

Premiere Lab Space | 7,066 SF Available

A project of the New Jersey Economic Development Authority

671 Route 1 South, North Brunswick, New Jersey | www.njeda.com



Located in the heart of New Jersey's "Research Corridor" the 50-acre research park is designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.

The **New Jersey Bioscience Center** was developed to meet the research, manufacturing and office needs of entrepreneurial startups, to emerging research companies, large established corporations in the bioscience and pharmaceutical industries.

The **New Jersey Bioscience Center**, a project of the NJEDA is a 50-acre, 5 building and 3 development site, research park in North Brunswick. It is the home of the **Incubator and Step-Out Labs at North Brunswick**, and consists of almost 300,000 S.F. of lab and office space, with over \$70 million invested in facilities and improvements, including a shared conference facility.

Our prestigious tenants include: Allergan, Ascendia, Boehringer Ingelheim, Chromocell, Hurel Corp., Orthobond and Rutgers University.



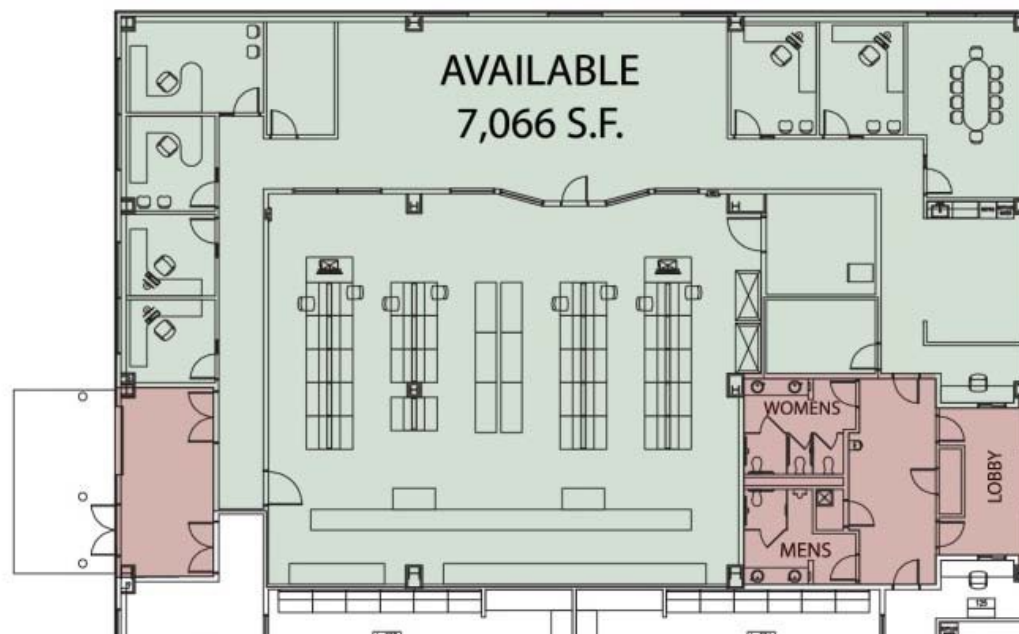
BC 3 building features

- +/- 80,000 square foot two-story building
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- 24/7 secured card access facility
- Stand-alone lab suites
- Shipping/receiving area with loading dock

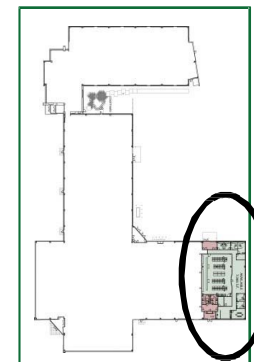
Building utilities and services

- HVAC system with individual temperature controlled suites and once-through, 100% outside air

- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Dedicated 24/7 cooling in telephone/data rooms
- Piping infrastructure for central lab gasses
- Sub-metered tenant electric
- Lab waste neutralization system
- Storage room and central utility space
- Ice maker and glass wash infrastructure



Full floor plan key:



Tenant Main Entrance

Available space

Common area

Space features

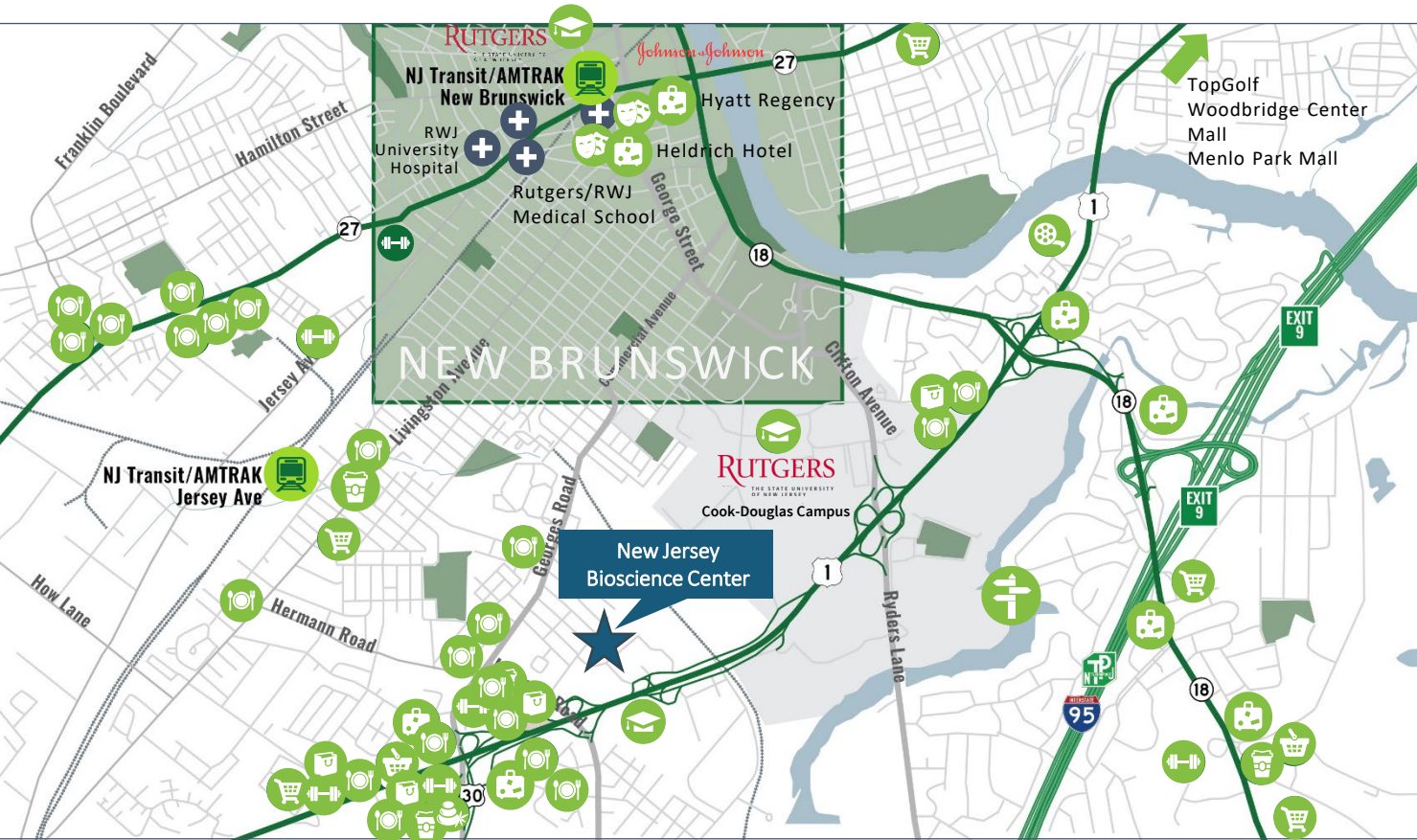
- 7,066 S.F. lab/officespace
- LEED Silver Certified
- 9' 6" lab ceiling height with pendant lighting
- Dual-level lighting control with photocells provides daylight harvesting in office zones
- Dark room
- Fully adjustable lab casework system on 4' modules
- Overhead service/utility carriers with mobile tables
- Two(2) 6' chemical fumehoods
- Window wall from 2' 6" to 9' high along labs
- Flexible equipment areas including 120/208V emergency power in wire mold
- Eye washes at lab sinks and safety shower in each lab
- Private offices with vision glass

Business management services

- Assistance with the EDA's technology/lending initiatives and economic incentive programs
- Located within the Greater New Brunswick Innovation Zone, one of the three "technology neighborhoods" in New Jersey designed to spur collaborative opportunities for resident academic and research institutions
- Links to small business development resources



Convenient location – Minutes from Downtown New Brunswick

Located on Route 1 South, minutes from Route 18 and I-95/NJ Turnpike Exit 9, is situated between New York City and Philadelphia with convenient access to I-287, I-295, Garden State Parkway and Routes 9, 27, 33, 130 and 206.



Access to talent and abundant area amenities

The Park is located in close proximity to Rutgers New Jersey Medical School and Princeton University, on the amenity rich Route 1 corridor, within minutes from a multitude of restaurants, hotels, fitness centers, TopGolf, beauty and wellness, daycare and retail shopping from mom and pop, to big box retail, to three area malls, including the Shoppes at New Brunswick, Brunswick Square, Woodbridge Center Mall and the Menlo Park Mall.

-  +/- 15 miles to Princeton
+/- 25 miles to Trenton
+/- 35 miles to Downtown NYC
+/- 60 miles to Center City Philadelphia
-  +/- 13 miles to Princeton and Central Jersey Regional Airports
+/- 23 miles to Newark Liberty International Airport
+/- 70 miles to Philadelphia International Airport
-  +/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station
-  Corporate neighbors: Allergan, Boehringer Ingelheim, Bosche Scientific LLC, Bristol-Myers Squibb, Chromocell, Hurel Corp., Johnson & Johnson, and Orthobond

A project of:



The New Jersey Economic Development Authority (EDA) is an independent State agency that finances small and mid-sized businesses, administers tax incentives to retain and grow jobs, revitalizes communities through redevelopment initiatives, and supports entrepreneurial development by providing access to training and mentoring programs.

Financing and Incentives

EDA is committed to ensuring that New Jersey continues to be a leader in innovation. That's why we offer a full range of programs and services to fuel the development of new technologies, including: low-interest financing through matching loan programs, seed funding, tax incentives, affordable lab space, and networking opportunities with the investment community. For more information on EDA programs for the technology and life sciences industry, please visit www.njeda.com/tls.

For leasing information contact:

Jim Medenbach, Managing Director
Jones Lang LaSalle
Direct: +1 973 829 4710 | Cell: +1 973 224 2426
jim.medenbach@am.jll.com

