



24



**Princeton West  
Innovation Campus  
@ Hopewell**

**28,140 RSF CHILD DEVELOPMENT CENTER  
STAND ALONE BUILDING PLUS PLAYGROUND AREA  
AVAILABLE FOR LEASE**



## About

Owned by Lincoln Equities Group, the Child Development Center is adjacent to Princeton West Innovation Campus at Hopewell, which is a secure, multi-purpose R&D and biologic/pharmaceutical and specialty manufacturing campus currently housing 400 employees on site and an estimated 2,000 employees upon full occupancy.

The building, currently available for lease, is located in prestigious Princeton, New Jersey off Route 31, just 6 miles from I-295.

## Building Specs

**SIZE:** 28,140 Rentable Square Feet

**FLOORS:** One (1)

**YEAR BUILT:** 2003

**HVAC:** 15 psi steam locally produced, chilled water and 180°F water supplied to the building air handlers

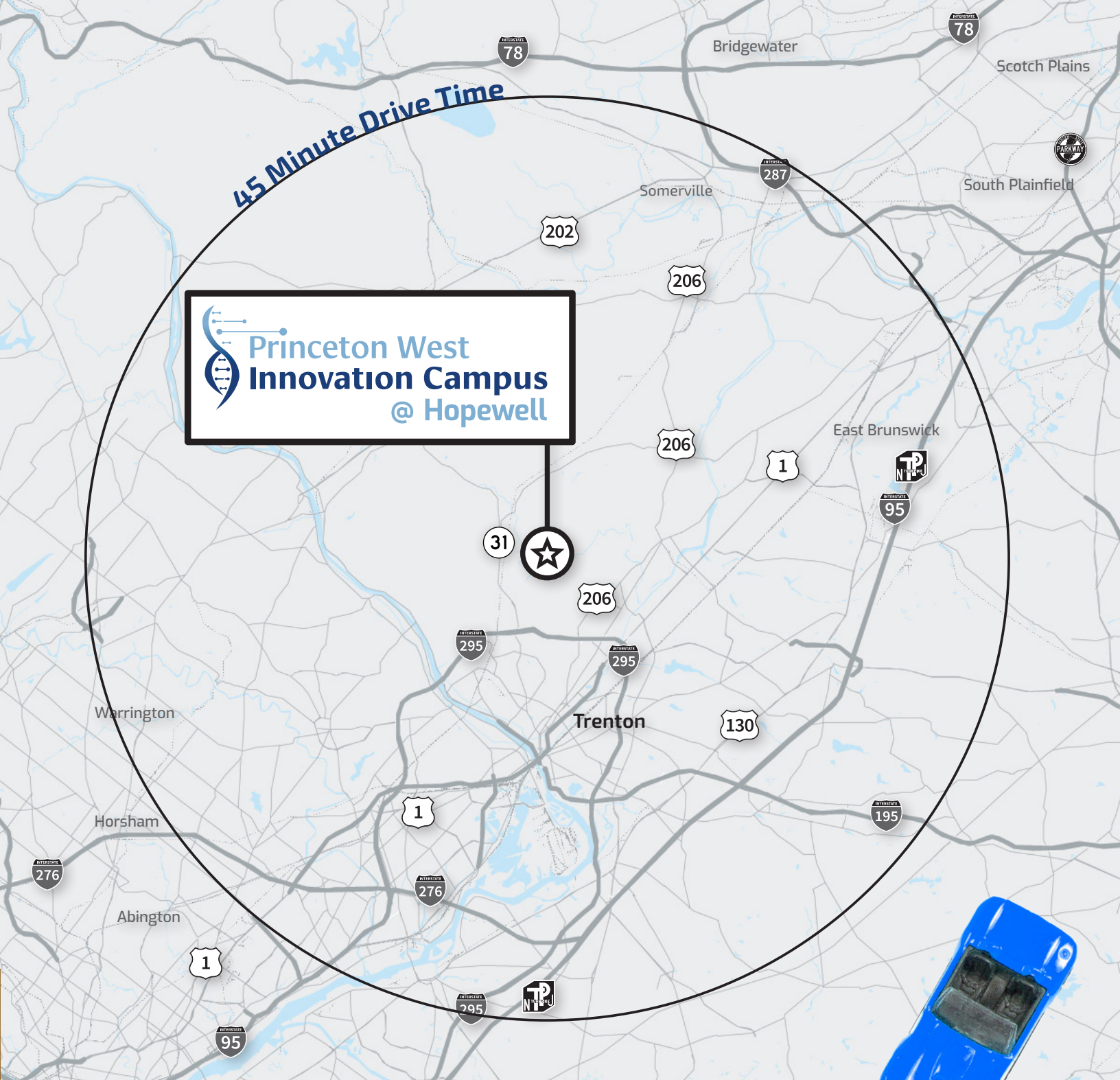
**ELECTRICAL:** 1500/2000kVA, 13.8kV-480/277V

**BUILDING SYSTEM(S):** Siemens BMS

**FIRE PROTECTION:** 100% sprinklered and Siemens monitoring and alarm system

**SECURITY:** Card key access and security cameras





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**45 Minute Drive Time**

**DEMOGRAPHICS:** within a 45 Minute drive time of the facility



Total population:  
2.2M



Total population  
Under 10:  
242K



Total daytime  
population  
(workers):  
1.1M



Families:  
561K



Avg HH  
Income:  
\$121,581



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Titus Mill Road

# Room Counts

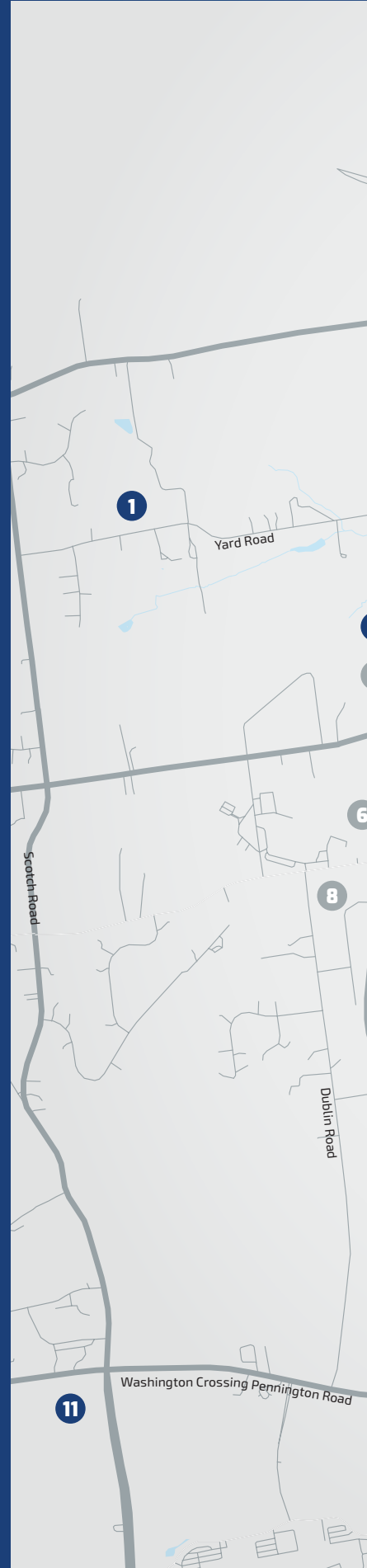
<b>Administrative</b>	6	<b>Toddler</b>	6	<b>School Age</b>	1
<b>Bathrooms</b>	18	<b>Preschool</b>	2	<b>Playroom</b>	4
<b>Infants</b>	4	<b>Kindergarten</b>	1	<b>Storage</b>	6



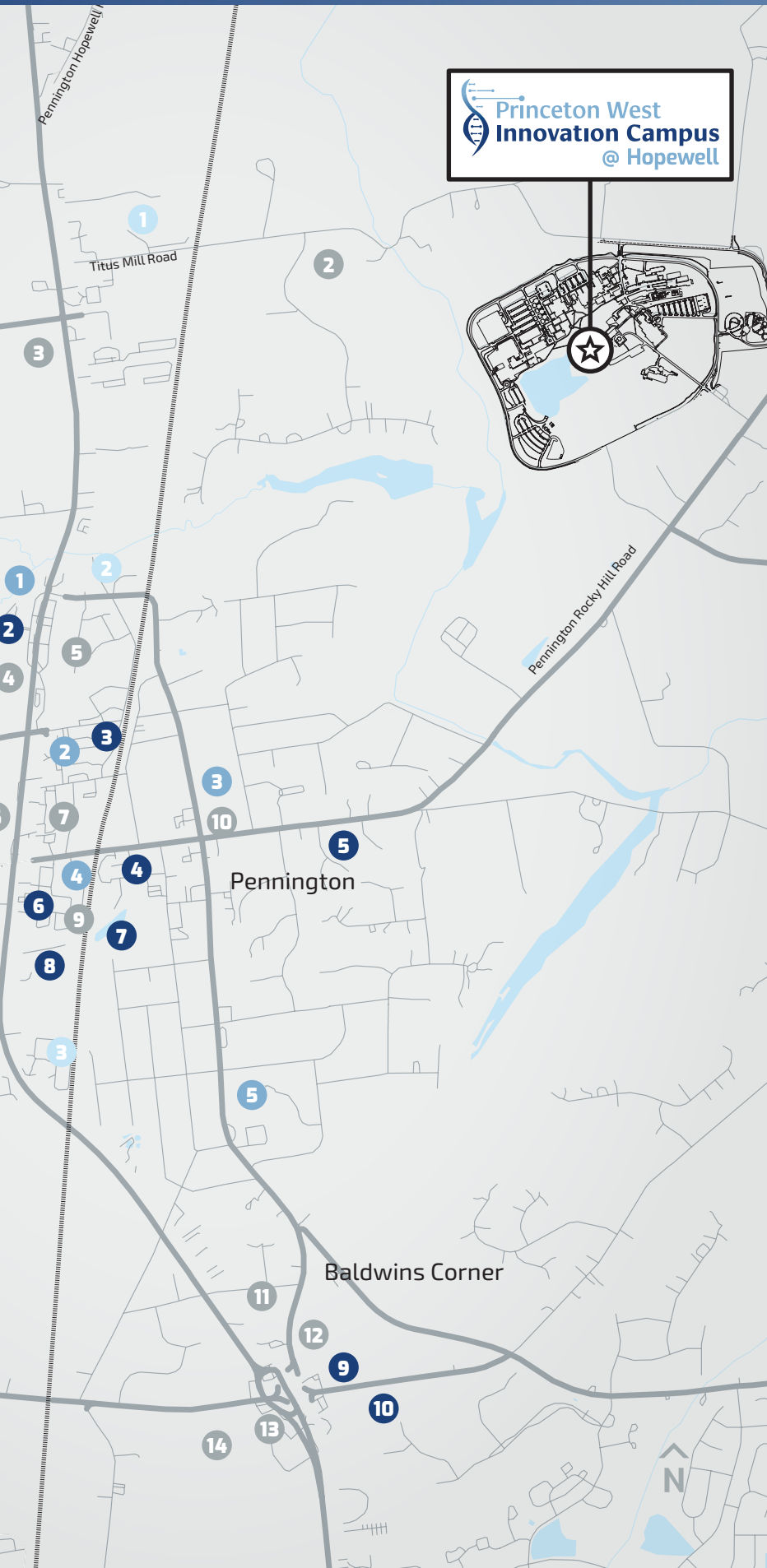
- Administrative
- Bathrooms
- Infants
- Toddler
- Preschool
- Kindergarten
- School Age
- Playroom
- Storage

# Floor Plan





# Prominent Princeton Location



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## 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 Café & 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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