



For Lease New Spec Built R&D Lab Space

Coming Soon
14,644 - 46,735 RSF

College Park at Princeton Forrestal Center
307 College Road East
Princeton, NJ



BUILDING HIGHLIGHTS



BRAND NEW ROOF



ON SITE PROPERTY MANAGEMENT



OVER 700 ACRES OF PRESERVED OPEN SPACE



AMPLE 4/1000 PARKING



LOCAL MASS TRANSIT BUS SERVICE



FLEXIBLE EFFICIENT FLOOR PLANS



FULL CONSTRUCTION CAPABILITIES



HVAC FOR ONCE-THROUGH LAB AIR



BRAND NEW ELECTRICAL GEAR

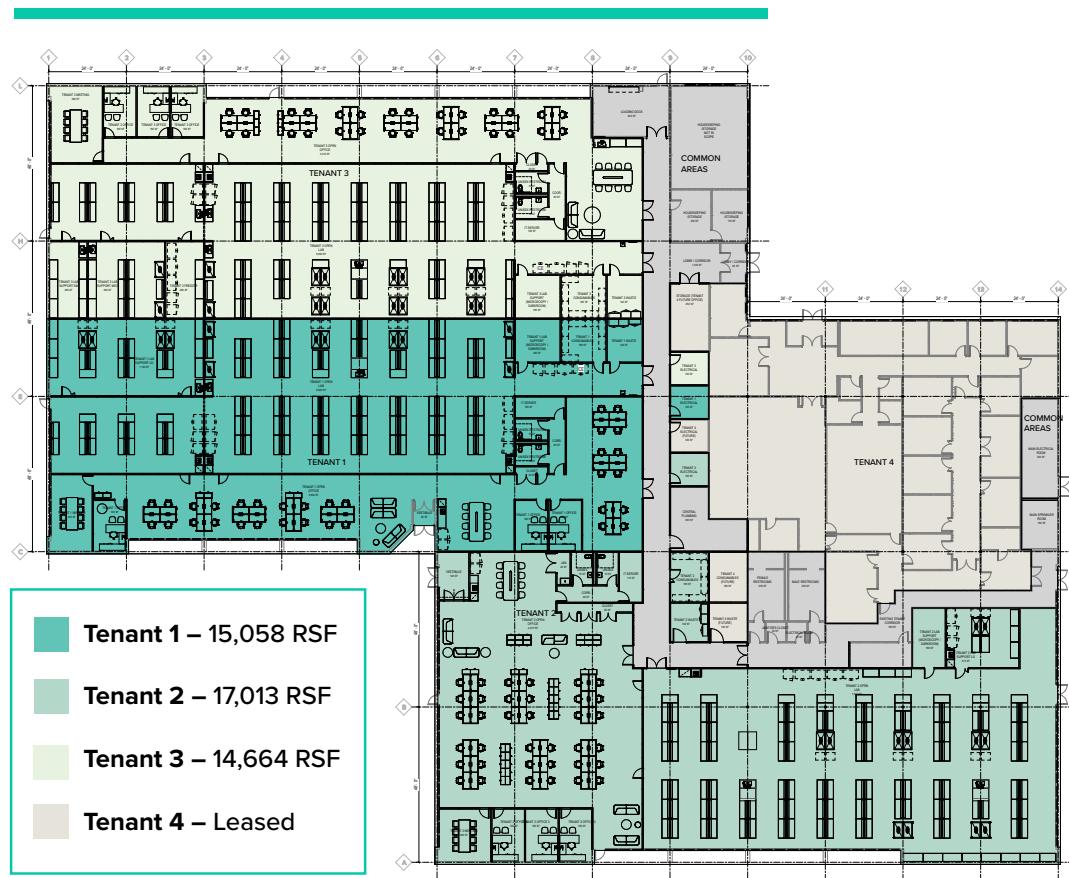


MINUTES TO THE NEW JERSEY TRANSIT STATION

ZONING: PMOD - PERMITTED USES INCLUDE OFFICE, RESEARCH + PRODUCT DEVELOPMENT, LABORATORIES

Located within Princeton Forrestal Center, **307 College Road East** offers tenants access to the extensive perks of the Princeton Forrestal Center community and greater Princeton area, attracting some of the most prestigious and respected companies from around the world.

FLOOR PLAN

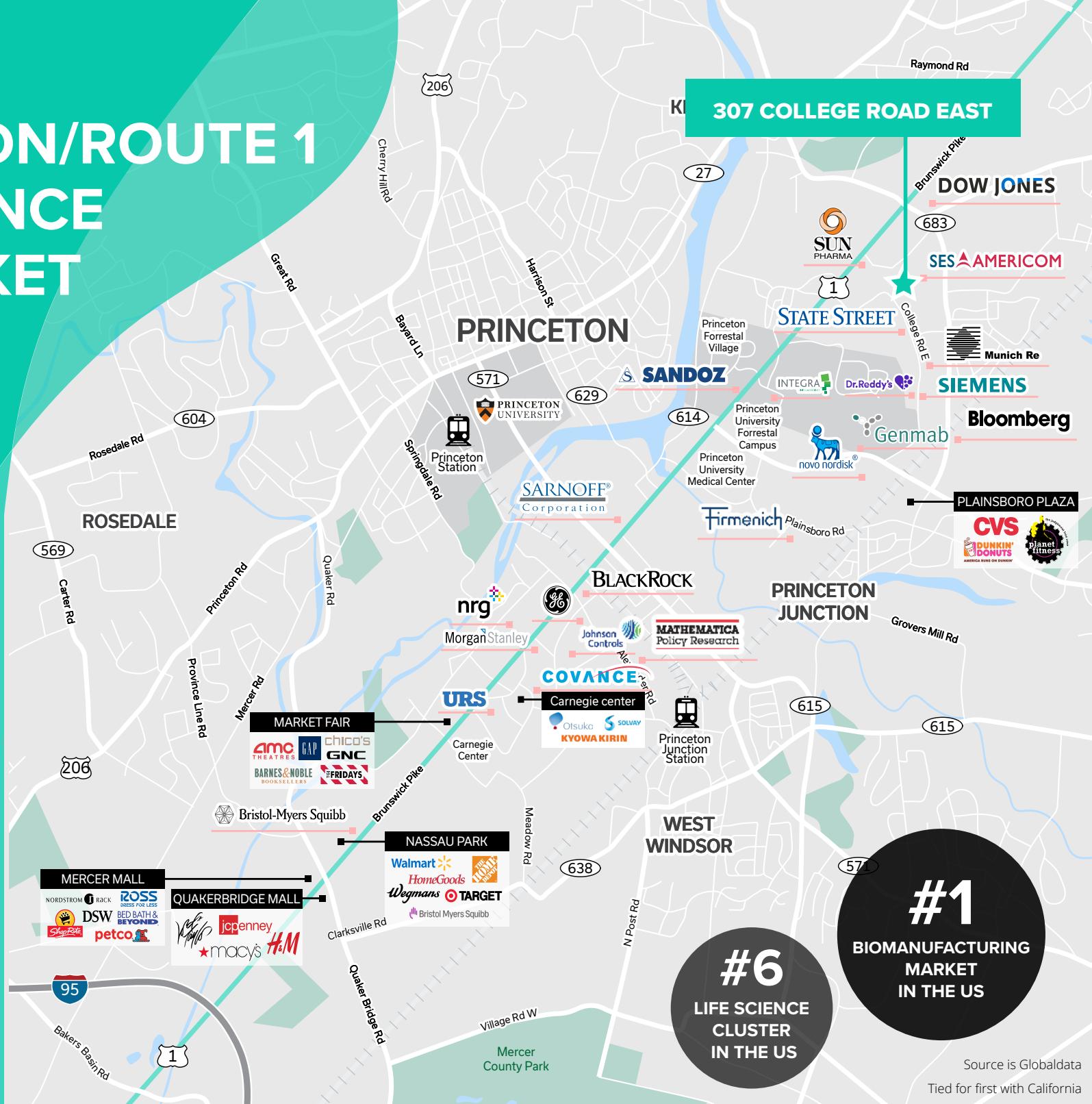


[VIEW PROPERTY](#)

PRINCETON/ROUTE 1 LIFE SCIENCE SUBMARKET

Substantial Life Science and corporate occupiers located in Princeton.

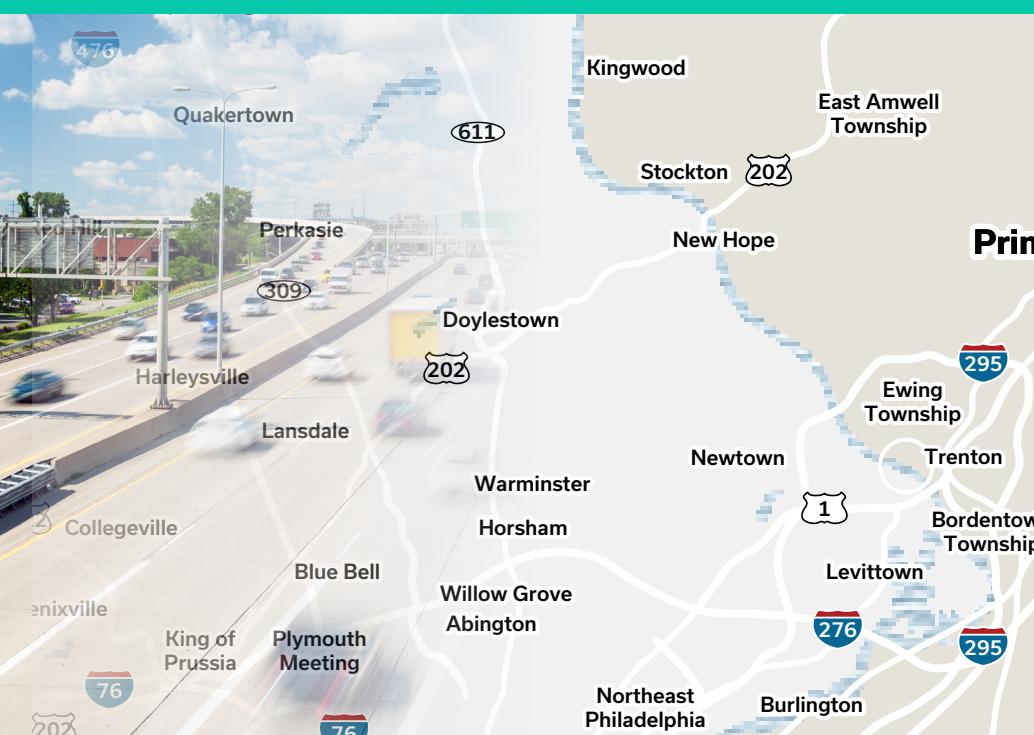
- #1 in pharma and medicine manufacturing employment
- #4 in total life science employment
- 5th in headquartered companies conducting clinical trials (as of June 2023)
- Over \$2B of Venture Capital Investment since 2021
- Highest concentration of biochemists and biophysicists in the world
- Largest port on the East Coast (Port of Newark)
- Home to the #1 university in the nation (Princeton) with close proximity to two others in the top twelve (Penn & Columbia)
- 3,200+ LS firms call NJ home
- 14 of the 20 largest research-based biopharmaceutical companies maintain a presence in NJ
- 13% of NJ's GDP is derived from biopharmaceutical and medical technology firms



TRANSPORTATION OVERVIEW

Princeton's central location allows it to draw employees from South and Central New Jersey as well as Bucks County, Pennsylvania making Princeton's location relative to highways and mass transit a critical factor in the market's growth.

Transportation Center/Route	Miles from Site	Access
Route 1	0.5 miles	NYC - Philadelphia
I-295	7 miles	Philadelphia - South Jersey
I-95/NJ Turnpike	9 miles	NYC, Philadelphia, National
Routes 202 & 206	4 miles	Bergen County - Wilmington
Princeton Junction Train & Bus Station	4 miles	NYC, Metro Park, Philadelphia





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