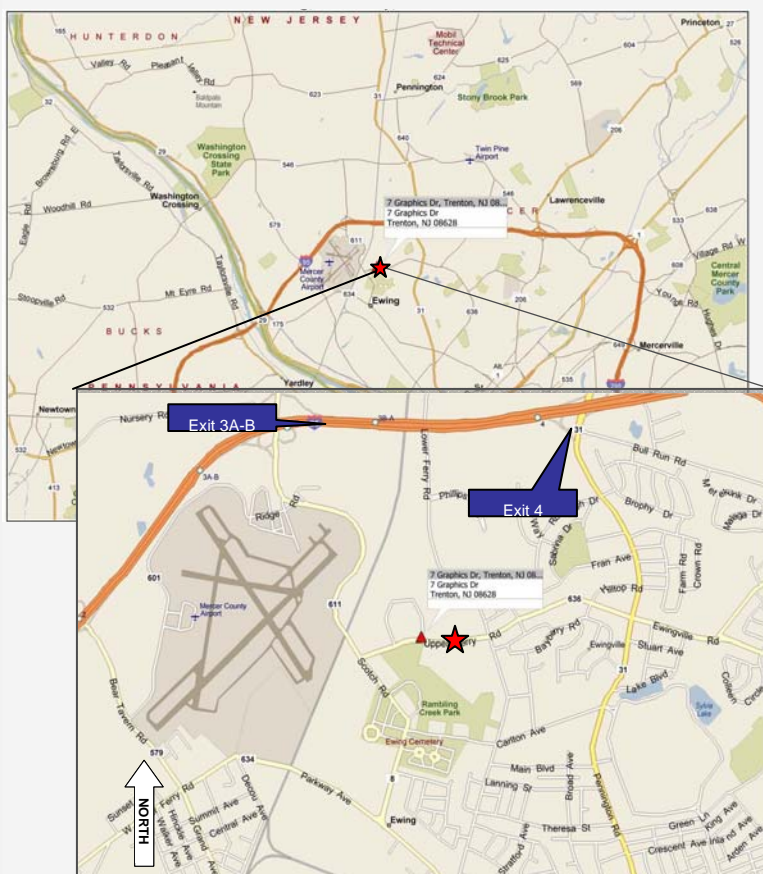


R&D / Laboratory Facility For Sublease

7 Graphics Drive Ewing, NJ



FACILITY FEATURES

- Operating facility, recently constructed in 2007
- Facility can accommodate +/- 50 employees
- Analytical Chemistry, Pharmacology and Formulation laboratories
- 4 - 8' chemistry hoods, 2 - 4' chemistry hoods, and 2 biology hoods
- Standard DI water system installed and operational

BUILDING SIZE: 72,300 SF **RENTAL RATE:** Negotiable

AVAILABLE AREA: 18,577 RSF **TERM:** May 2017

For more information and inspection please contact the **Global Life Sciences Practice Group:**

RON GANTER
Senior Director
(201) 508 - 5281
ron.ganter@cushwake.com

TOM GIANNONE
Senior Director
(201) 460 - 3373
tom.giannone@cushwake.com

JOHN CAHILL
Associate
(201) 460 - 3343
john.cahill@cushwake.com

A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant and approved by the landlord. (Inquire for rates and additional conditions.)

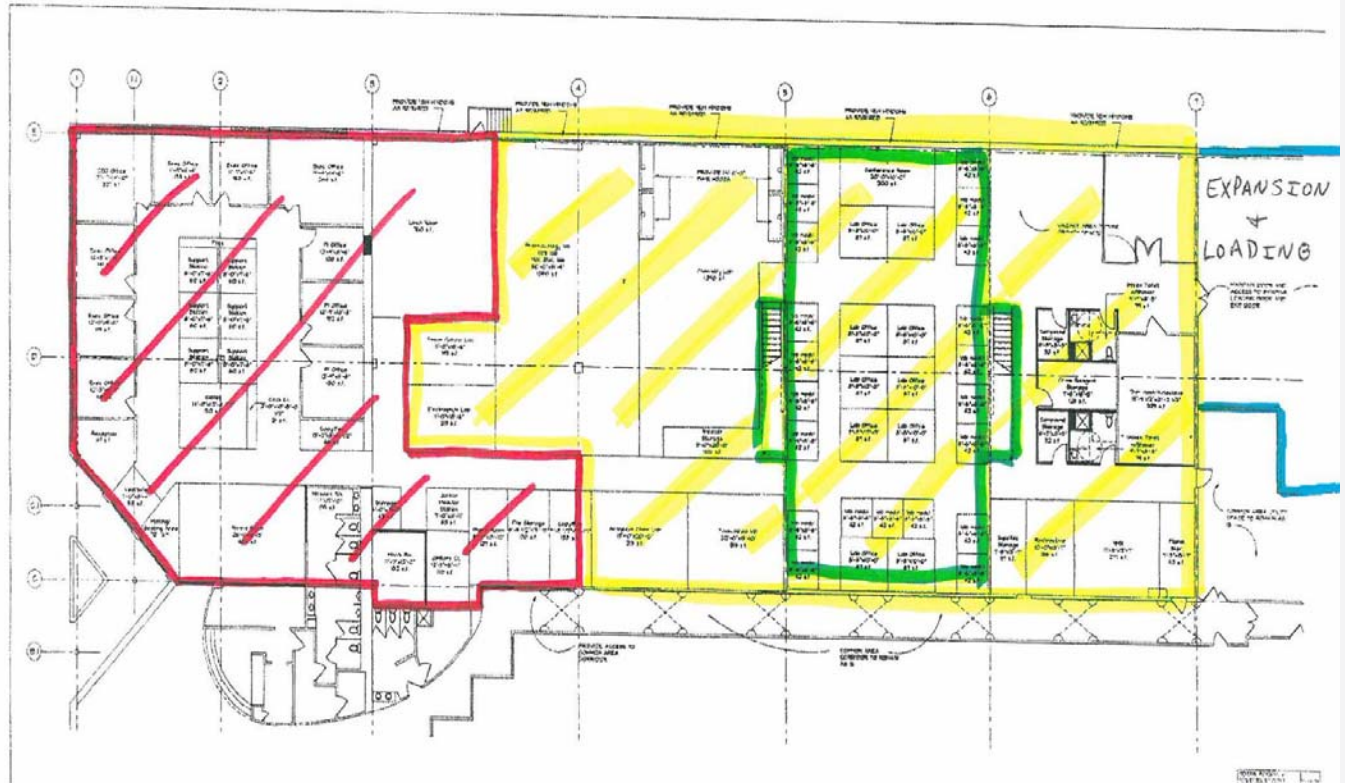
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



Licensed Real Estate Brokers
One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073

**R&D / Laboratory Facility
For Sublease**

**7 Graphics Drive
Ewing, NJ**



	<u>Approximate RSF</u>
■ Administrative Office & Support	6,200
■ Laboratories & Support	10,100
■ Expansion Space	2,277
■ Mezzanine Expansion Option	3,375

For more information and inspection please contact the **Global Life Sciences Practice Group**:

<p>RON GANTER Senior Director (201) 508 – 5281 ron.ganter@cushwake.com</p>	<p>TOM GIANNONE Senior Director (201) 460 – 3373 tom.giannone@cushwake.com</p>	<p>JOHN CAHILL Associate (201) 460 - 3343 john.cahill@cushwake.com</p>
--	--	---

A commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant and approved by the landlord. (Inquire for rates and additional conditions.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



Licensed Real Estate Brokers
One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073