

FOSTERING THE PURSUIT OF INNOVATION

1, 7, 9, & 11 DEER PARK DRIVE | MONMOUTH JUNCTION, NJ

 CUSHMAN &
WAKEFIELD

A Destination for Discovery

Strategically positioned along New Jersey's Route 1 corridor, Princeton Research Labs (PRL) sits within Einstein's Alley, providing R&D companies of all stages a gateway to one of the country's most dynamic and integrated life sciences and technology ecosystems.

Combined with access to over 55 companies on campus and a host of nearby research institutions, this state-of-the-art park offers flexible and scalable spec labs to create a destination designed to empower growth, collaboration, community and ultimately life-changing discovery.



HIGHLIGHTS



225,000+ SF
integrated campus environment



200 to 20,000 SF
available lab space



Customizable
and cutting edge,
move-in-ready, spec
labs and clean rooms



Home to 55+
life sciences and technology
companies of all sizes and
stages of research



Strategic location
between Princeton & Rutgers
universities, within one of America's
most heavily funded R&D markets



Great exposure
to the region's talented life science
workforce



Convenient access
to New York, Boston, Philadelphia and
Washington D.C. markets



Dedicated property management
and highly capable technical
staff on-site

More Than Just Lab Space

Princeton Research Labs is a constantly evolving life sciences and technology facility, growing with the needs of existing tenants while retaining the capacity to accommodate new companies. With scalable spaces, state-of-the-art infrastructure and a community-centric design, this dynamic campus is built to cultivate innovation through every stage of research and exploration.



CUTTING-EDGE SPEC LABS

Fully equipped and ready-to-use lab and office facilities of all sizes, customizable to support various scientific disciplines.

FLEXIBLE SPACE DESIGN

Collaborate with our in-house architectural team to create lab spaces ranging from 200 to 20,000 SF.

24/7 ON-SITE SUPPORT

Our on-site management team and technical staff is available around the clock, ensuring seamless operations and tenant satisfaction.

EXECUTIVE CONFERENCE FACILITIES

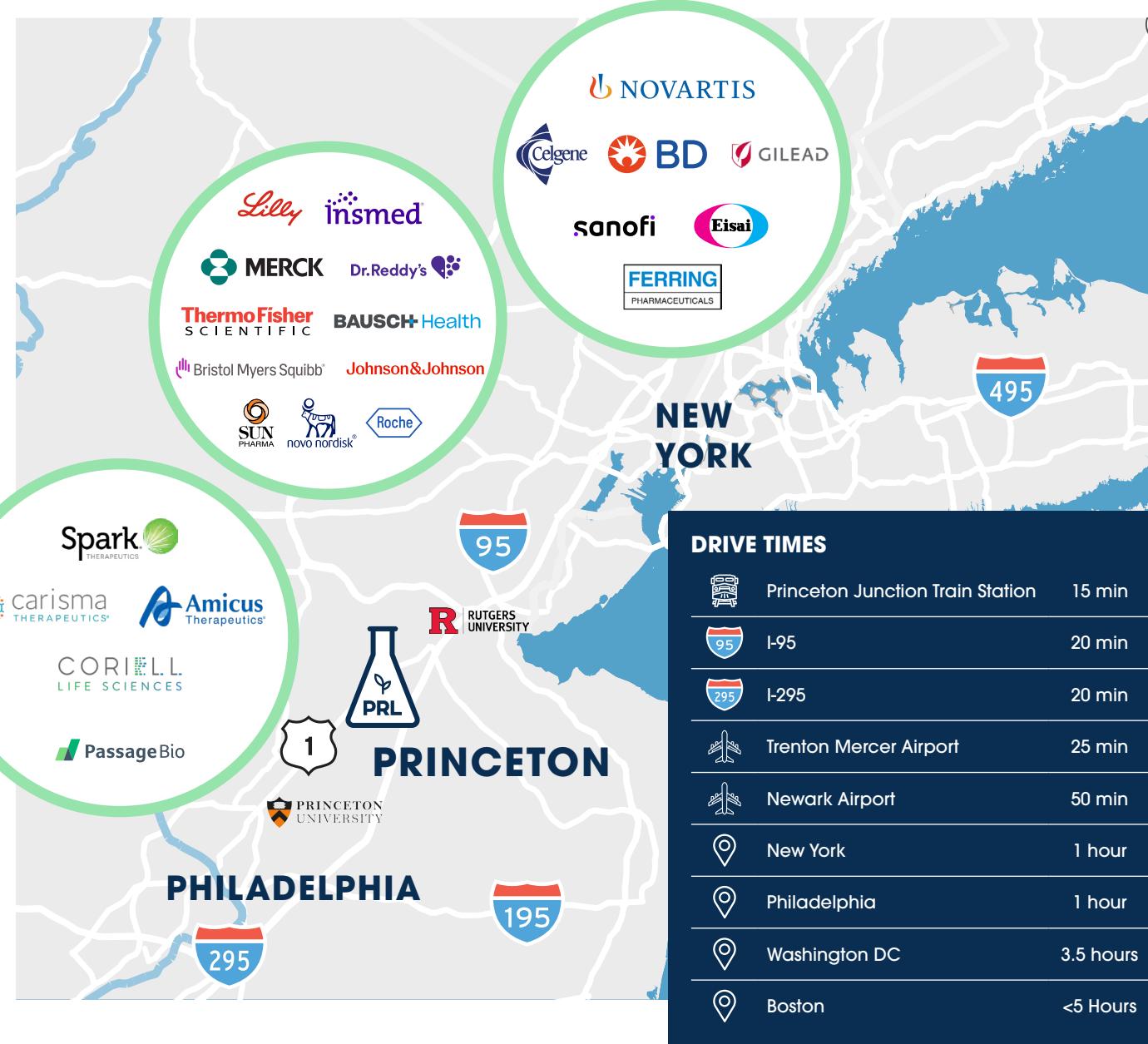
Enhance your operations with access to shared conference facilities (coming soon).

INTEGRATED PARK SETTING

The campus' beautiful, park-like environment encourages networking, community and collaboration.

An Ecosystem of Innovation

Home to more than 55 life sciences companies, Princeton Research Labs delivers remarkable access to a dynamic network of research professionals and entrepreneurs. The campus' ideal location in central New Jersey also grants companies critical access to numerous regional education institutions and research hubs in New York, Philadelphia and beyond.

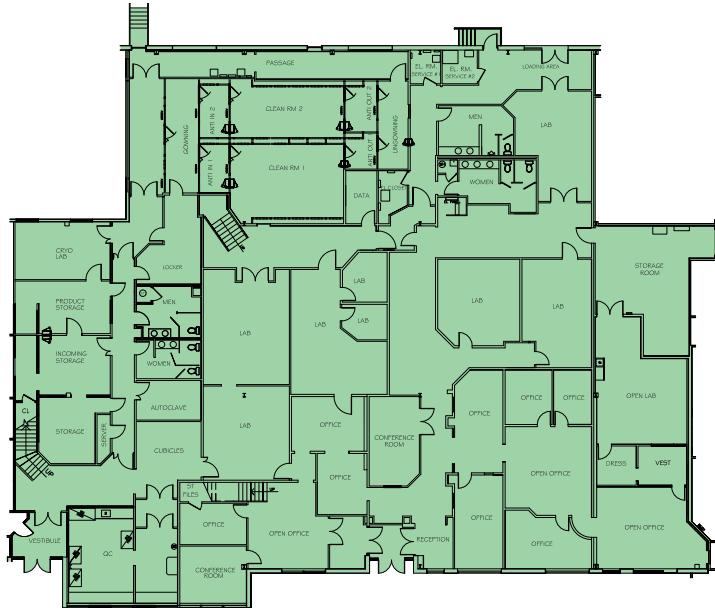


Advancing the Future of Life Science

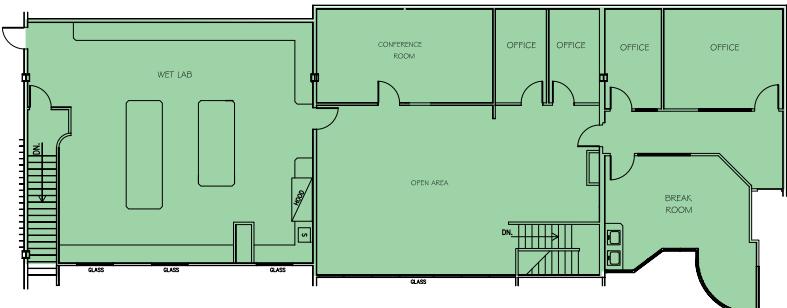
For over 40 years, ownership has been deeply committed to investing in the success of diverse life sciences tenants, both large and small, and their holistic missions of innovation. Having proudly graduated over 300 companies during that period confirms Princeton Research Lab's position as one of New Jersey's most successful research facilities. With new ownership as of 2025 will come a renewed focus on supporting the more than 55 innovative scientific firms on-site today, bringing upgrades to the property and continuing to facilitate a vibrant community-focused experience among leading researchers, corporations, and entrepreneurs, where science and technology thrive.



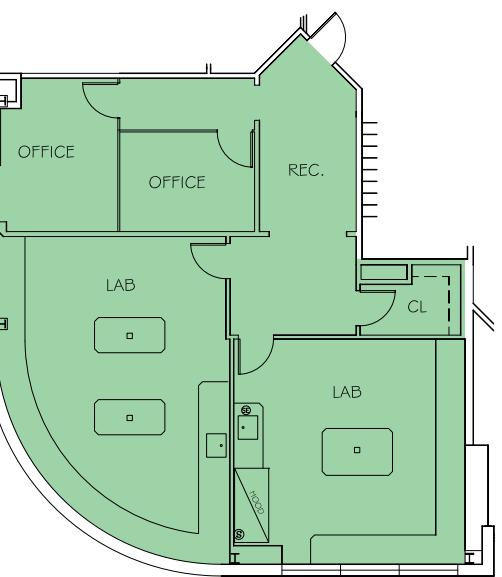
Sample Floor Plans and Available Space



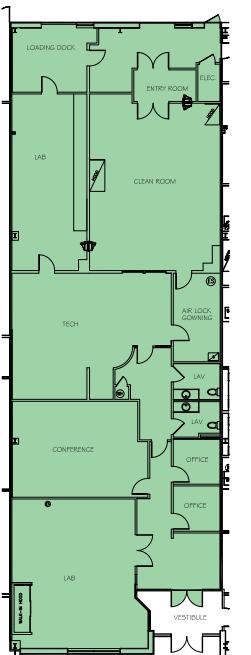
Suite 7-F & G



Suite 120-M



Suite K-1



Suite 1-D

Access to Nationally Recognized R&D Hub

Princeton Research Labs sits at the nexus of New Jersey's flourishing R&D market, surrounded by one of the nation's premier life science and technology talent pools.

With access to more engineers per square mile than in any other state, PRL offers a gateway to a nationally recognized ecosystem of enterprises and entrepreneurs that have garnered significant research funding and countless industry accolades in recent years.

#1 STATE
for FDA registered manufacturing establishments

63,200
total life science employment

\$210.4M
in 2024 VC funding

\$405M
in 2024 NIH funding

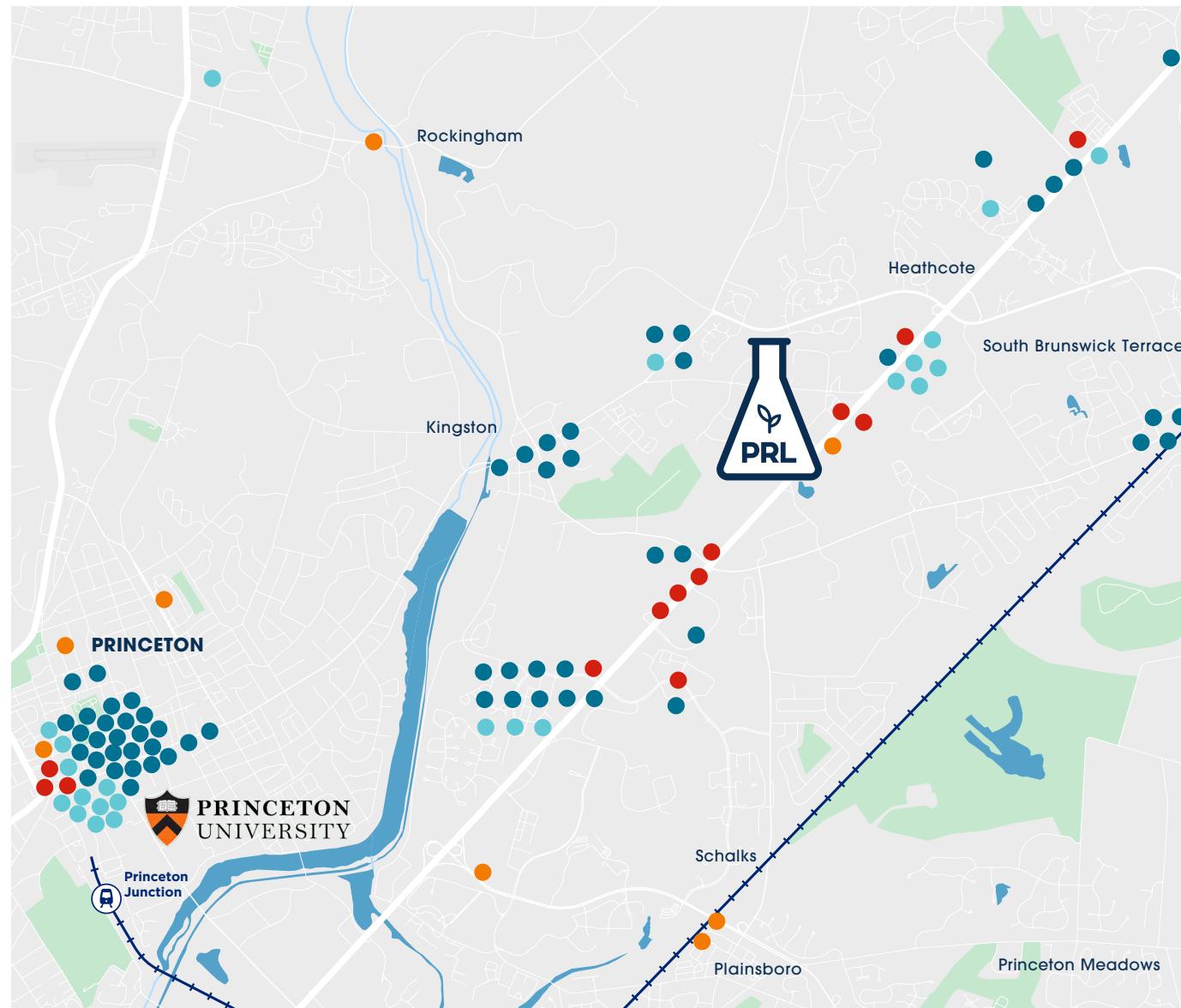
3,200+
life sciences and biotech companies

3,100
active/open clinical trials

14 OF THE TOP 20
pharmaceutical companies are in NJ

TOP NIH
Funded Institutions in 2024
Rutgers Biomedical and Health Sciences: \$169.7M
Rutgers University: \$53.9M
Princeton University: \$53.7M
Hackensack University Medical Center: \$17M

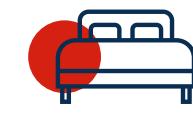
A Dynamic Destination



50+
Eateries



8
Health Clubs



13
Hotels



23
Retail

Princeton Research Labs Alumni

Combined with easy access to Princeton's rich array of amenities, resources and urban conveniences, the campus is surrounded by a robust community of cutting-edge tenants, including an impressive roster of over 300 companies that have launched, grown, and scaled beyond the walls of PRL.

ACCELEDEV CHEMICAL	CHEMSPEED	HUS LABS	ONCOPATH GENOMICS	SIPKA
ACCENTEX	CHEMUNEX	HYBRID	PA CONSULTING	SIVA MICROBIO SOLUTIONS
ACCESS OPTICAL	CHILWORTH	ICON GENETICS	PACIFIC HARDWARE	SMALL MOLECULES
ACCURANT	CHROMICS	IKARIA	PCHEM	SNOWDON LABS
ACENTEX	CHROMOCOPY	INDIGO FKA PERSIS	PCHIP FKA PHARMASEQ	SPECIALTIES
ACES	CLS	INNOPHARMA	PE BIOTECH	SPHERE PHOTONICS
AD4 PHARMA	COLLAFIRM	INSMED fka TRANSAVE	PEG	SPHEROSILS
ADESSO	COMBIPHOS	INTERLINK	PELICAN	SPYRUS
AFFERCHEM FKA ARRAYCHEM	COMGENEX	INVENLUX	PERSIS SCIENCE	STOINI OFFICE OF A. ZWICKER
ALB MOL FKA COMGENEX	ALCHEM	ISOCSCIENCES	PETEC	SUNSHINE LABS
ALCHEM	ALFAGENE	J&W PHARMA	PFIZER	SUPREMIA
ALL-TECH	ALL-TECH	JAYR GYM	PHARMA ESSENTIA	SUVEN LIFE SCIENCES
ALLYCHEM	ALSGEN	KADMON RESEARCH	PHENGEN	SWAPSOL
ALTERED IMAGE	ALTERED IMAGE	AMMATH CONSULTING	PHOTON TECH	SYDOR
ANICHEM	ANICHEM	KNITE INC	PHYTO-TECH	SYNASCIA
ANTISTATIC	ANTISTATIC	LEIUTIS	PMS	SYNTERGY
ANVEN	AP BIO SCIENCES	LIGHTSENSE	POWERZYME	SYNTASK
APICORE	ARRAYCHEM	LIQUID LIGHT		
ARRAYCHEM	ASCENDIA	LONGEVICA		
ASCENDIA	ASTATECH	LOTUS BIOPHARMA		
ASTATECH	AUCTA PHARMA	MACROCEUTICS		
AUCTA PHARMA	AUSTAR PHARMA	MATINAS		
AUSTAR PHARMA	AVIDEO	MEDICAL DEVICE DVLPMNT		
AVIDEO	AYALA FKA ADVAXIS	MEDTRONIC FKA TYRX		
AYALA FKA ADVAXIS	BIO2ELECTRIC	MERIAL		
BIO2ELECTRIC	BIOCENTRIQ	MGP BIOTECH		
BIOCENTRIQ	BIOPHARM	MONITOR PRODUCTS		
BIOPHARM	BIOPHORE PHARMA	MONMOUTH INTERNET		
BIOPHORE PHARMA	BIOSORTIA	MORPHOCHEM		
BIOSORTIA	BIOTHERAPEUTIC	NANO-DITECH		
BIOTHERAPEUTIC	BIOTRANEX	NANOSTREAM		
BIOTRANEX	BUCKHAM	NATURAL ADVANTAGE		
BUCKHAM	BWTEK	NB MATRIX		
BWTEK	CALIPER	NCP		
CALIPER	CARBOZYME	NEOGENICS		
CARBOZYME	CARDOLITE CORPORATION	NELOMED		
CARDOLITE CORPORATION	CARNEGIE PHARMA	NEXMED		
CARNEGIE PHARMA	CELL CULTURE SERVICES	NEXT GENERATION		
CELL CULTURE SERVICES	CENOXSYS	NOSTRUM PHARMA		
CENOXSYS	CERMO	NOVAREACT		
CERMO	CHARGED INJECTION	NOVAROCK		
CHARGED INJECTION	CHARTWELL	NOVATIA RESEARCH		
CHARTWELL	CHEMLEAP	NUBEKA		
CHEMLEAP	CHEMSPACE	NUCYCLE (PHYTO)		
CHEMSPACE		OASIS NUTRA		
		OLIVIA SCIENTIFIC		
		OMNINET		
		HUDSON PHARMA		



PRINCETON RESEARCH LABS

www.princetonresearchlabs.com

Charles Parmelli | 732 754 8488 | charles.parmelli@cushwake.com

Shawn Straka | 973 292 4603 | shawn.straka@cushwake.com

Todd Elfand | 732 452 6187 | todd.elfand@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN; AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.