

777 PRINCETON FORRESTAL INNOVATION PARK



777 SCUDDERS MILL ROAD | PLAINSBORO, NJ

DESIGNED BY THE HILLIER GROUP, AND
ORIGINALLY DEVELOPED BY HINES DEVELOPMENT
FOR PHARMACEUTICAL GIANT BRISTOL-MYERS SQUIBB,
THIS WORLD CLASS OFFICE PARK IS
THE PINNACLE OF QUALITY

WORLD CLASS CAMPUS

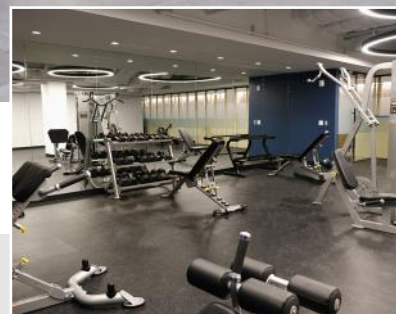
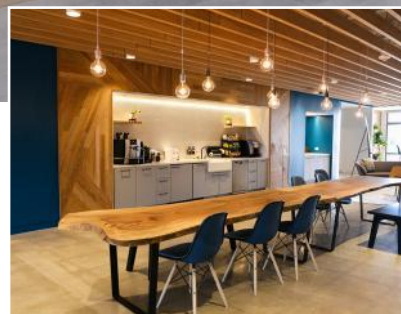


WELL

DESIGNED FOR THE WAY WE LIVE

Princeton Forrestal Innovation Park offers tenants the perfect amenities for every day life. The world-class office buildings are connected by a climate-controlled concourse level that includes a variety of amenities for tenants' conveniences. These include:

- Coffee bar
- 24/7 Grab & Go
- Dry cleaning
- Wellness/Meditation rooms
- Gym
- Spin/cycling studio
- Yoga studio
- Bike storage, bike shop and trails
- Instructed fitness classes
- Locker rooms (men/women) with showers
- Outdoor amphitheater



DESIGNED FOR THE WAY WE WORK

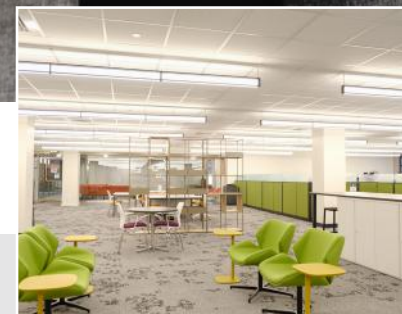
Princeton Forrestal Innovation Park is a world class office complex, located at the epicenter of technology and education. The complex consists of three, five-story Class A office buildings situated around a large landscaped courtyard and amphitheater. The park is part of Princeton University's Forrestal Center, a 2,200 acre master planned mixed-use community of office, research, retail, hotel, residential and open space.

In addition to individual tenant spaces, the park features:

- A 150 seat auditorium
- Multiple conference rooms
 - Training room
- A variety of collaboration and huddle spaces



WORK



PLAY

DESIGNED FOR THE WAY WE PLAY

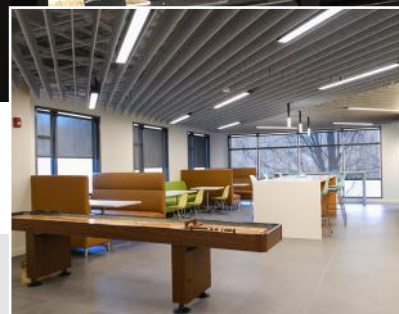
At Princeton Forrestal Innovation Park, tenants can be entertained by a variety of on-campus amenities including:

- Dining (Constellation Culinary)
- Lounges
- Game lounge
- Virtual golf

Nearby, there are a multitude of shops, restaurants and multi-cultural events. Nassau Street, McCarter Theatre, Grounds for Sculpture, Arm & Hammer Park and the Cure Insurance Arena are all located within a short drive. New York City, Philadelphia, and the shoreline are all just an hour away.

Constellation Culinary is Princeton Forrestal Innovation Park's culinary partner. They provide sustainable and locally-focused cuisine to a number of notable clients:

- Converse
- Nike
- Honeywell
- Cornell
- Grounds for Sculpture
- & More!



LIVE

- COFFEE BAR
- GYM
- SPIN/CYCLING STUDIO
- GRAB & GO
- DRY CLEANING
- WELLNESS/MEDITATION ROOMS

WORK

- AUDITORIUM
- TRAINING ROOMS
- CONFERENCE/MEETING ROOMS
- PHONE ROOMS

PLAY

- GAME LOUNGES
- VIRTUAL GOLF
- COMMUNAL BIKES
- BIKE STORAGE

GOLF SIMULATOR

CONFERENCE
ROOMS

AUDITORIUM

GAME LOUNGE

TRAINING
ROOM

LOUNGE

WELLNESS ROOM

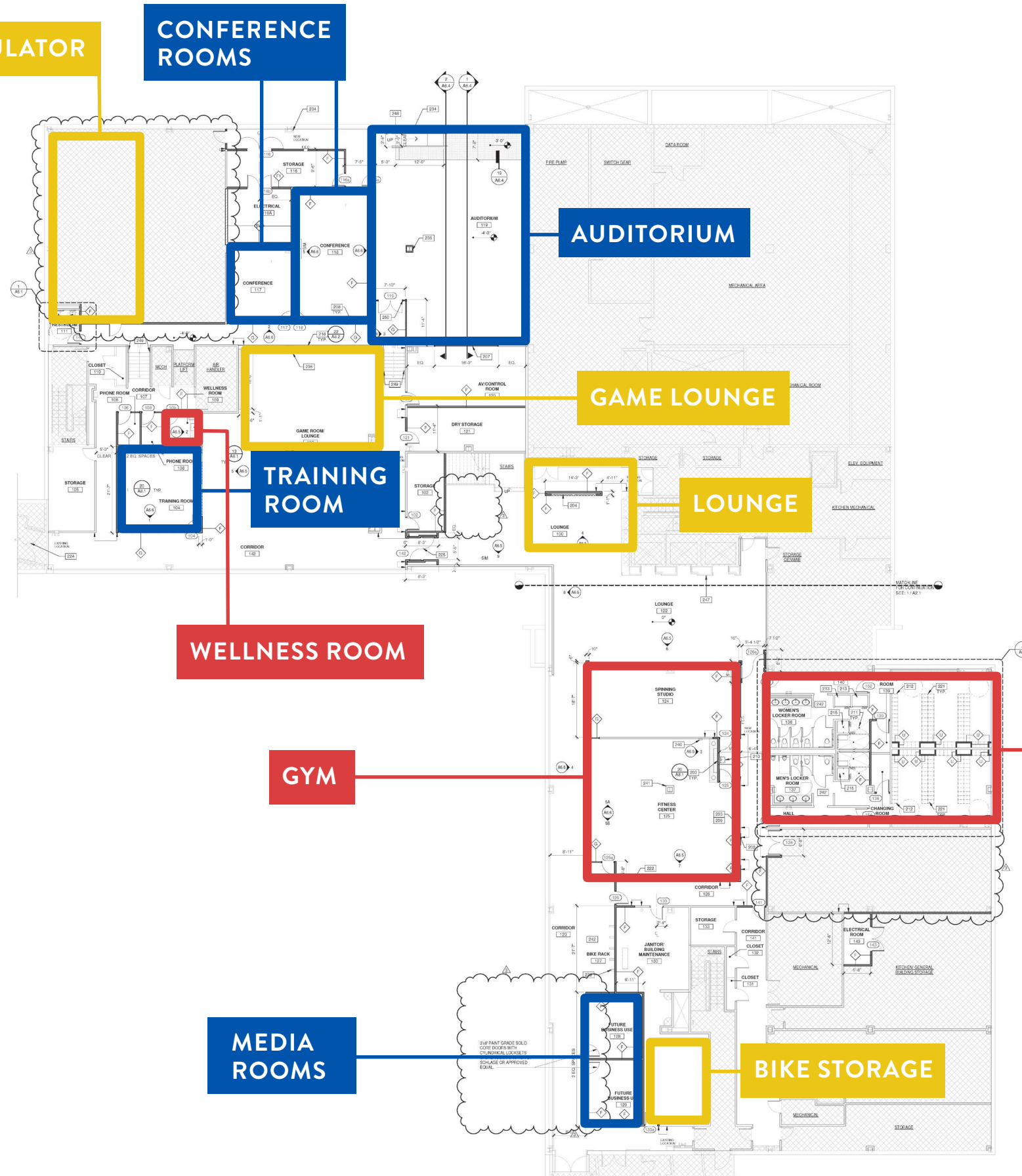
GYM

LOCKER ROOMS

MEDIA
ROOMS

BIKE STORAGE

CONCOURSE
AMENITIES



NOW LEASING

Princeton Forrestal Innovation Park is the U.S. headquarters of two global companies.

Genmab, an international biotechnology company specializing in the creation and development of differentiated antibody therapeutics for the treatment of cancer, has relocated its U.S. headquarters to the site, in a consolidation and expansion of its office and research activities.

Croda International is a British speciality chemicals company that relocated its U.S. headquarters to the Princeton Forrestal Innovation Park.



BUILDING 1

- 5 GENMAB
- 4 GENMAB
- 3 GENMAB
- 2 AVAILABLE FOR LEASE
- 1 AVAILABLE FOR LEASE



BUILDING 2

- 5 GENMAB
- 4 GENMAB
- 3 GENMAB
- 2 CRODA
- 1 CRODA



BUILDING 3

- 5 AVAILABLE FOR LEASE
- 4 AVAILABLE FOR LEASE
- 3 AVAILABLE FOR LEASE
- 2 MRM
- 1 AVAILABLE FOR LEASE

AREA AMENITIES

RESTAURANTS

- 1 Ruth's Chris Steak House
- 2 Salt Creek Grille
- 3 Teriyaki Boy
- 4 Valentino's Pizza
- 5 Joey G's Deli
- 6 Forrestal Grille
- 7 Flight Martini and Wine Lounge
- 8 Romeos Ristorante
- 9 Lotus Garden
- 10 Mexican Post
- 11 Panera Bread
- 12 Five Guys
- 13 Jhopri
- 14 Papa John's
- 15 Casa Rosarias
- 16 Shanghai Bun
- 17 Asian Bistro
- 18 Sultan Wok and Sushi

BANKS

- 1 1st Constitution
- 2 Bank of America
- 3 Citizens Bank
- 4 PNC Bank
- 5 Santander

TRANSIT

- 1 777 Scudders Mill Road Bus stop
- 2 Princeton Junction Train station

FITNESS, YOGA, WELLNESS

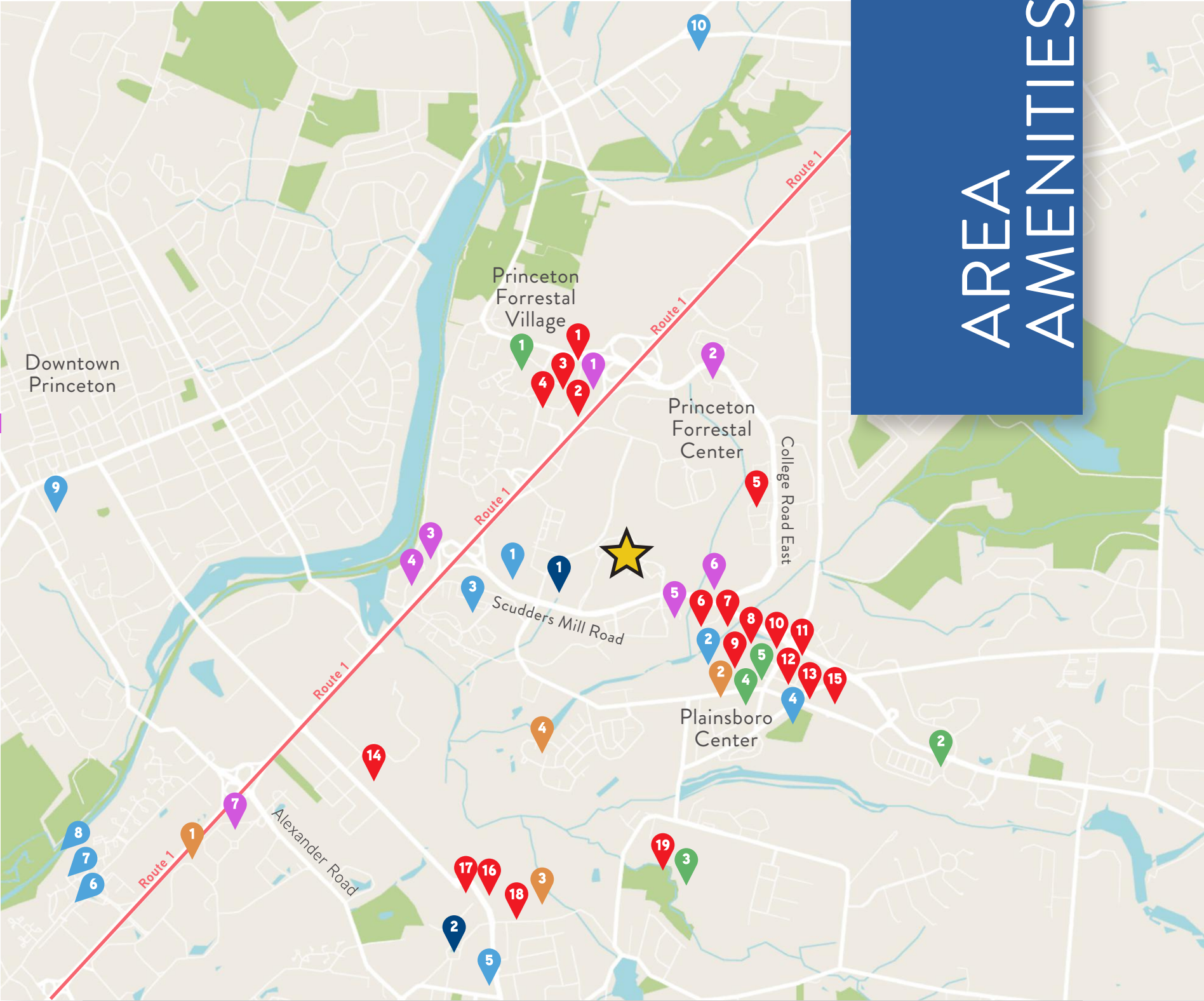
- 1 LifeTime Fitness
- 2 Planet Fitness
- 3 Princeton Fitness & Wellness
- 4 Hot Yoga Plainsboro
- 5 Yoga Soul
- 6 New Jersey Athletic Club
- 7 SEVENSOL Group Fitness
- 8 Orange Theory
- 9 Dillon Gym
- 10 Retro Fitness

HOTELS/CONFERENCE CENTERS

- 1 Westin
- 2 Princeton Marriott at Forrestal
- 3 Homewood Suites
- 4 Courtyard by Marriott
- 5 Holiday Inn
- 6 Crowne Plaza Princeton
- 7 Hyatt Regency

DAY CARE

- 1 Bright Horizons
- 2 Lightbridge Academy
- 3 New Horizons
- 4 Loving Kids Care



AREA AMENITIES

BUILDING HIGHLIGHTS



BUILDING HIGHLIGHTS

ADDRESS: 777 Scudders Mill Road, Plainsboro

SUBMARKET: Princeton

PROPERTY TYPE: Office

AVERAGE BUILDING SIZE: 225,000 SF

BUILDING CLASS: A

YEAR BUILT: 1992

ENERGY: Energy Star rated

MAX STORIES: 5

BUILDING EXTERIOR: Granite

CONSTRUCTION TYPE: Steel Frame

RESTROOM ACCESS: In-Suite

PARKING TYPE: Multi-level structure and surface

PARKING RATIO: 4.00 / 1,000 SF with ability to add parking

ELECTRICAL: Redundant electrical service to the site is fortified and supplied by two separate and independent substations for durability and reliability.

QUALITY: These buildings were constructed for pharmaceutical giant Bristol-Myers Squibb. They adhere to a quality standard that is far superior to other office buildings in the Central and Northern New Jersey office market.

SUSTAINABILITY: EV Charging Stations. 100% of electric is Green-E Certified and wind-farm sourced.

FLEXIBLE FLOORPLATE

TYPICAL TENANT FLOOR

Office floors are extremely efficient and divide easily.

Existing ceiling heights are 9' which is well suited for today's natural light filled open floor plans.

Core areas including lobbies, elevators and restrooms will all receive upgrades.

High ceilings and abundant window lines merge the well-landscaped and rural setting with open floor concepts and allow ample natural light into each floor.

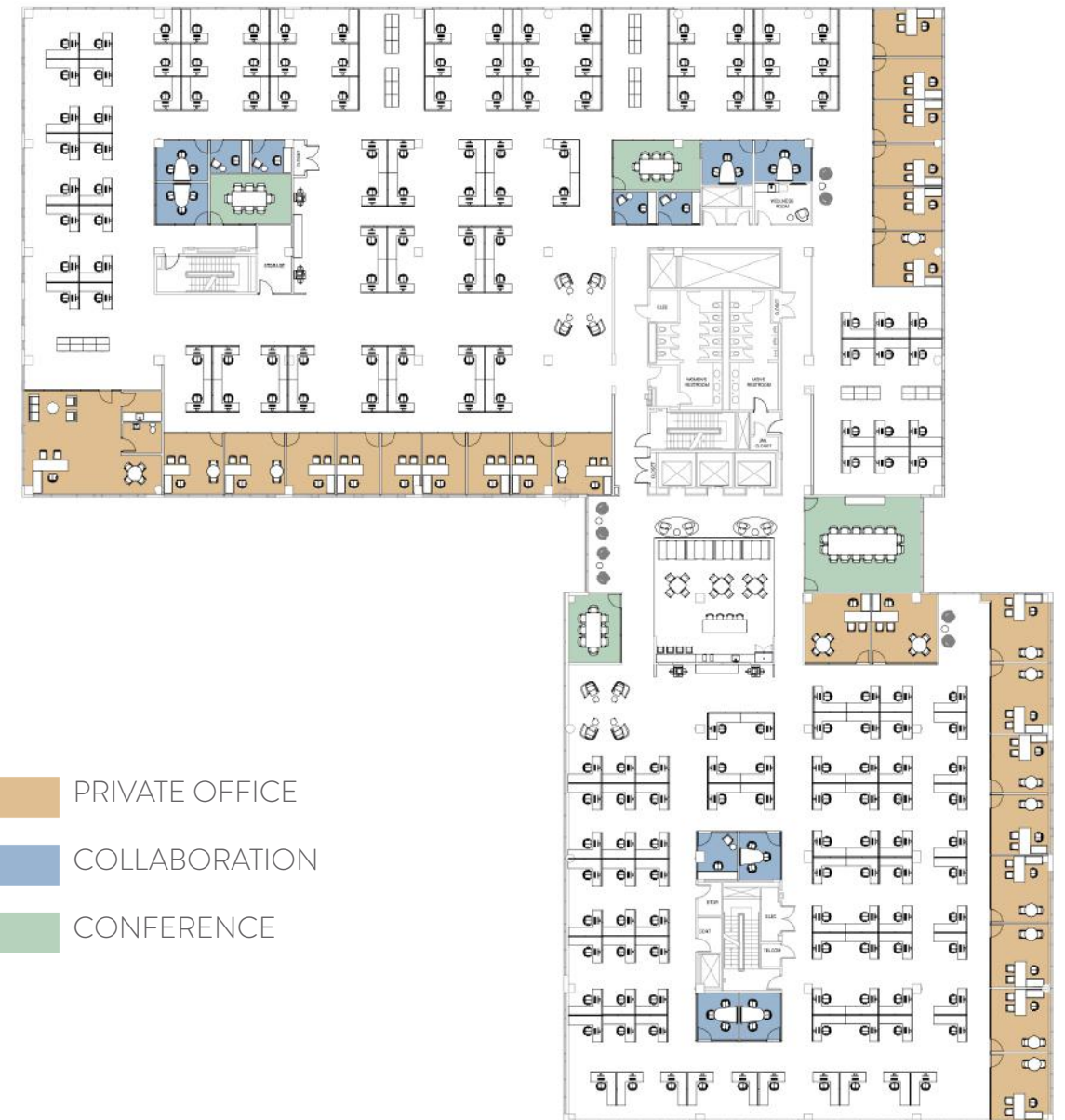
Thoughtful floor design facilitates a collaborative environment and multiple configurations.

Each floor is approximately 45,000 RSF.



BUILDING 1

FULL FLOOR USER PROGRAM CONCEPT



EFFICIENT AND COLLABORATIVE WORKSPACES

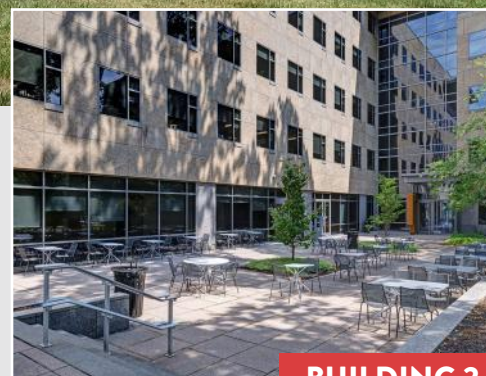


EFFICIENT
WORKSPACES

CAMPUS PHOTOS



BUILDING 2



BUILDING 2



AMPHITHEATER



BUILDING 1

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