



PRINCETON RESEARCH LABS

FOSTERING THE PURSUIT OF INNOVATION

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



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
- 

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

200 to 20,000 SF
available lab space
- 

Great exposure
to the region's talented life science workforce
- 

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

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

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

Dedicated property management
and highly capable technical staff on-site

More Than Just Lab Space

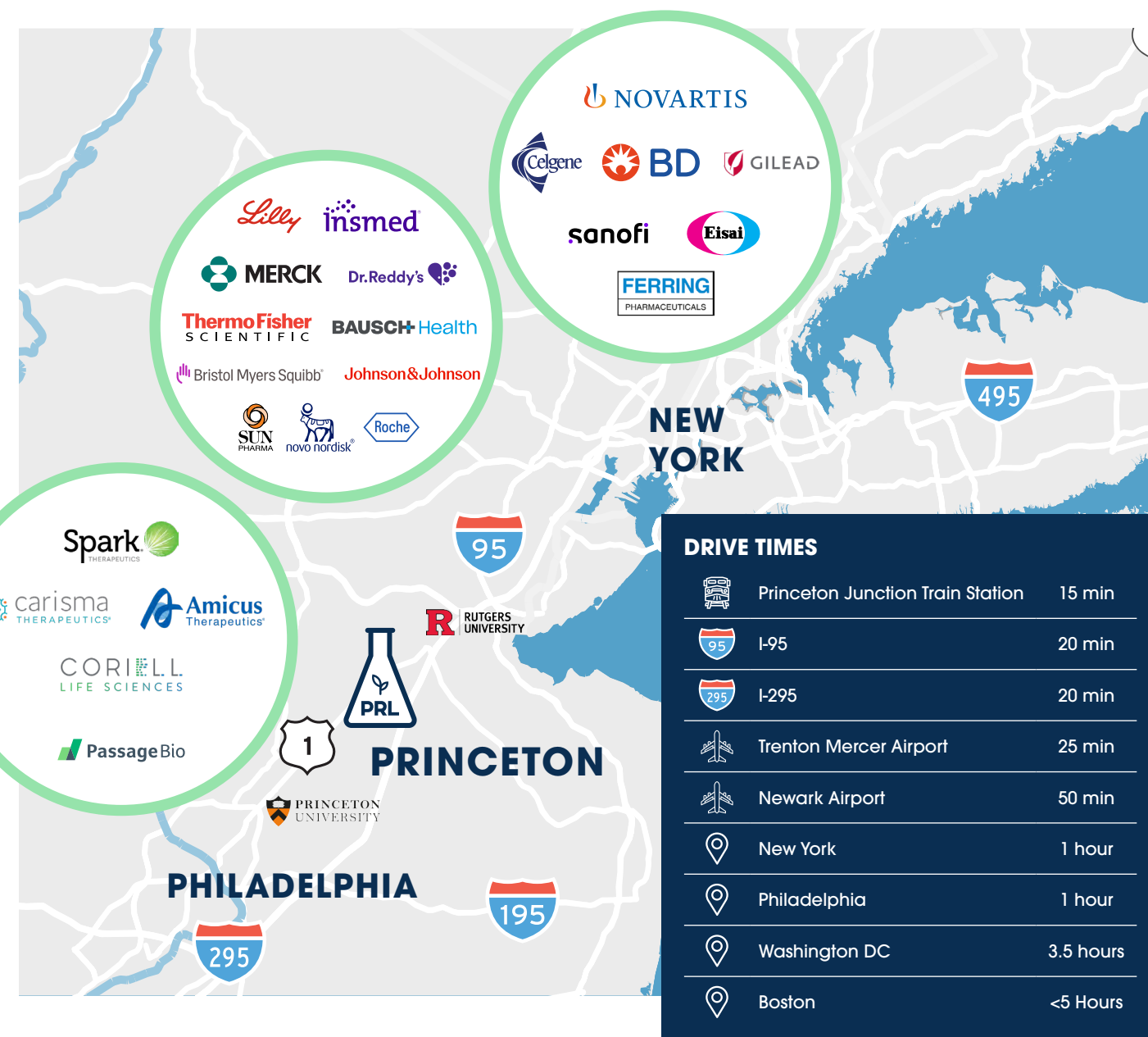
Princeton Research Labs is a constantly evolving life sciences and technology facility, growing with the needs of existing tenants while retaining the capacity to accommodate new companies. With scalable spaces, state-of-the-art infrastructure and a community-centric design, this dynamic campus is built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

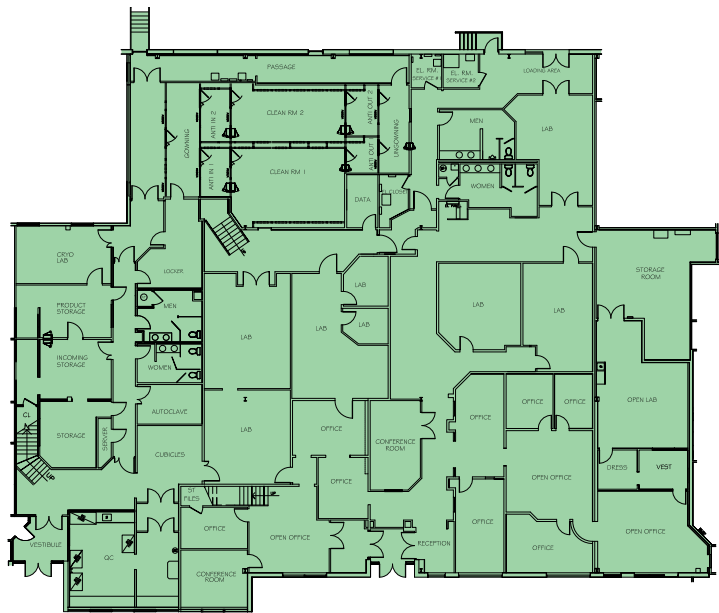


Advancing the Future of Life Science

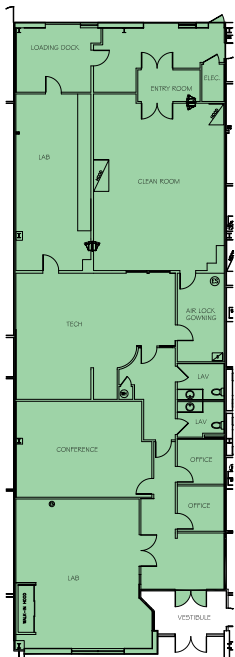
For over 40 years, ownership has been deeply committed to investing in the success of diverse life sciences tenants, both large and small, and their holistic missions of innovation. Having proudly graduated over 300 companies during that period confirms Princeton Research Lab's position as one of New 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.



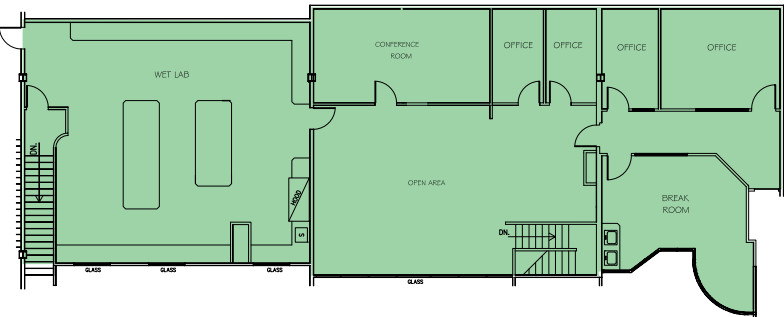
Sample Floor Plans and Available Space



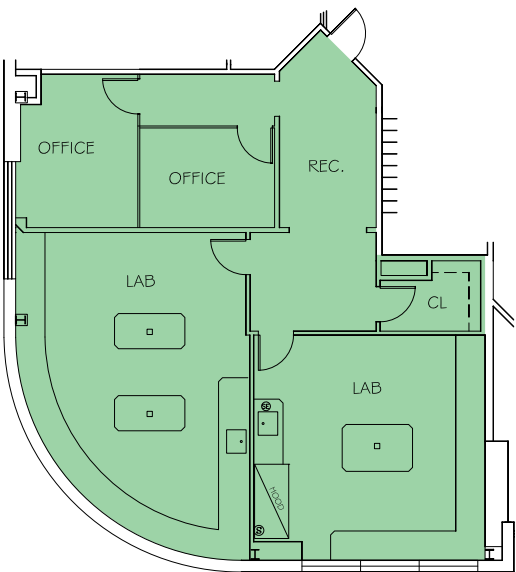
Suite 7-F & G



Suite 1-D



Suite 120-M



Suite K-1

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.

<p>#1 STATE for FDA registered manufacturing establishments</p>	<p>63,200 total life science employment</p>	<p>\$210.4M in 2024 VC funding</p>
<p>\$405M in 2024 NIH funding</p>	<p>3,200+ life sciences and biotech companies</p>	<p>3,100 active/open clinical trials</p>
<p>14 OF THE TOP 20 pharmaceutical companies are in NJ</p>	<p>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</p>	



**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



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