



SEVEN

GRAPHICS DRIVE

On behalf of BioMed Realty,
CBRE presents 7 Graphics Drive,
a **72,300 sq. ft.** office, laboratory
and light industrial building.

The property is adjacent to the
Trenton-Mercer Airport and
two miles from I-295.

CBRE





72,300 sq. ft.

BUILDING SIZE

1980

YEAR BUILT

1992 & 2000

YEARS RENOVATED

3.5/1,000 sq. ft.

PARKING RATIO

**7,600 amps/
70 watts/sq. ft.**

ELECTRICAL CAPACITY

Four

LOADING DOCKS

Two

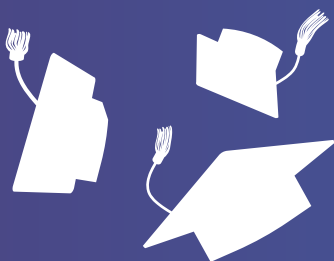
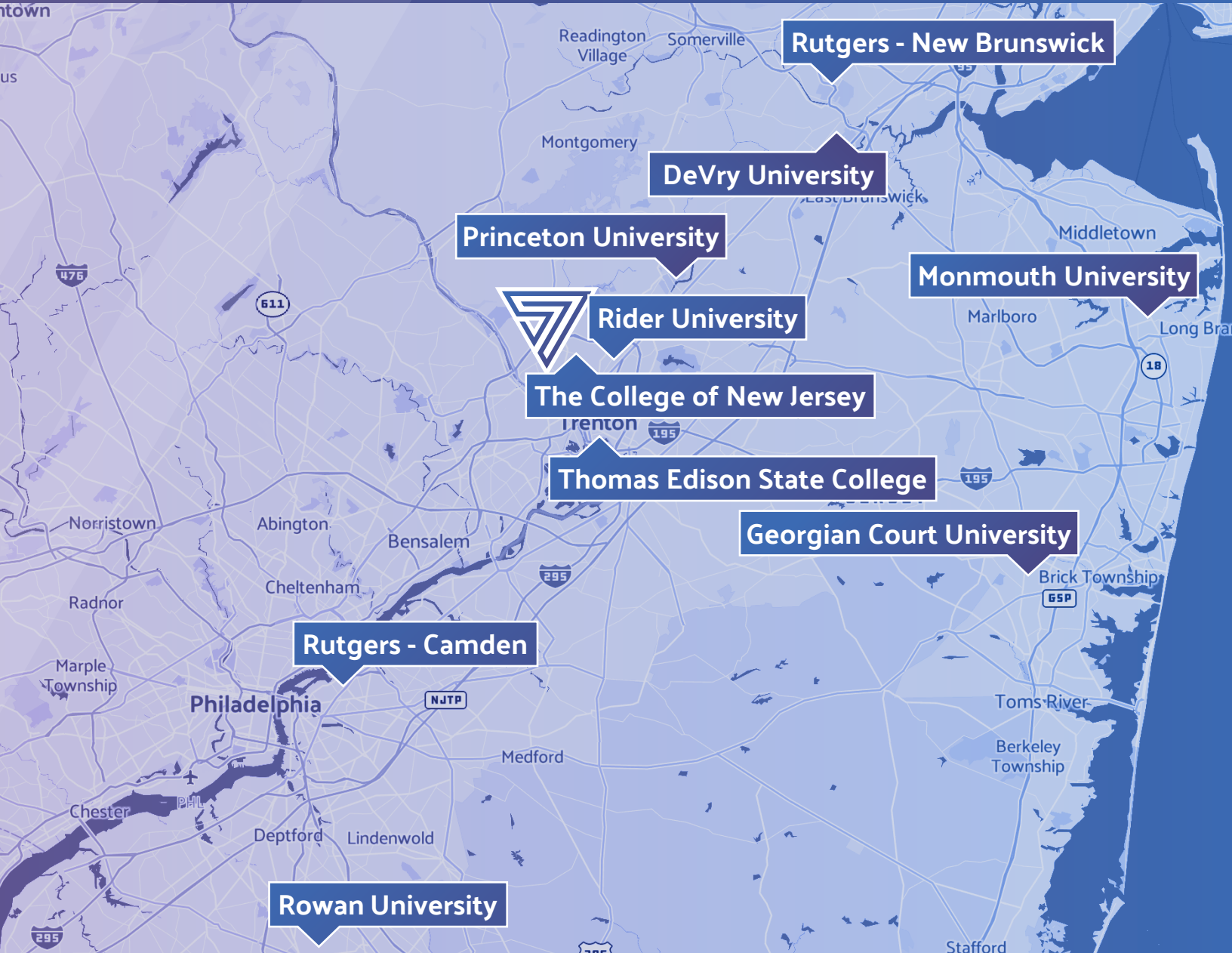
DRIVE-IN DOORS



About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is The Leading Provider of Real Estate Solutions to the Life Science Community®. BioMed owns and operates high quality life science real estate comprising 11 million square feet located in the leading innovation markets throughout the United States and United Kingdom, led by Boston-Cambridge, San Francisco, San Diego, Seattle, New York and Cambridge U.K. In addition, BioMed maintains a premier development platform with two million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

ACCESS A HIGHLY EDUCATED WORKFORCE



74.2%



of nearby residents have earned a Bachelor's degree or higher.*

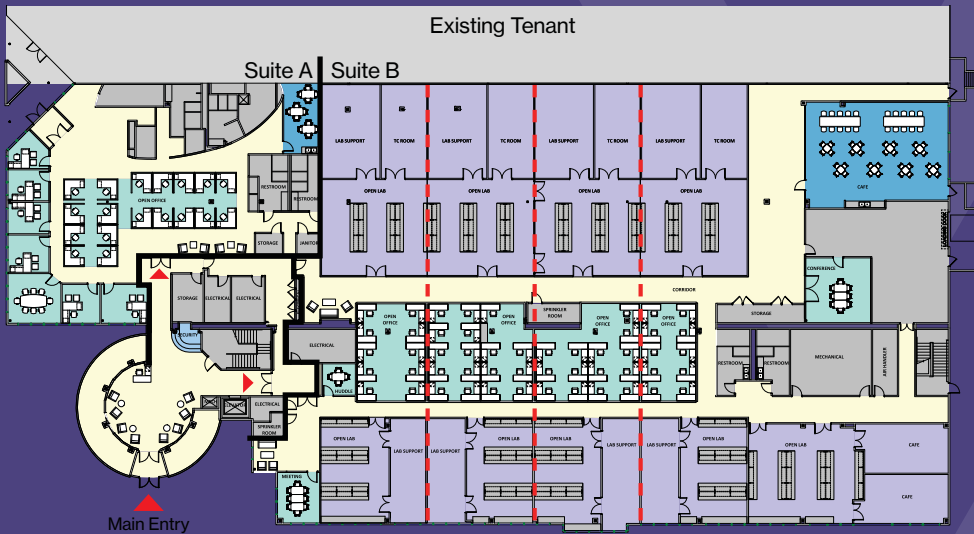
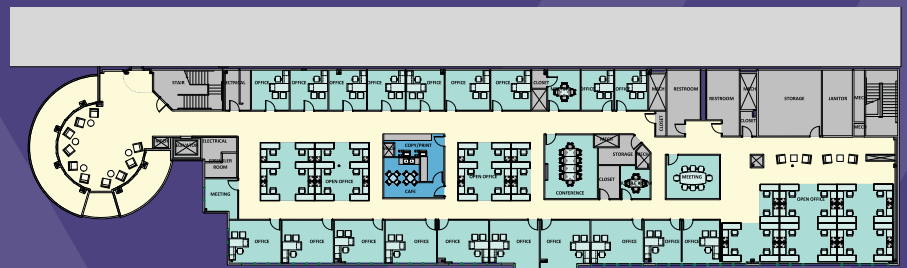
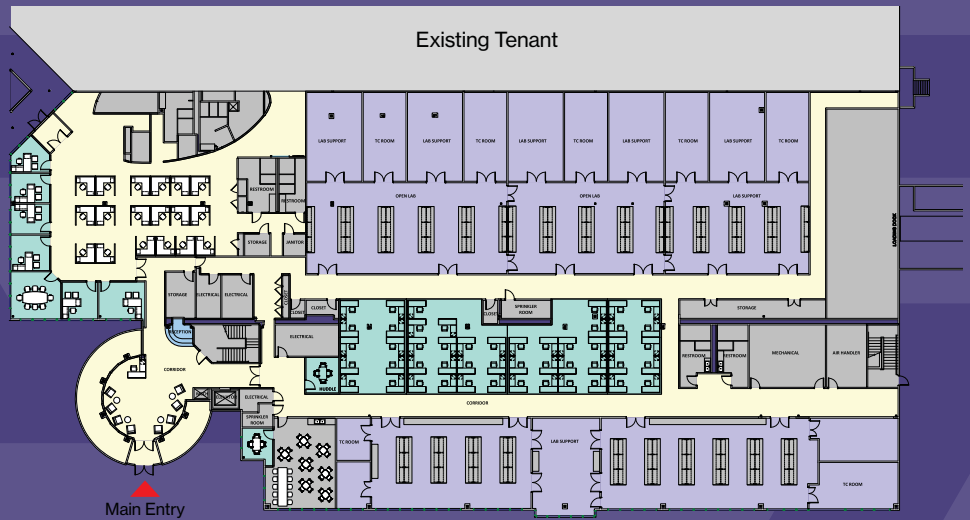


OPTION A

Single Tenant Life Sciences

SUITE A

48,561 sq. ft.



OPTION B

Multi-Tenant Life Sciences

SUITE A

5,471 sq. ft.

SUITE B

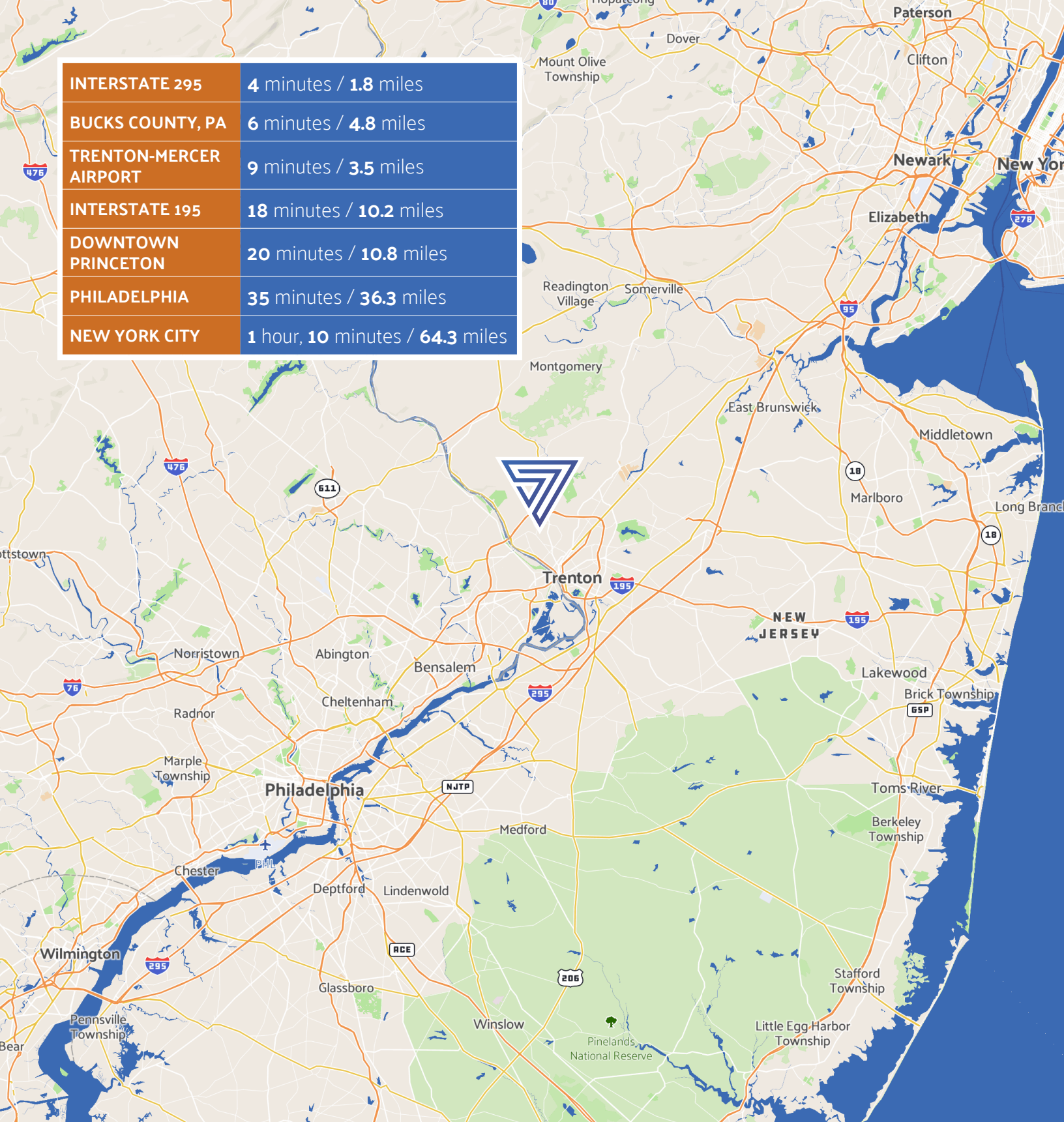
26,233 sq. ft.

SUITE C

14,976 sq. ft.



INTERSTATE 295	4 minutes / 1.8 miles
BUCKS COUNTY, PA	6 minutes / 4.8 miles
TRENTON-MERCER AIRPORT	9 minutes / 3.5 miles
INTERSTATE 195	18 minutes / 10.2 miles
DOWNTOWN PRINCETON	20 minutes / 10.8 miles
PHILADELPHIA	35 minutes / 36.3 miles
NEW YORK CITY	1 hour, 10 minutes / 64.3 miles



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*Source: 2019, Esri ProjectID: 540589; Sampled towns: Hopewell, Pennington, Plainsboro, Princeton, and Lawrence Township.
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