



PRINCETON RESEARCH LABS

FOSTERING THE PURSUIT OF INNOVATION

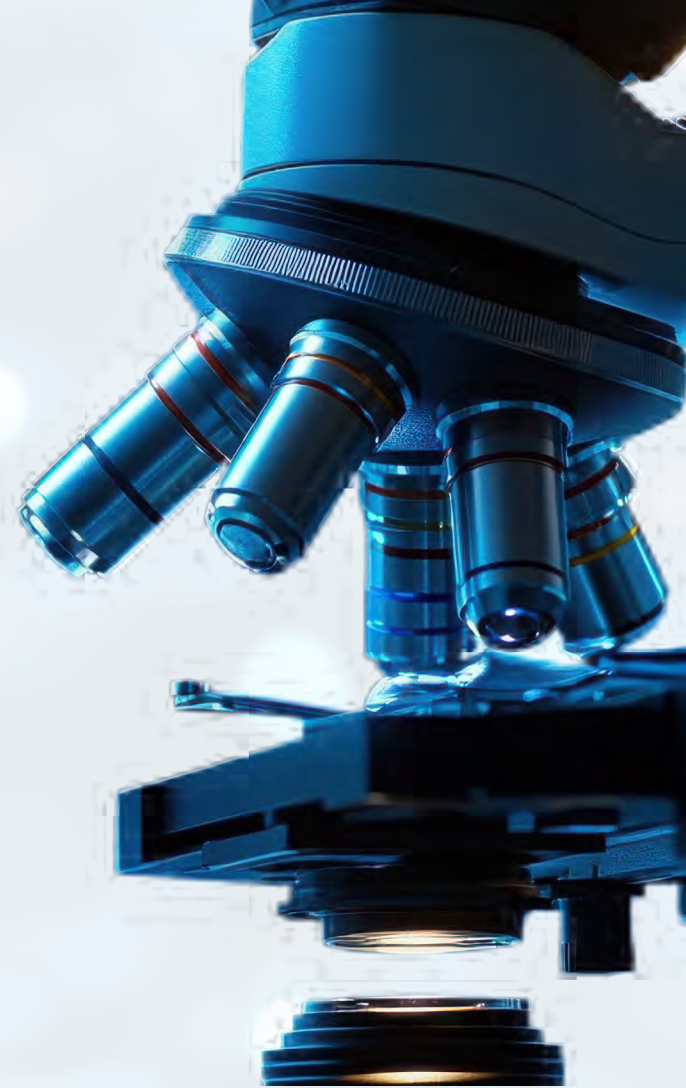
1, 7, 9, & 11 DEER PARK DRIVE | MONMOUTH JUNCTION, NJ

 **CUSHMAN &
WAKEFIELD**

A Destination for Discovery

Strategically positioned along New Jersey's Route 1 corridor, Princeton Research Labs (PRL) sits within Einstein's Alley, providing R&D companies of all stages a gateway to one of the country's most dynamic and integrated life sciences and technology ecosystems.

Combined with access to over 55 companies on campus and a host of nearby research institutions, this state-of-the-art park offers flexible and scalable spec labs to create a destination designed to empower growth, collaboration, community and ultimately life-changing discovery.



More Than Just Lab Space

Princeton Research Labs is a constantly evolving life sciences and technology facility, growing with the needs of existing tenants while retaining the capacity to accommodate new companies. With scalable spaces, state-of-the-art infrastructure and a community-centric design, this dynamic campus is built to cultivate innovation through every stage of research and exploration.

CUTTING-EDGE SPEC LABS

Fully equipped and ready-to-use lab and office facilities of all sizes, customizable to support various scientific disciplines.

FLEXIBLE SPACE DESIGN

Collaborate with our in-house architectural team to create lab spaces ranging from 200 to 20,000 SF.

24/7 ON-SITE SUPPORT

Our on-site management team and technical staff is available around the clock, ensuring seamless operations and tenant satisfaction.

EXECUTIVE CONFERENCE FACILITIES

Enhance your operations with access to shared conference facilities (coming soon).

INTEGRATED PARK SETTING

The campus' beautiful, park-like environment encourages networking, community and collaboration

HIGHLIGHTS



225,000+ SF
integrated campus environment



Strategic location
between Princeton & Rutgers universities, within one of America's most heavily funded R&D markets



200 to 20,000 SF
available lab space



Great exposure
to the region's talented life science workforce



Customizable
and cutting-edge existing lab units, spec labs, and clean rooms



Convenient access
to New York, Boston, Philadelphia and Washington D.C. markets



Home to 55+
life sciences and technology companies of all sizes and stages of research

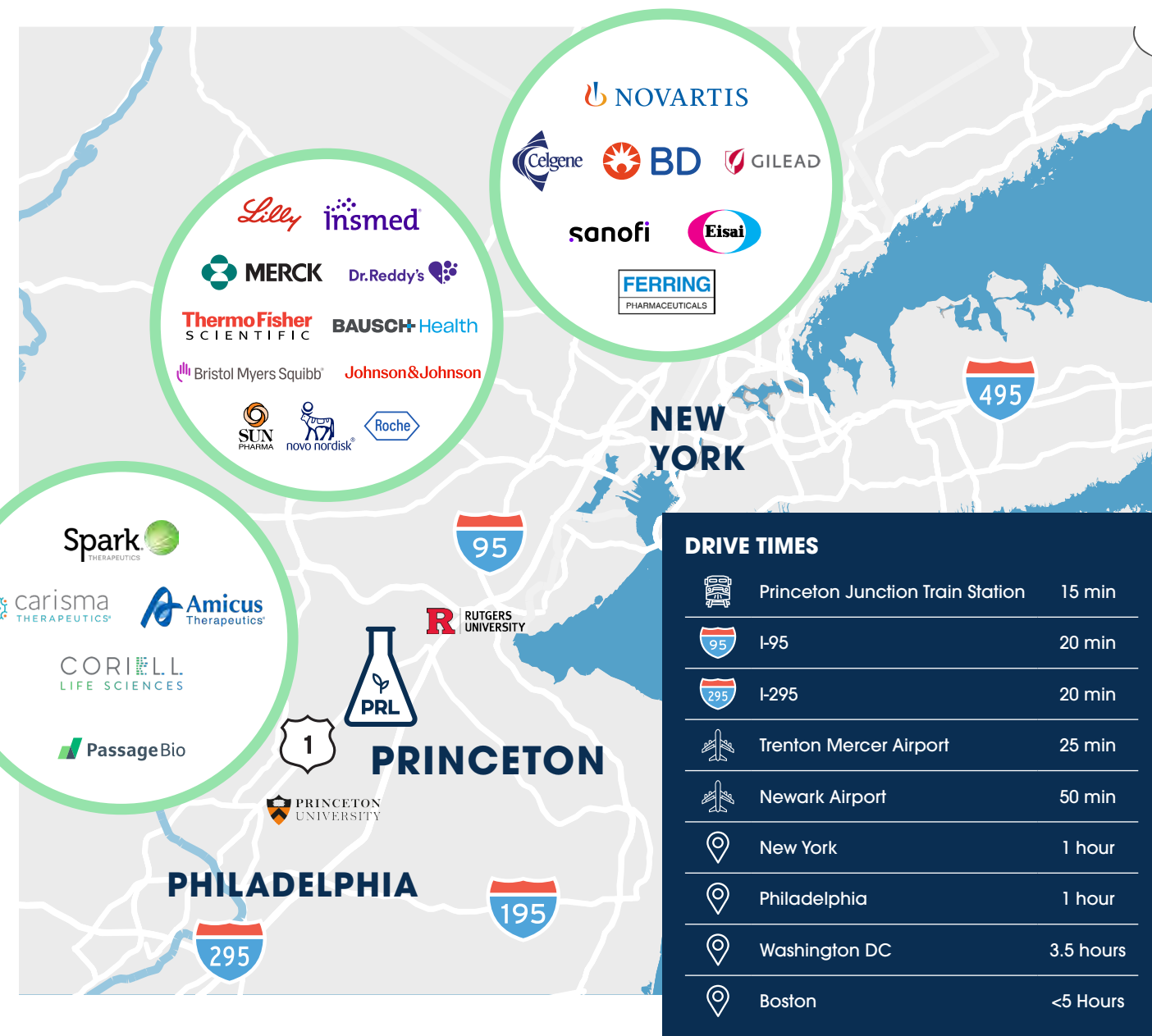


Dedicated property management
and highly capable technical staff on-site



An Ecosystem of Innovation

Home to more than 55 life sciences companies, Princeton Research Labs delivers remarkable access to a dynamic network of research professionals and entrepreneurs. The campus' ideal location in central New Jersey also grants companies critical access to numerous regional education institutions and research hubs in New York, Philadelphia and beyond.

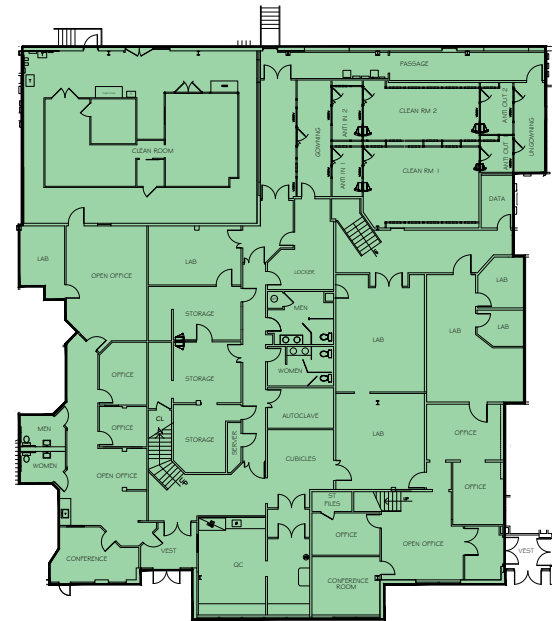


Advancing the Future of Life Science

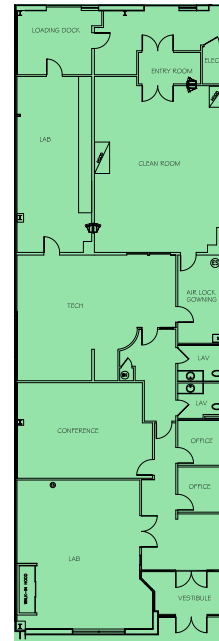
For over 40 years, ownership has been deeply committed to investing in the success of diverse life sciences tenants, both large and small, and their holistic missions of innovation. Having proudly graduated over 300 companies during that period confirms Princeton Research Lab's position as one of New Jersey's most successful research facilities. With new ownership as of 2025 will come a renewed focus on supporting the more than 55 innovative scientific firms on-site today, bringing upgrades to the property and continuing to facilitate a vibrant community-focused experience among leading researchers, corporations, and entrepreneurs, where science and technology thrive.



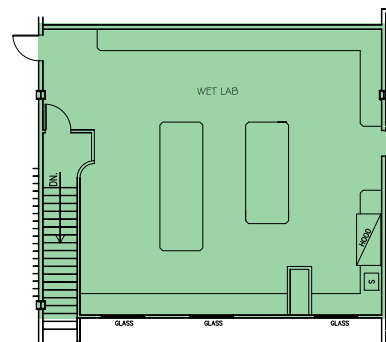
Sample Floor Plans and Available Space



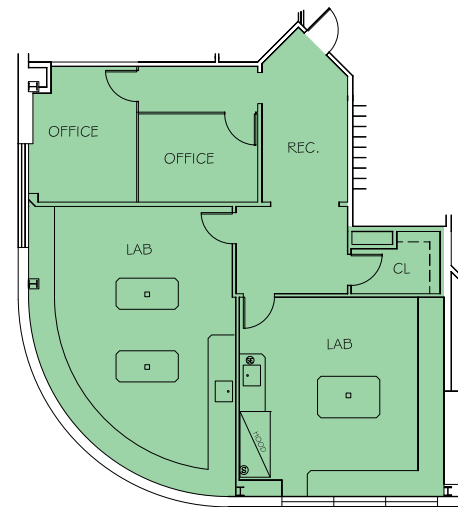
Suite E & F
17,428 SF



Suite D
4,697 SF



Suite 120-M
1,344 SF



Suite K-1
1,979 SF

Access to Nationally Recognized R&D Hub

Princeton Research Labs sits at the nexus of New Jersey's flourishing R&D market, surrounded by one of the nation's premier life science and technology talent pools.

With access to more engineers per square mile than in any other state, PRL offers a gateway to a nationally recognized ecosystem of enterprises and entrepreneurs that have garnered significant research funding and countless industry accolades in recent years.

#1 STATE
for FDA
registered
manufacturing
establishments

63,200
total life
science
employment

\$210.4M
in 2024
VC funding

\$405M
in 2024
NIH funding

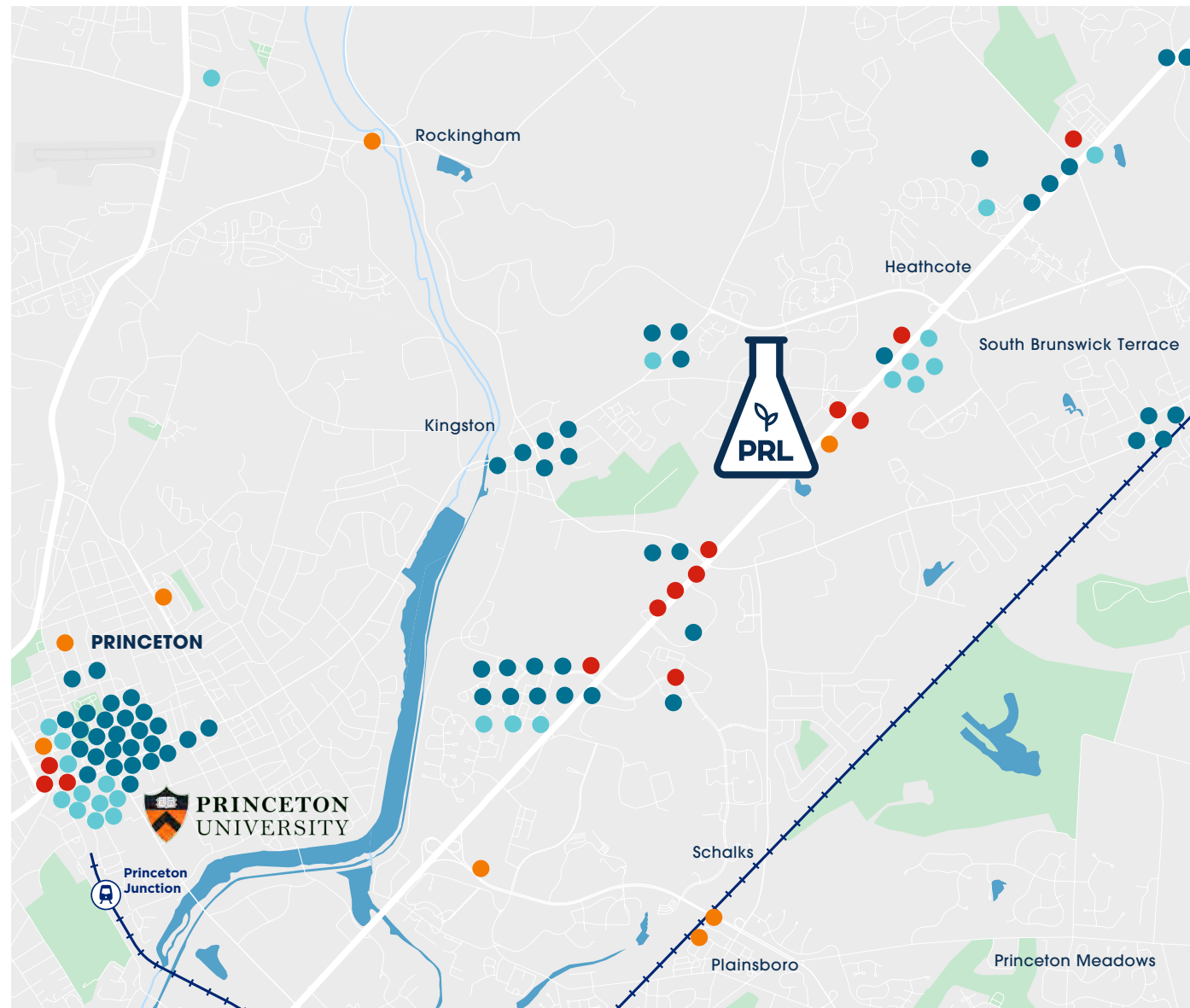
3,200+
life sciences
and biotech
companies

3,100
active/open
clinical trials

**14 OF THE
TOP 20**
pharmaceutical
companies
are in NJ

TOP NIH
Funded Institutions in 2024
Rutgers Biomedical and Health Sciences: \$169.7M
Rutgers University: \$53.9M
Princeton University: \$53.7M
Hackensack University Medical Center: \$17M

A Dynamic Destination



Princeton Research Labs Alumni

Combined with easy access to Princeton's rich array of amenities, resources and urban conveniences, the campus is surrounded by a robust community of cutting-edge tenants, including an impressive roster of over 300 companies that have launched, grown, and scaled beyond the walls of PRL.

- | | | | | |
|-------------------------|---------------------------|-----------------------|----------------------------|----------------------------|
| ACCELEDEV CHEMICAL | CHEMSPEED | HUS LABS | ONCOPATH GENOMICS | SIPKA |
| ACCENTEX | CHEMUNEX | HYBRID | PA CONSULTING | SIVA MICROBIO SOLUTIONS |
| ACCESS OPTICAL | CHILWORTH | ICON GENETICS | PACIFIC HARDWARE | SMALL MOLECULES |
| ACCURANT | CHROMICS | IKARIA | PACHEM | SNOWDON LABS |
| ACENTEX | CHROMOCOPY | INDIGO FKA PERSIS | PCHIP FKA PHARMASEQ | SPECIALTIES |
| ACES | CLS | INNOPHARMA | PE BIOTECH | SPHERE PHOTONICS |
| AD4 PHARMA | COLLAFIRM | INSMED fka TRANSVAE | PEG | SPHEROSILS |
| ADESSO | COMBIPHOSE | INTERLINK | PELICAN | SPYRUS |
| AFFERCHEM FKA ARRAYCHEM | COMGENEX | INVENUX | PERSIS SCIENCE | STONJ OFFICE OF A. ZWICKER |
| ALB MOL FKA COMGENEX | CORNELL PHARMA | ISOSCIENCES | PETEC | SUNSHINE LABS |
| ALCHEM | CORPORATE PRINTING | J&W PHARMA | PFIZER | SUPREVIA |
| ALFAGENE | COSMID | JAY-R GYM | PHARMA ESSENTIA | SUVEN LIFE SCIENCES |
| ALL-TECH | CRYSTIQUE | KADMON RESEARCH | PHENGEN | SWAPSOL |
| ALLYCHEM | CYTOMAB | KAMMATH CONSULTING | PHOTON TECH | SYDOR |
| ALSGEN | CYTOSORBENTS | KNITE INC | PHYTOTECH | SYNASIA |
| ALTERED IMAGE | DAMIR | LEIUTIS | PMS | SYNERGY |
| ANICHEM | DIG LABS | LIGHTSENSE | POWERZYME | SYNTASK |
| ANTISTATIC | DYMAS | LIQUID LIGHT | PRIMESTIN | TAMIR |
| ANVEN | EMERSON EXTRACTIVES | LONGEVICA | PRINCETON BIO ANALYTICAL | TATE & LYLE |
| AP BIO SCIENCES | ENNOVA | LOTUS BIOPHARMA | PRINCETON INST OF LIFE SCI | TAYLOR (PBA) |
| APICORE | ENXIGENT | MACROCEUTICS | PRINCETON INST OF LIFE SCI | TECHGUIDES |
| ARRAYCHEM | ELUCIDA ONCOLOGY | MATINAS | PRINCETON SCI INSTRUMENTS | TENLANE |
| ASCENDIA | EMIS | MEDICAL DEVICE DVLPMT | PRINCETON SEPARATION | TF INSTRUMENTS |
| ASTATECH | ENNOVA | MEDTRONIC FKA TYRX | PRINCETON Y-RAY | THALES |
| AUCTA PHARMA | EOS (EVOLUTION OF SMOOTH) | MERIAL | PROFAC | TRACER RESEARCH |
| AUSTAR PHARMA | EVOTEC (CCS) | MGP BIOTECH | PROFAC | TRANSITIONS |
| AVIDEO | EXSAR (CARIA) | MONITOR PRODUCTS | PROLONG THERAPEUTICS | TRIGENS |
| AYALA FKA ADVAXIS | EL PHARMA | MONMOUTH INTERNET | PROSPECT TRANSLATIONAL | TRUMPF PHOTONICS |
| BIOELECTRIC | FORDOZ PHARMA | MORPHOCHEM | QUALITY | TYGER LABS |
| BIOCENTRIQ | FREY | NANO-DITECH | RAP ID | UNITED CATALYST |
| BIOPHARM | GALAXY BIO | NANOSTREAM | RAS LABS | UNITED SILICON CARBIDE |
| BIOPHORE PHARMA | GARDEN STATE ELECTRIC | NATURAL ADVANTAGE | REPLICATION MEDICAL | UNIVERSAL DISPLAY |
| BIOSORTIA | GENERAL DYNAMICS | NB MATRIX | RIVE TECHNOLOGY | URSAM |
| BIOTHERAPEUTIC | GPC | NCP | SALUS PHARMA | VECTULAR |
| BIOTRANEX | GSG SCIENTIFIC | NEOGENICS | SATYAVATHI | VIA |
| BUCKINGHAM | GYROS | NEOLOMED | SEMOREX | VIOQUEST |
| BWTEK | HAZARD EVALUATION | NEXMED | SENTIENT TECHNOLOGY | VORBECK MATERIALS |
| CALIPER | HEXAGON | NEOGENICS | SENSUS | WALCOOL TOYS |
| CARBOZYME | HOTSPOT THERAPEUTICS FKA | NOSTRUM PHARMA | SENTINEL | WINTAR |
| CARDOLITE CORPORATION | MACROCEUTICS | NOVAREACT | SEVEN HILLS CHEM | WINTRANCE |
| CARNEGIE PHARMA | HUDSON PHARMA | NOVAROCK | SIGNA | WYETH RESEARCH |
| CELL CULTURE SERVICES | | NOVATIA RESEARCH | | X-CELL MEDICAL |
| CENOXSYS | | NUBEKA | | XEME BIOPHARMA |
| CERMO | | NUCYCLE (PHYTO) | | XENOMICS |
| CHARGED INJECTION | | OASIS NUTRA | | XIOS FKA ICON GENETICS |
| CHARTWELL | | OLIVIA SCIENTIFIC | | ZENOTECH |
| CHEMLEAP | | OMNINET | | |
| CHEMSPACE | | | | |



PRINCETON RESEARCH LABS

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