



For Lease New Spec Built R&D Lab Space

**Coming Soon
14,054 - 44,792 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**

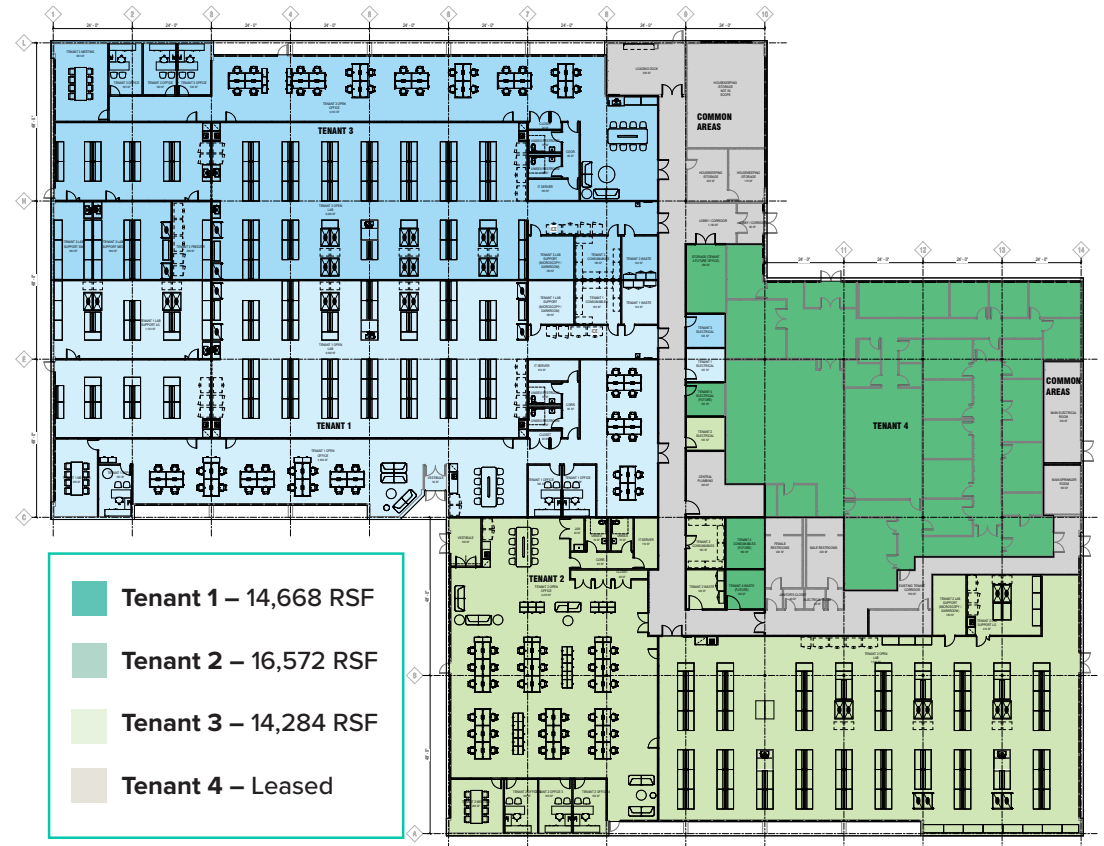


**MINUTES TO THE NEW
JERSEY TRANSIT STATION**

**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.

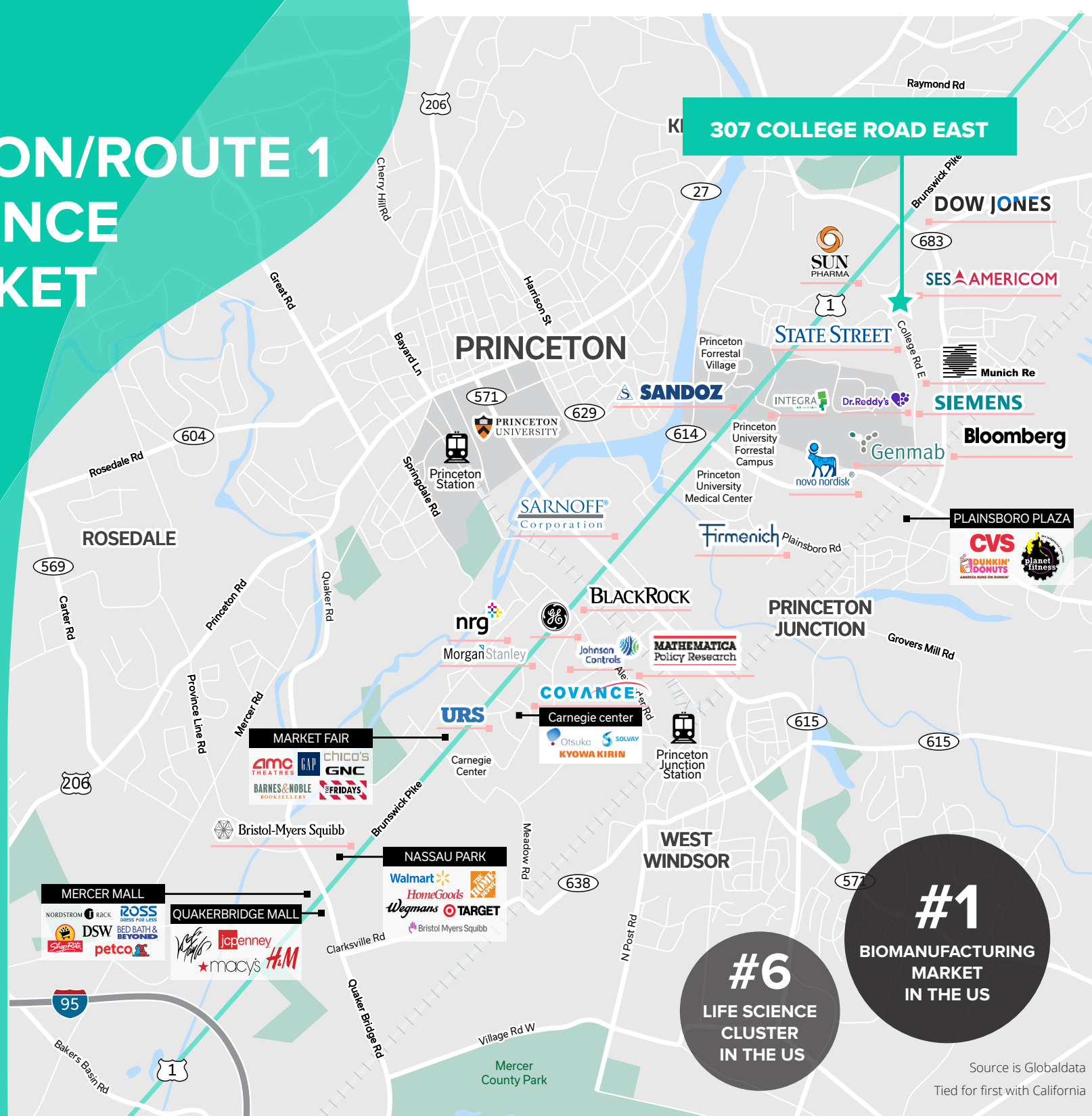
FLOOR PLAN



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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