



Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road
Hopewell, New Jersey

Cost-effective Class A office space in
the desirable Princeton market within a
secure campus.

110,239 SF Full Building Available for Lease

princetonwest.com



Owned by Lincoln Equities Group, Princeton West Innovation Campus at Hopewell is a secure, multi-purpose R&D and biologic/ pharmaceutical and specialty manufacturing campus with build-to suit opportunities. Situated on 381 picturesque acres in the Princeton market, the life sciences campus consists of existing R&D labs, R&D support and office space, child development facility, a data center and ±600,000 SF approved development rights.

Amenities



1,600

Space parking garage



Fitness center
with locker rooms



+16,000 SF

Cafeteria with full kitchen



Auditorium dining area



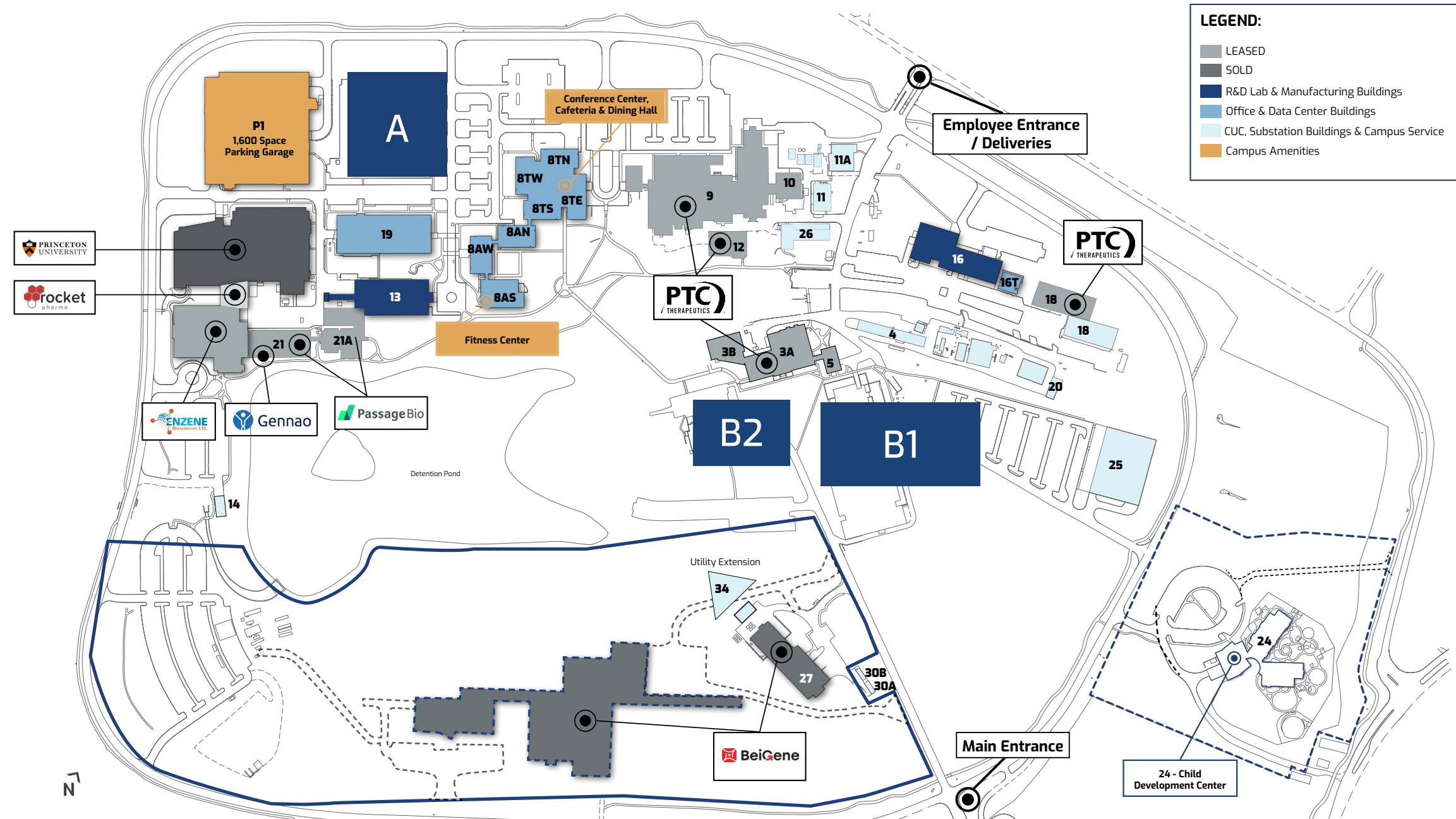
Walking trails



Conference center

- 31 total buildings
- 381 total acreage
- ± 1,055,280 SF total developed space
- ± 375,000 SF office and amenities
- ± 313,049 SF laboratory
- ± 75,000 SF R&D support
- ± 121,000 SF computer / data center
- ± 103,000 SF clinical manufacturing / lab / office
- ± 23,000 SF building storage
- ± 28,000 SF child development center
- ± 600,000 SF development rights

- Zoning allows R&D, office and production and assembly uses related to the fields of biologics, pharmacology and medicine
- Former Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Worldwide Data Center 24/7 Operation
- Central Utility Complex (CUC) supplies a portion of site steam and chilled water demand
- State-of-the-art 69 kv Main Substation supported by dual feeds(30MW), 15KV, and 5 KV distribution
- Two (2) solar arrays – one (1) 660kW and one (1) 60kW
- Two (2) 2MW co-generation systems
- Emergency generators – decentralized



Prominent Princeton Location

Centrally located between New York City and Philadelphia, along the Boston to Washington D.C. Northeast Corridor of AMTRAK rail line, the campus is well situated less than 5 miles from I-295 providing access to the East Coast's main Interstate Highway, I-95.



Located off Route 31 with direct access to Routes 1, 27, 33, 130 and 206, Interstates 95, 195, 295 and the NJ Turnpike.



±12 miles from three NJ Transit / AMTRAK train stations along the Northeast Corridor with service to and from New York Penn Station in Midtown Manhattan, Philadelphia, Boston to Washington D.C.



±50 miles from two International airports – Newark Liberty and Philadelphia.
Less than 10 miles from Trenton-Mercer airport.

Access to Talent



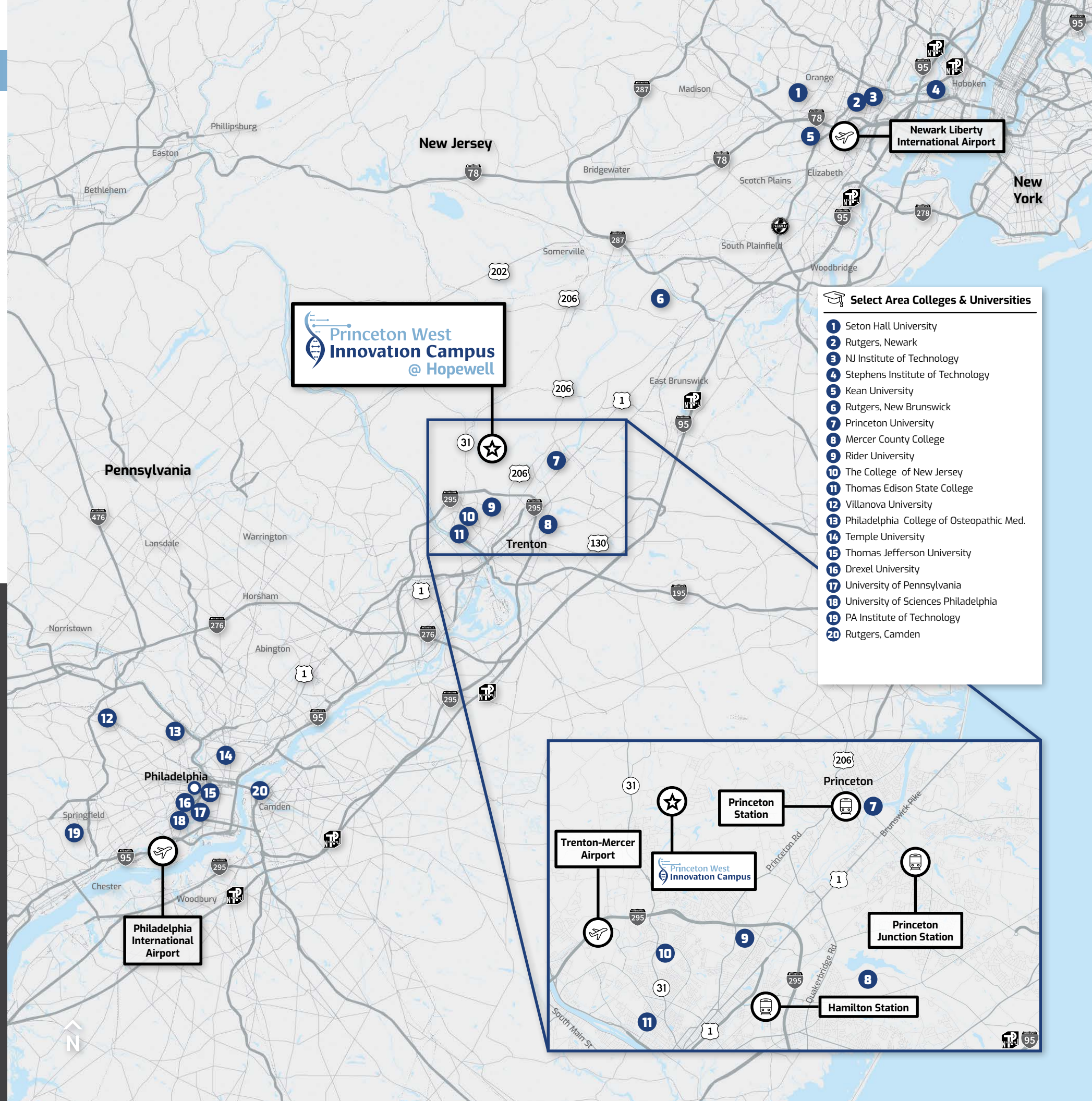
New Jersey has one of the most highly educated, highly skilled workforce in the U.S. – including the highest concentration of scientists and engineers in the world.

Select bio and pharma companies operating in New Jersey include: AbbVie, Bristol-Meyers Squibb, Genmab, GSK, Johnson & Johnson, Merck, Novartis, Novo Nordisk, Roche and Pfizer.



Situated less than 10 miles of the campus are Princeton University, Rider University, The College of New Jersey, Thomas Edison State College and Mercer County Community College.

Located within 50 miles of the campus are: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and the New Jersey Institute of Technology, Stephens Institute of Technology and the Pennsylvania Institute of Technology.

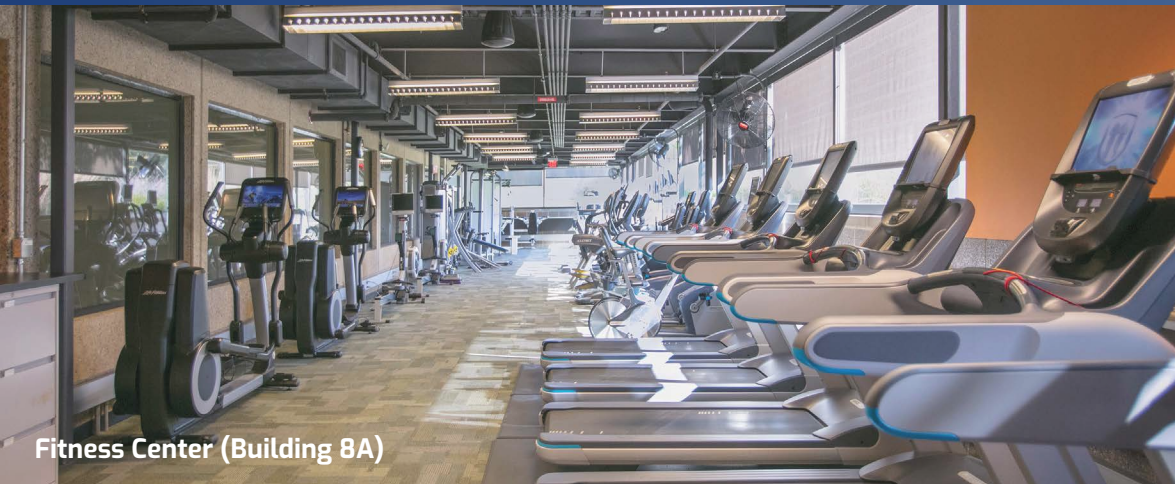


Building 19

Primary Function	Office, conference rooms and medical suite
Building Size	110,239 Rentable Square Feet
Floors	Three (3) 3 rd Floor: 35,686 SF 2 nd Floor: 35,771 SF 1 st Floor: 38,782 SF
Elevator(s)	Two (2) – 3,000 lb passenger
Year Built / Renovated	1993
Loading	One (1)
HVAC	150 psi steam and chilled water supplied from the Central Utility Complex. Steam is used to produce 180°F water which along with chilled water is supplied to the building air handlers.
Electrical	1500/2000kVA, 13.8kV-480/277V
Generator(s)	One (1)
Building System(s)	Siemens BMS
Fire Protection	100% sprinklered and Siemens monitoring and alarm system
Security	Card key access and security cameras



Campus Amenities



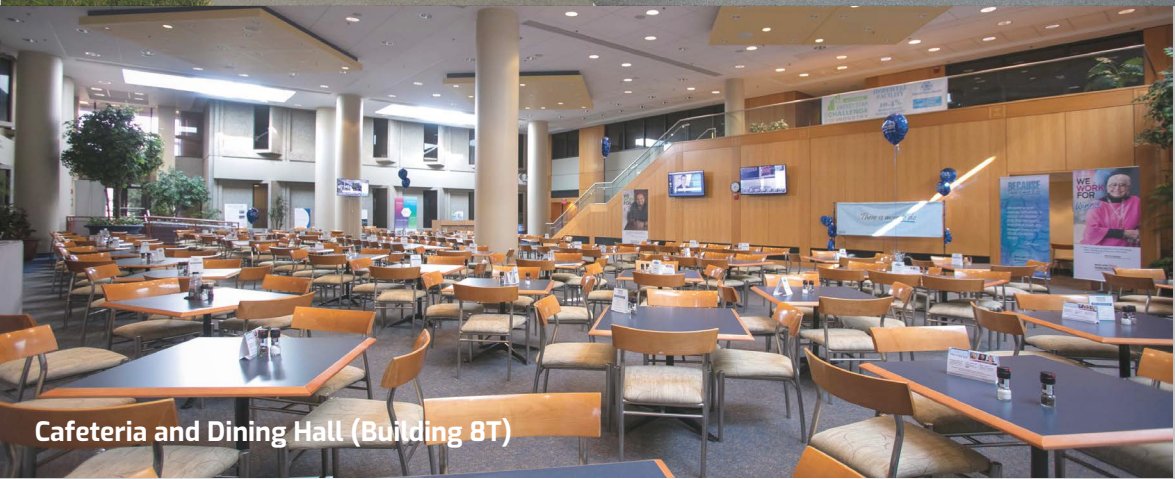
Fitness Center (Building 8A)



Miles of Walking Paths



1,600 Space Parking Garage



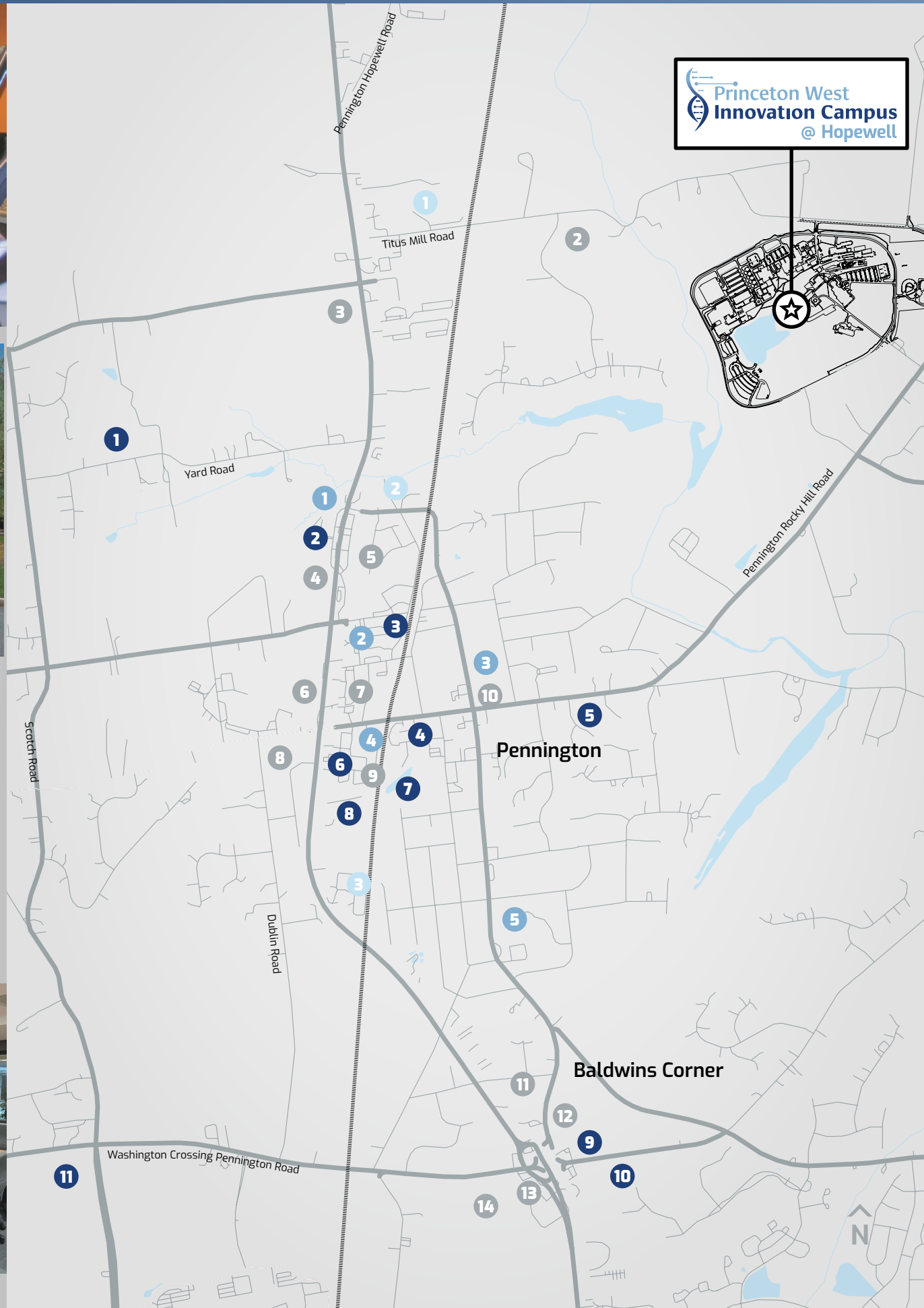
Cafeteria and Dining Hall (Building 8T)



Conference Center (Building 8T)



Local Area Amenities



Restaurants

- 1 Hopewell Valley Vineyards
- 2 Osteria Procaccini
- 3 Villa Francesco
- 4 Pennington Pizza & Grill
- 5 Sumo Sushi
- 6 Pru Thai
- 7 Burger King
- 8 Rita's Pennington
- 9 Wildflowers Restaurant
- 10 Blimpe
- 11 Subway

Coffee Shops

- 1 Dunkin Donuts
- 2 Deli on a Bagel Café
- 3 Emily's Café & Catering
- 4 Pennington Bagel
- 5 Sourland Coffee

Fitness / Lifestyle

- 1 Hopewell Tennis and Swim Center
- 2 Integrated Fitness
- 3 Pennington CrossFit

Convenience / Banks

- 1 Quick Check
- 2 Blue Moon Acres Market
- 3 Investors Bank
- 4 M&T Bank
- 5 Road Runners Cleaners
- 6 Wells Fargo Bank
- 7 TD Bank
- 8 RiteAid Pharmacy
- 9 PNC Bank
- 10 Sun National Bank
- 11 Santander Bank ATM
- 12 Circle Cleaners
- 13 Wells Fargo Bank
- 14 Shop Rite

Hotels *Not marked on map*

- 1 Chauncey Hotel & Conference Center - 4.1 miles
- 2 Inn at Glencairn B&B - 5.9 miles
- 3 Springhill Suites by Marriott - 6.1 miles
- 4 Element Ewing Princeton - 6.6 miles
- 5 Courtyard Marriott Ewing Princeton - 6.6 miles
- 6 The Peacock Inn - 7.0 miles
- 7 Nassau Inn - 7.3 miles
- 8 Quality Inn near Princeton - 8.6 miles
- 9 Extended Stay Americas Princeton - 8.9 miles



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lincolnequities.com



princetonwest.com



Dan Loughlin
+1 973 829 4695
dan.loughlin@jll.com

Jim Medenbach
+1 973 829 4710
jim.medenbach@jll.com

Bob Ryan
+1 973 829 4717
bobs.ryan@jll.com

John Buckley
+1 732 590 4175
john.buckley@jll.com

Ken Flynn
+1 201 531 2363
kfflynn@lincolnequities.com