



Princeton West Innovation Campus @ Hopewell

311 Pennington Rocky Hill Road
Hopewell, New Jersey

princetonwest.com



Campus Overview

Owned by Lincoln Equities Group, Princeton West is a secure, multi-purpose R&D and biologic/pharmaceutical and specialty manufacturing campus with build-to suit opportunities. Situated on 433 picturesque acres in the Princeton market, the life sciences campus consists of +35 acres development site and existing R&D labs, R&D support and office space, child development facility and a data center. Amenities include a 1,600 space parking garage, walking trails, fitness center with locker rooms, +16,000 s.f. cafeteria with full kitchen, auditorium and conference center at the Mansion.



33

Total buildings



433

Total acreage



± 1,109,480 s.f.

Total Developed Space



± 375,000 s.f.

Office & Amenities



± 370,000 s.f.

Laboratory



± 75,000 s.f.

R&D support



± 121,000 s.f.

Computer / Data Center



± 103,000 s.f.

Clinical Mfg. / Lab / Office



± 23,000 s.f.

Building storage



± 9,000 s.f.

Conference Facility / Mansion



± 28,000 s.f.

Child Dev. Center

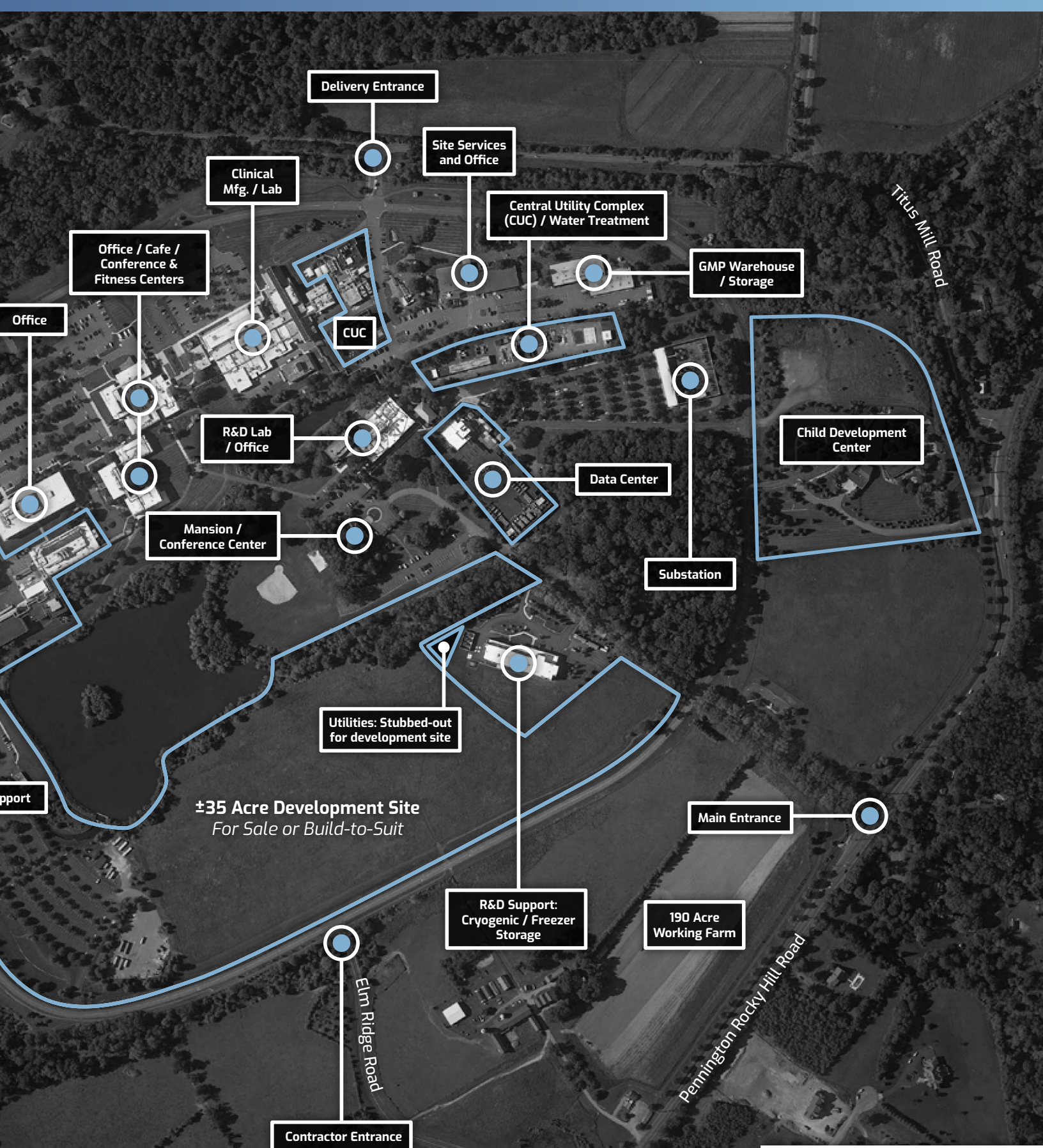
Campus Attributes

- 2.8M s.f. total approved developable space
- Zoning allows R & D, office and production and assembly uses related to the fields of medicine, pharmacology and biologics
- Former Bristol-Myers Squibb pharmaceutical campus with over \$600M invested capital improvements
- Biological Product Development & Clinical Manufacturing (GMP and non GMP)
- Cryogenic biorepository and freezer storage facility
- Worldwide Data Center 24/7 Operation
- Central Utility Complex (CUC) supplies ~80% of site steam and chilled water demand, stand alone at buildings supplies ~20%
- 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
- 190-acre working farm



1,600
space
parking
garage

R&D Lab / Sup



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: Allergan, former Bristol-Meyers Squib, 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.

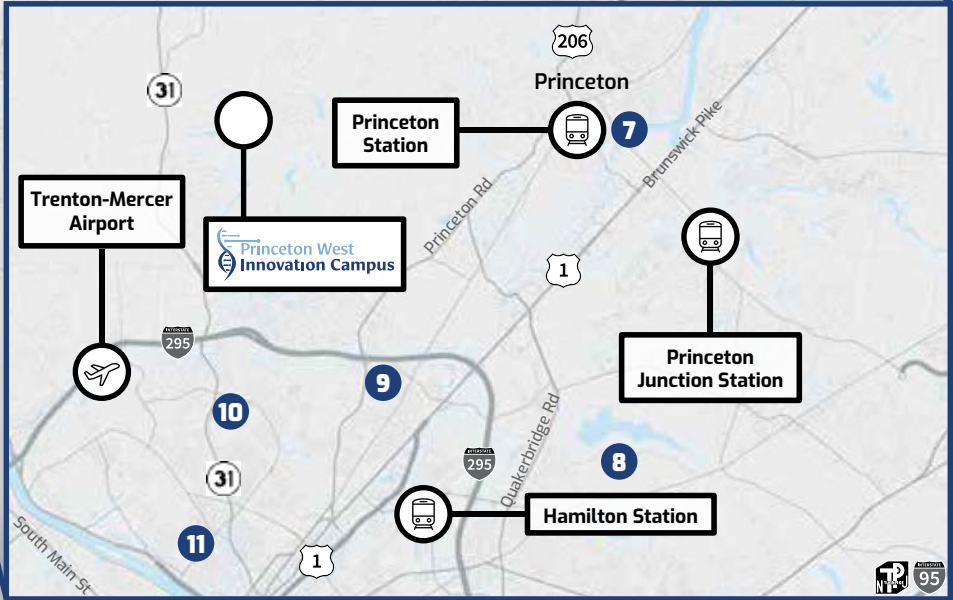
Located approximately 50 miles from the campus are the following universities: Rutgers, Seton Hall, Kean, Villanova, Temple, Drexel, Thomas Jefferson, Jefferson College of Pharmacy, Philadelphia College of Osteopathic Medicine, University of Pennsylvania, University of the Sciences in Philadelphia and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



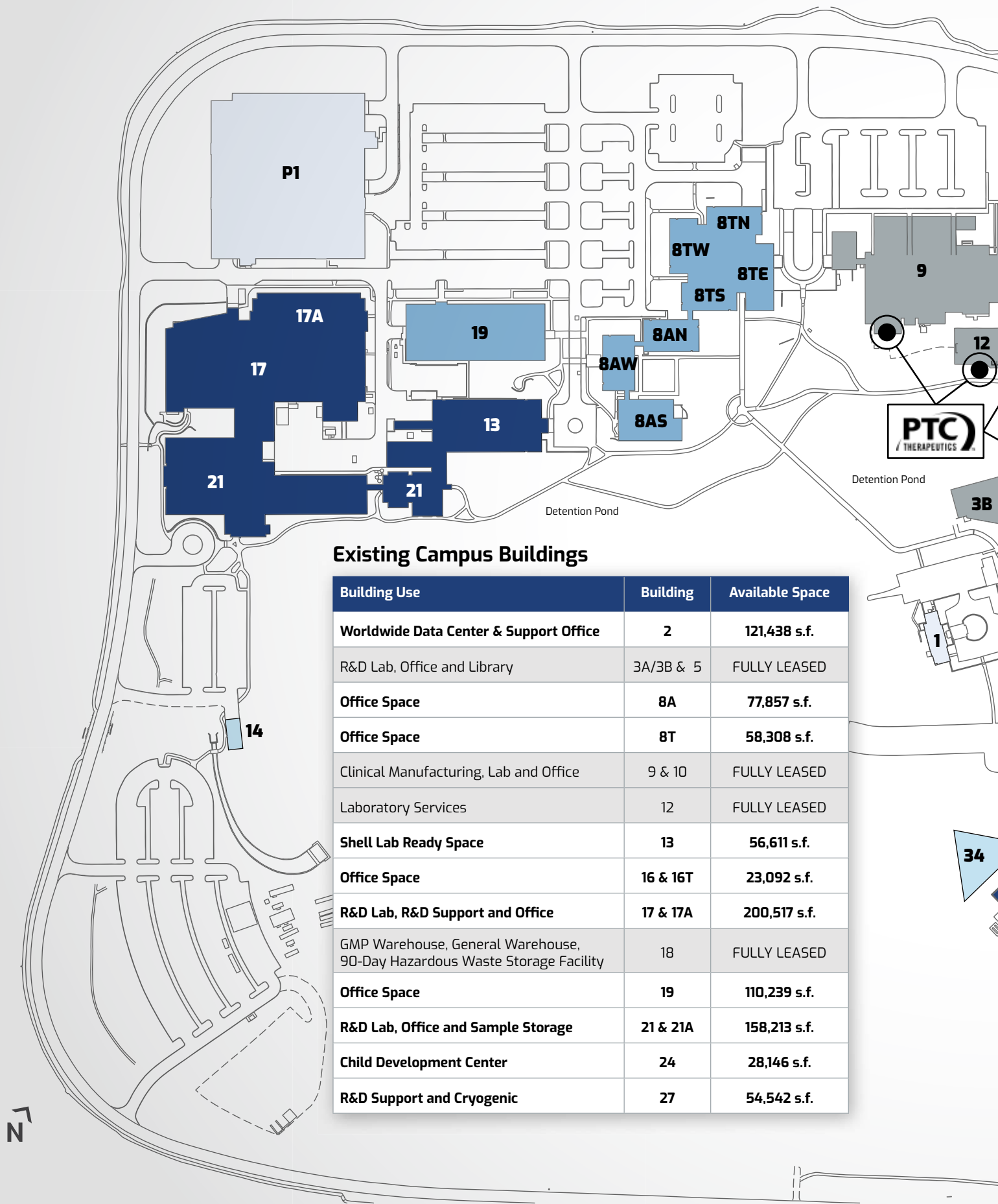


 **Select Area Colleges & Universities**

- 1 Seton Hall University
- 2 Rutgers, Newark
- 3 NJ Institute of Technology
- 4 Stephens Institute of Technology
- 5 Kean University
- 6 Rutgers, New Brunswick
- 7 Princeton University
- 8 Mercer County College
- 9 Rider University
- 10 The College of New Jersey
- 11 Thomas Edison State College
- 12 Villanova University
- 13 Philadelphia College of Osteopathic Med.
- 14 Temple University
- 15 Thomas Jefferson University
- 16 Drexel University
- 17 University of Pennsylvania
- 18 University of Sciences Philadelphia
- 19 PA Institute of Technology
- 20 Rutgers, Camden



Available Space - Existing Buildings

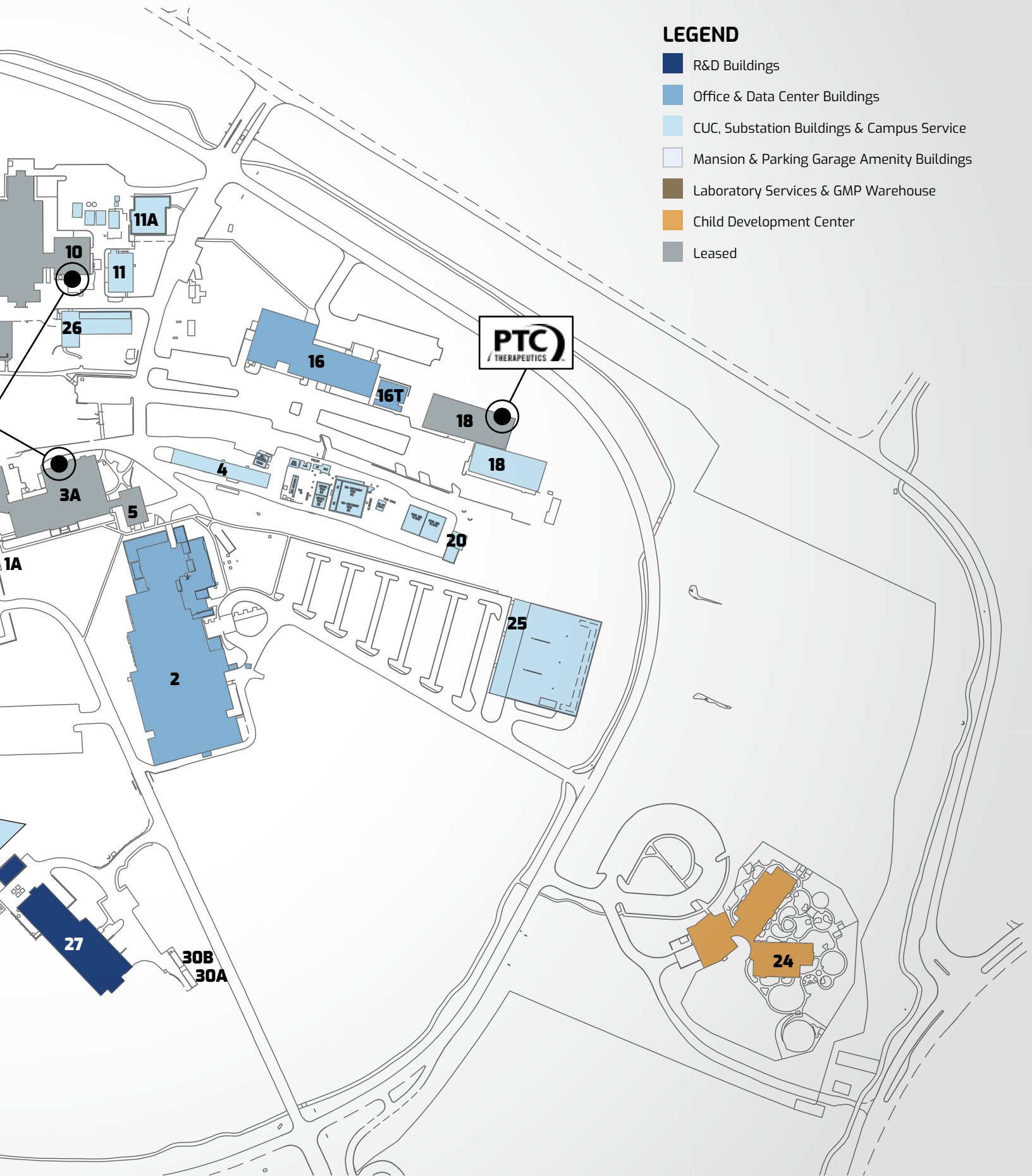


Existing Campus Buildings

Building Use	Building	Available Space
Worldwide Data Center & Support Office	2	121,438 s.f.
R&D Lab, Office and Library	3A/3B & 5	FULLY LEASED
Office Space	8A	77,857 s.f.
Office Space	8T	58,308 s.f.
Clinical Manufacturing, Lab and Office	9 & 10	FULLY LEASED
Laboratory Services	12	FULLY LEASED
Shell Lab Ready Space	13	56,611 s.f.
Office Space	16 & 16T	23,092 s.f.
R&D Lab, R&D Support and Office	17 & 17A	200,517 s.f.
GMP Warehouse, General Warehouse, 90-Day Hazardous Waste Storage Facility	18	FULLY LEASED
Office Space	19	110,239 s.f.
R&D Lab, Office and Sample Storage	21 & 21A	158,213 s.f.
Child Development Center	24	28,146 s.f.
R&D Support and Cryogenic	27	54,542 s.f.

LEGEND

- R&D Buildings
- Office & Data Center Buildings
- CUC, Substation Buildings & Campus Service
- Mansion & Parking Garage Amenity Buildings
- Laboratory Services & GMP Warehouse
- Child Development Center
- Leased



± 445,000 s.f. Available

Robust site and building infrastructure to support biologic/pharmaceutical and specialty manufacturing in Buildings 17/17A and 27 or via build-to-suit.



R&D Lab & Support Space



State-of-the-art R&D lab / R&D support buildings and cryogenic facility on campus.



Campus Amenities



Child Development Center



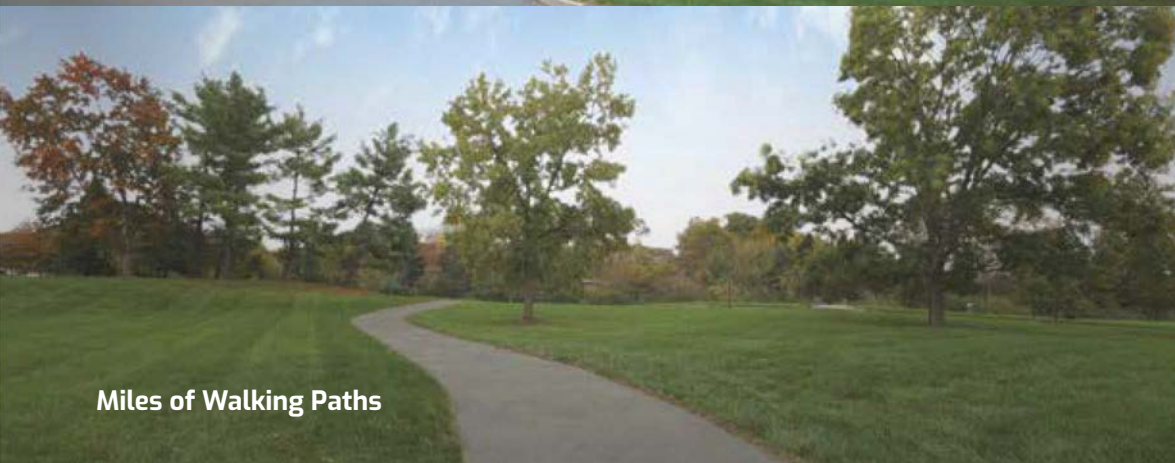
Mansion



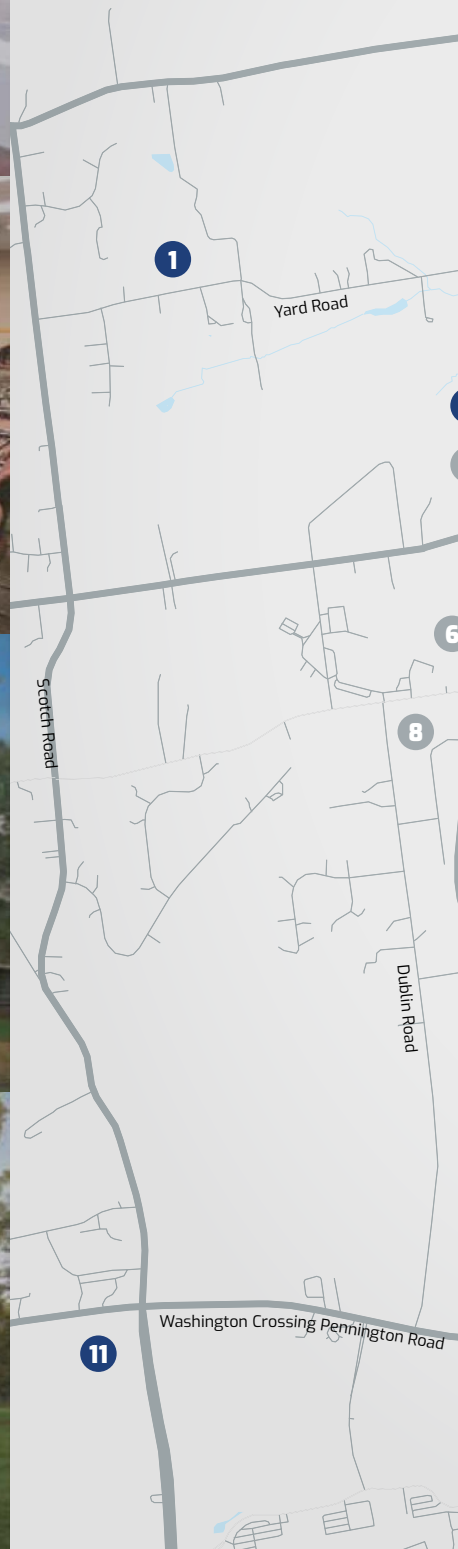
Conference Room in Building 8A

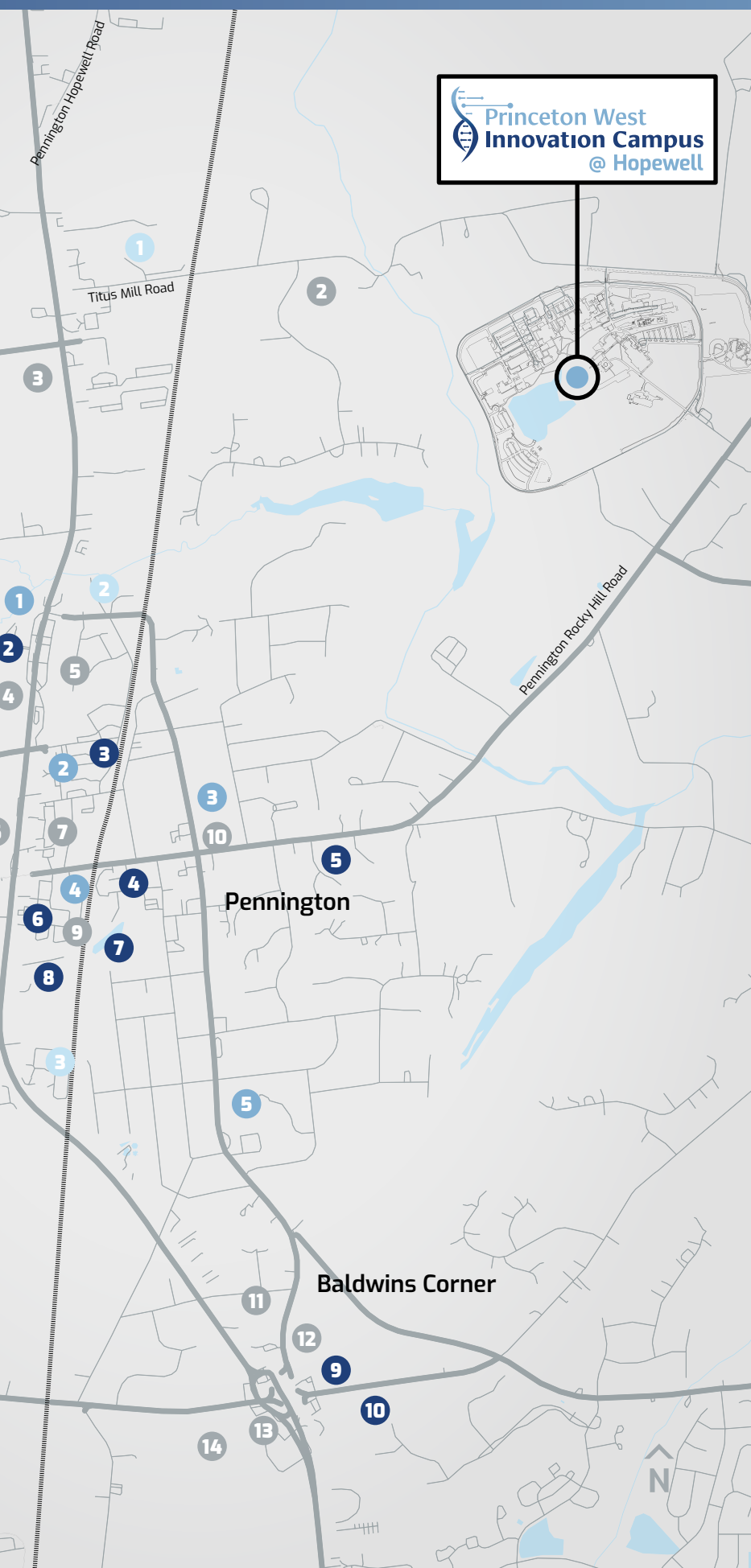


1,600 Space Parking Garage



Miles of Walking Paths





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 Cafe & 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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