



# For Lease

## Available Space

**Suite I:** 8,893 SF R&D laboratory and office space

**Suite II:** 12,401 SF New office space

## Features

### Suite I

- Tremendous existing laboratory infrastructure with:
  - 100% once through air
  - 12 – 8’ fume hoods with centralized vacuum, compressed air and water lines
  - A potent compound class 10,000 clean room
  - An open lab with HEPA filtration installed
  - Water purification system for glass washer
  - Hazardous materials storage room
  - Cylinder storage room
- Reception, executive offices, bullpen, conference rooms, restrooms, pantry and reception area
- Fully furnished and wired with existing IT room

### Suite II

- Newly built office space
- Sound proofing between and above offices and conference space
- Fully furnished and wired

**250 kW generator provides 100% back-up for both suites and has excess capacity**

## 21,294 SF

**860 Centennial Avenue  
Piscataway, NJ**

Bob Ryan

+1 973 829 4717

[bobs.ryan@am.jll.com](mailto:bobs.ryan@am.jll.com)

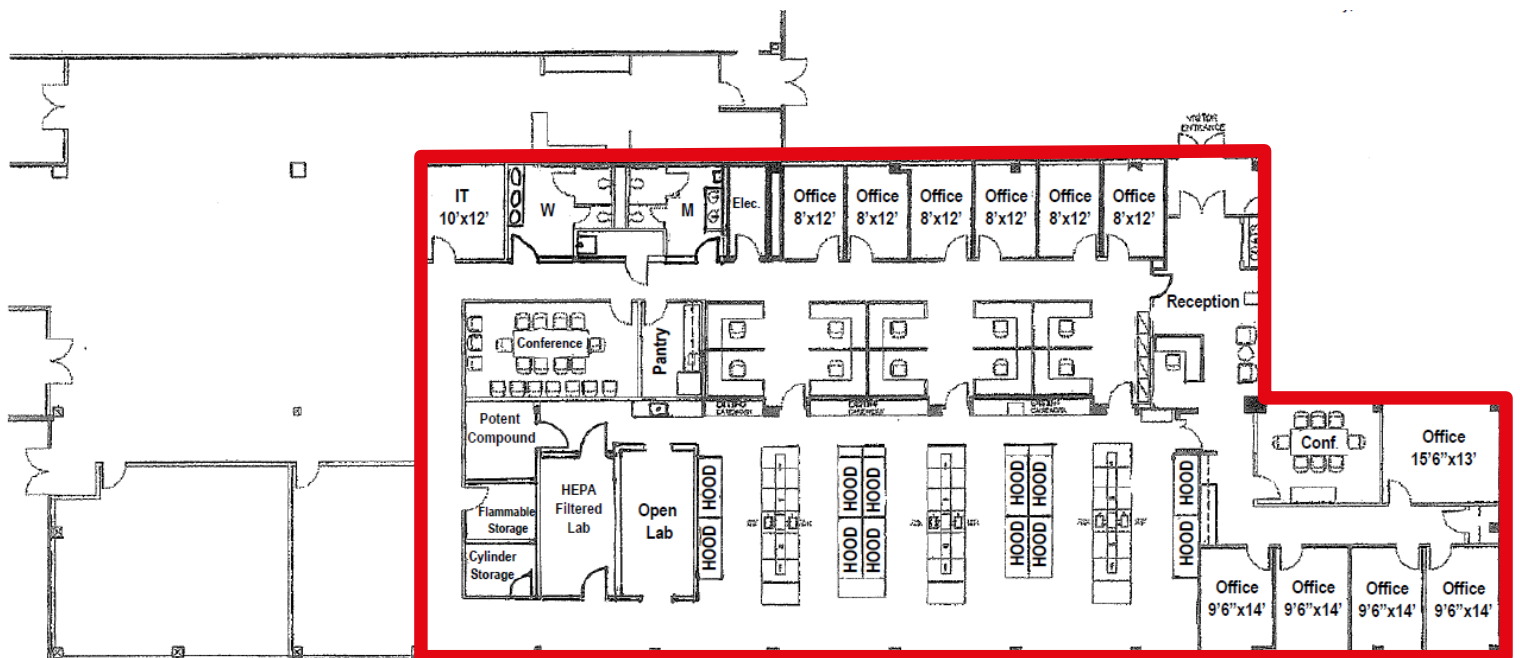
Dennis McConnell

+1 973 829 4699

[dennis.mcconnell@am.jll.com](mailto:dennis.mcconnell@am.jll.com)



# Suite 1: 8,893 SF | R&D laboratory and office space

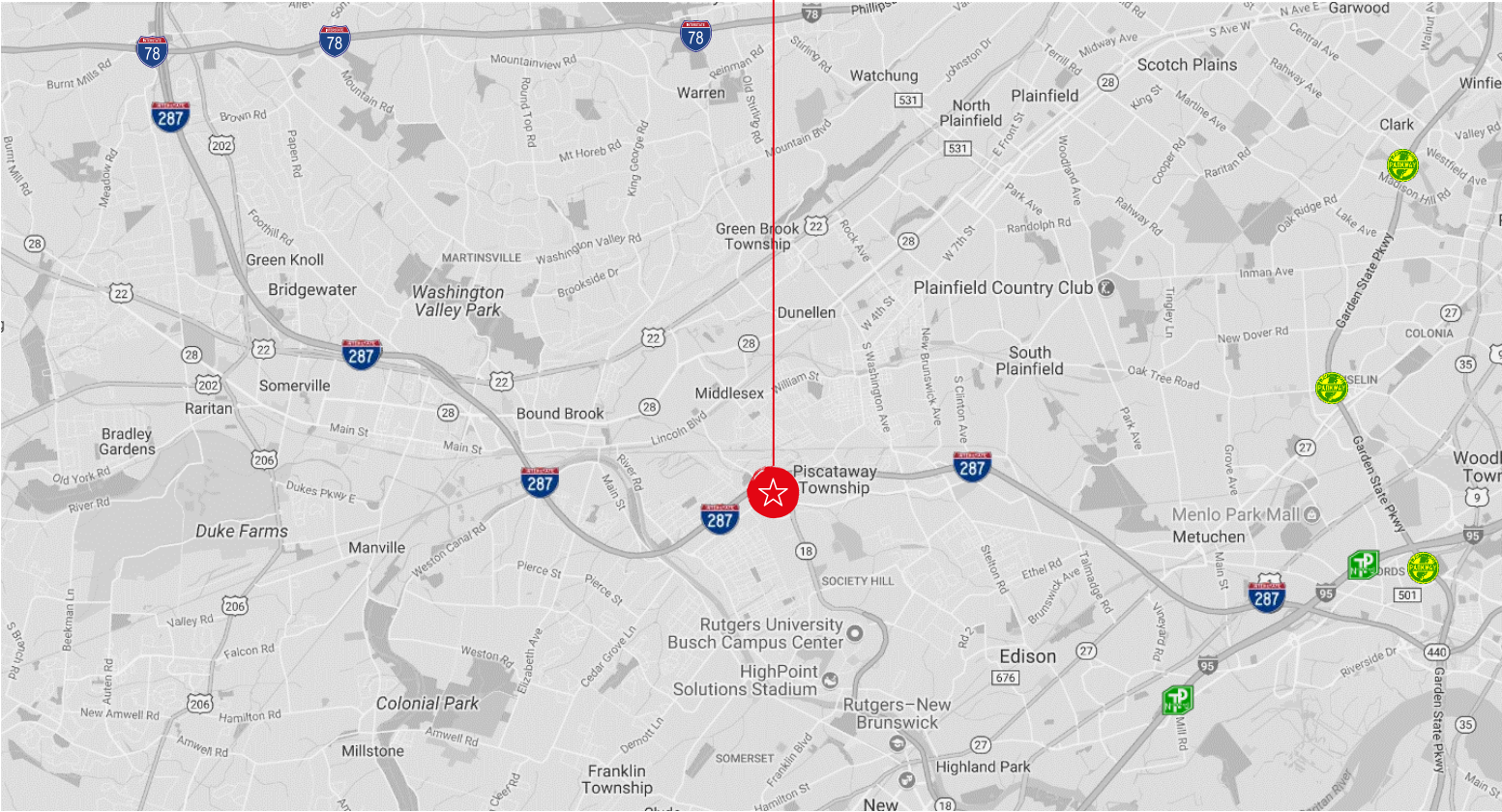
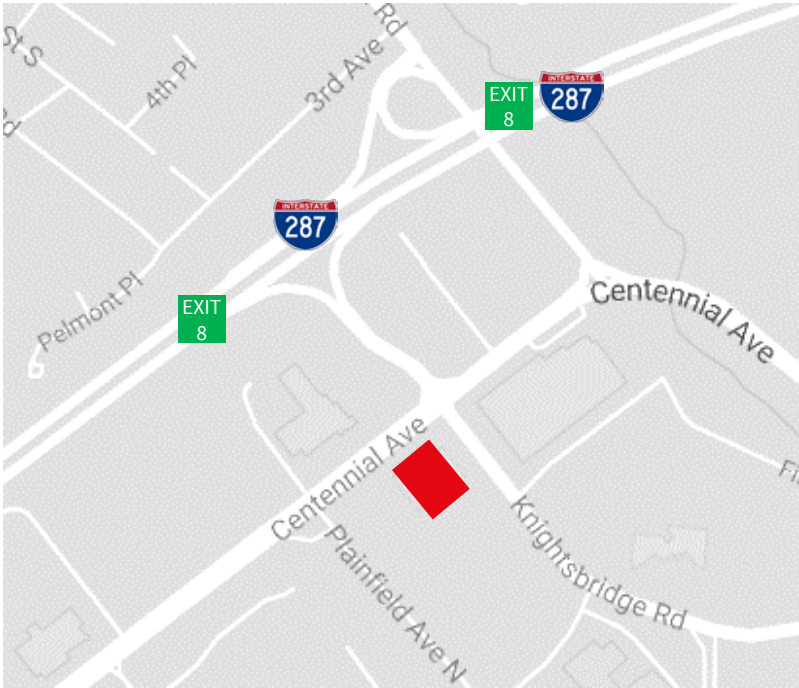




Suite 2: 12,401 SF | New office space



# 860 Centennial Avenue | Piscataway, NJ



**Bob Ryan**  
+1 973 829 4717  
[bobs.ryan@am.jll.com](mailto:bobs.ryan@am.jll.com)

**Dennis McConnell**  
+1 973 829 4699  
[dennis.mcconnell@am.jll.com](mailto:dennis.mcconnell@am.jll.com)