



Lab space

14,003 RSF

Available for Sublease

Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road

Buildings 8 & 21

Hopewell | NJ

Space summary:

Building	Floor	Size	Use
21	2 nd	8,217 SF	Lab/Office
	2 nd	2,190 SF	Lab/Office
8T	1st	3,596 SF	Office*

*Adjacent to cafeteria, common conferencing & fitness

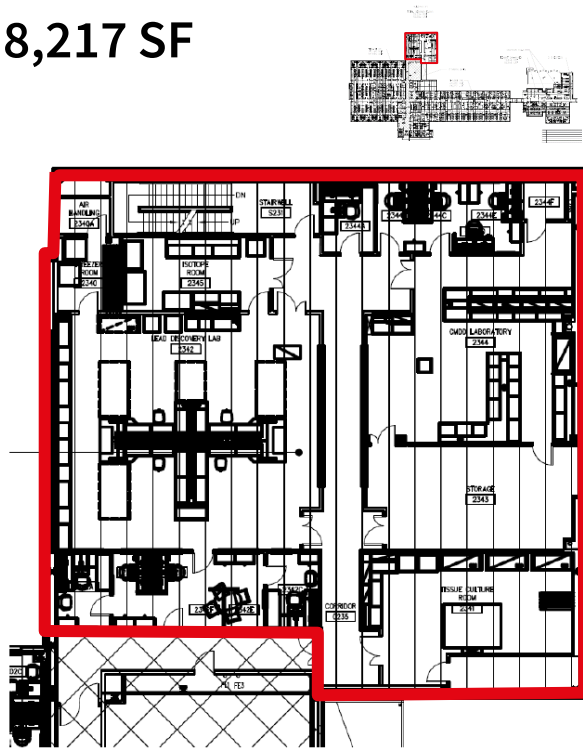
- Sublease term through March 30, 2030
- Central compressed air, vacuum and DI water

Building & Campus features:

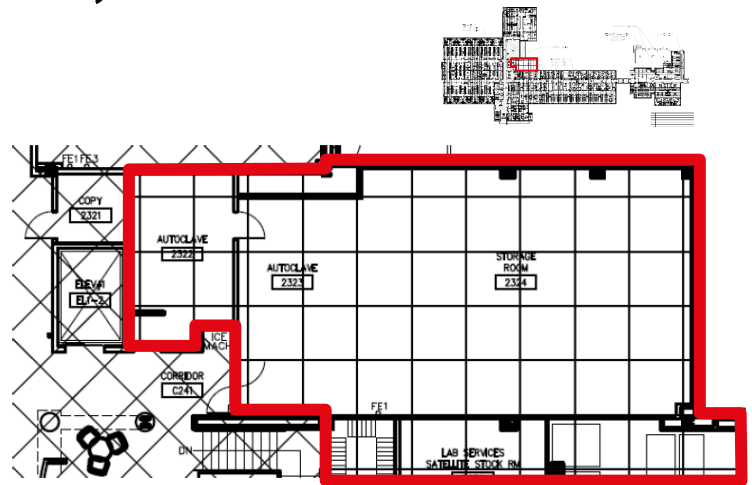
- Building 21 – 167,761 SF
- Building 8T – 96,577 SF
- Additional 600,000 SF of approved development
- Central Utility Complex provides state-of-the-art 69 kv Main Substation supported by dual feeds (30MW), 15KV and 5KV distribution
- Two (2) solar arrays- one (1) 660kW and one (1) 60kW
- Two (2) 2MW cogeneration systems
- Centralized waste-water treatment
- Common loading
- Covered parking and surface lot
- Zoning allows R&D, office and production and assemble uses related to the fields of medicine, pharmacology & biologics
- Former Bristol-Myers Squibb 1.1M SF life science campus with over \$600M invested capital improvements

Building 21 Second Floor Plan

8,217 SF

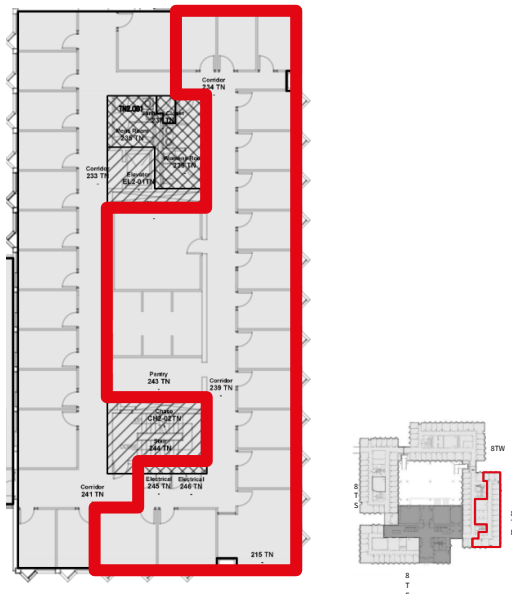


2,190 SF



Building 8T First Floor Plan

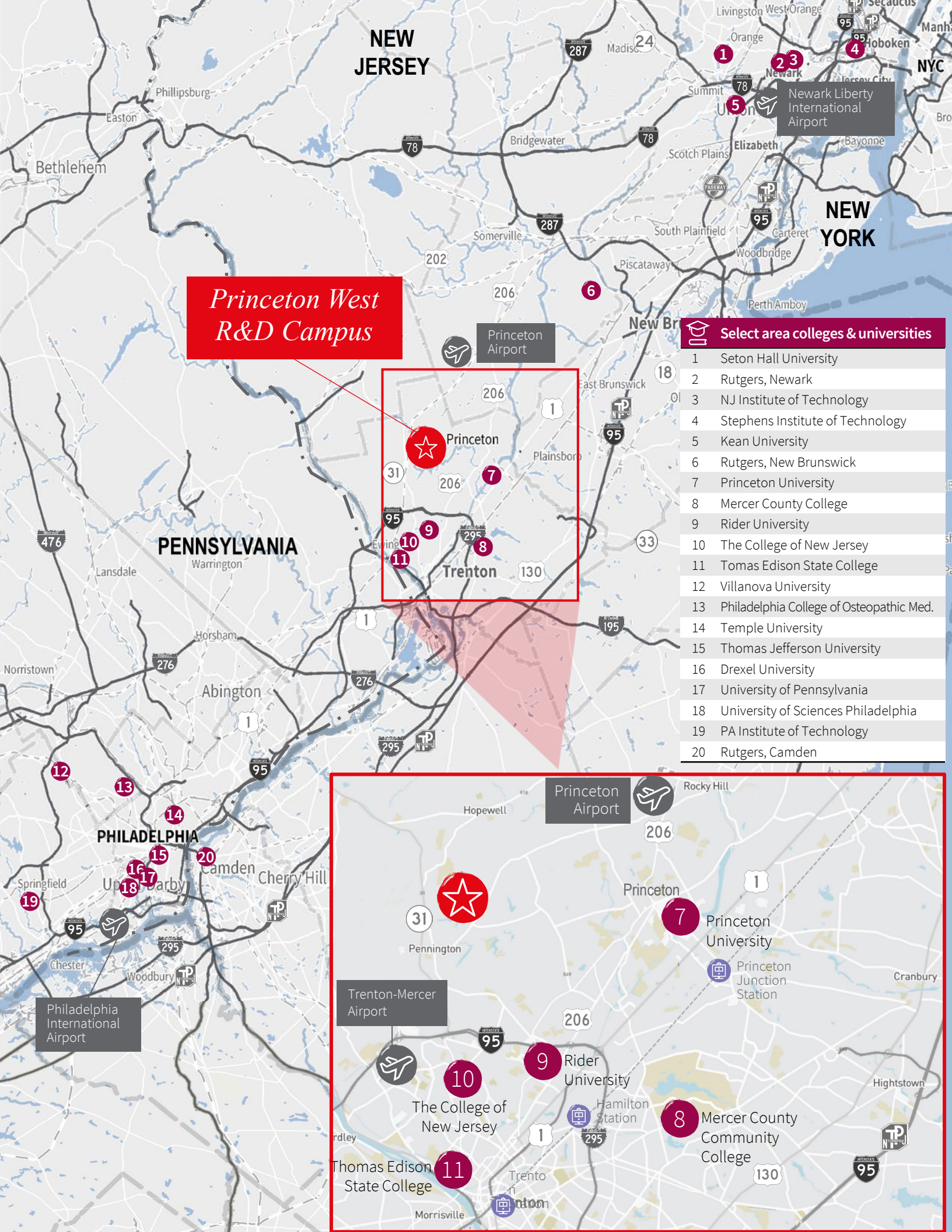
3,596 SF

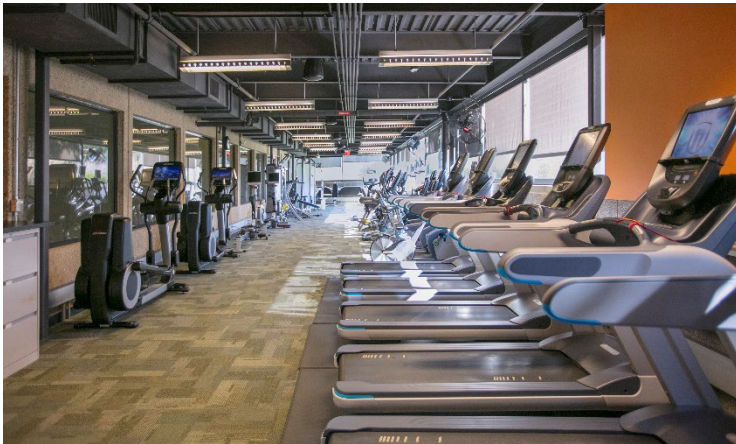
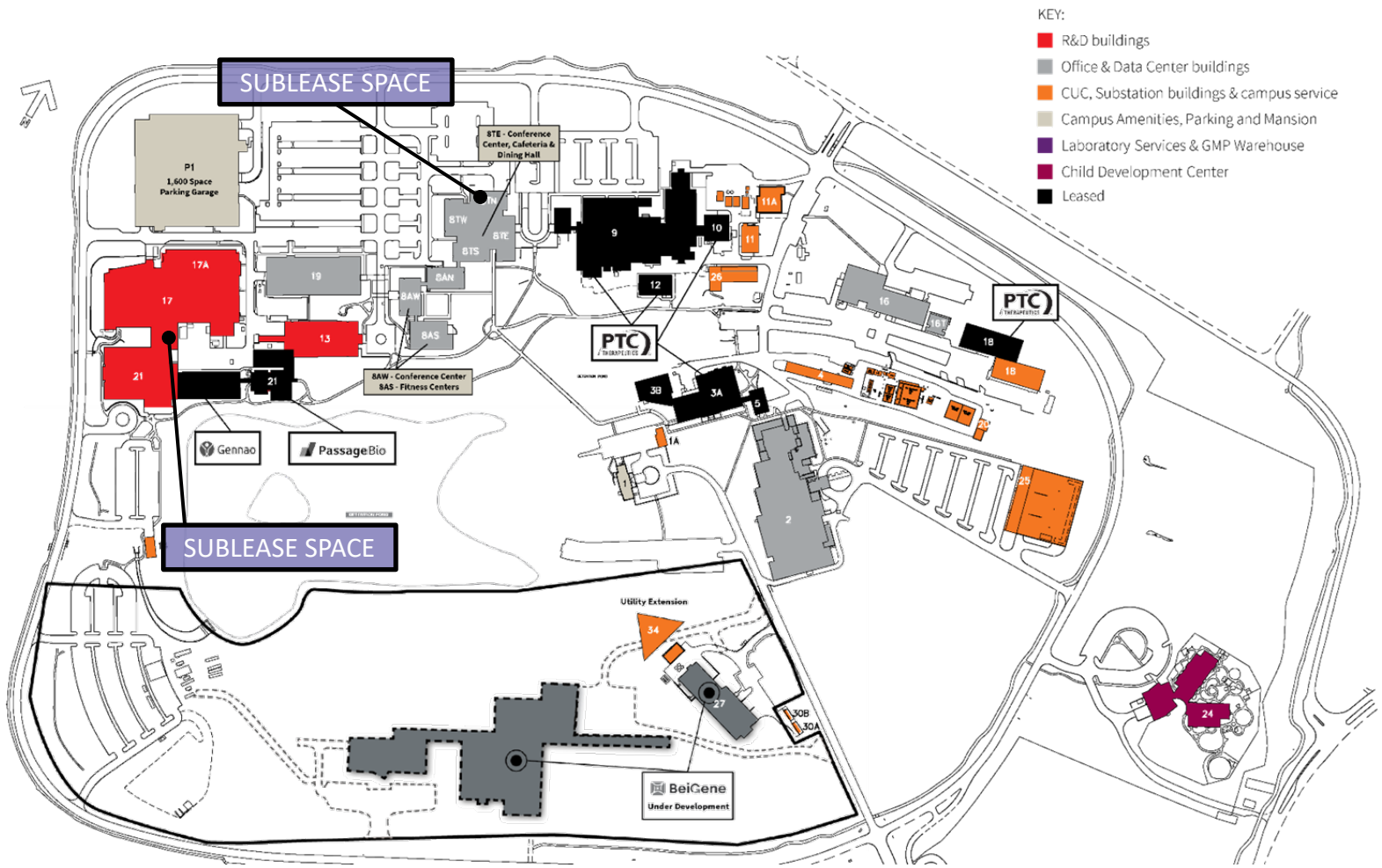


*Adjacent to cafeteria, common conferencing & fitness



Available Space





For more information, please contact us.

Dan Spero
973 829 4719
dan.spero@jll.com

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

Craig Eisenhardt
973 829 4680
craig.eisenhardt@jll.com



Jones Lang LaSalle Brokerage, Inc.
A licensed real estate broker | 8 Campus Drive, Suite 305. Parsippany, NJ 07054 | +1 973 829 4800

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.