



**NEW JERSEY
CENTER OF EXCELLENCE**
at Bridgewater

Where Science Meets Inspiration.

**21,000 to 110,632 RSF Modern Laboratory Space
Available for Lease**

COME BE A PART OF NEW JERSEY'S EXCITING LIFE SCIENCES/ R&D MULTI-TENANT, MIXED-USE VILLAGE

Situated in a beautiful suburban setting on 110 picturesque acres in Bridgewater, New Jersey, the New Jersey Center of Excellence at Bridgewater is a premier and vibrant Hi-Tech/R&D campus located south of the Interstate 78/287 interchange.

The campus is the home to a growing list of prestigious tenants: **Avantor, Ashland, Kashiv Pharmaceuticals, NestléHealthScience, Nevakar** and many more.

Centrally located within the Boston – Washington, D.C. life science corridor, the R&D campus encompasses +/- 850,000 SF of laboratory, office, GMP production and warehouse facilities and also includes a full service cafeteria, fitness and conference center.

"The N.J. Center of Excellence in Bridgewater offers facilities and a talent pool that are on par with any of the other locations we considered. One of the deciding factors was Advance Realty's vision to reposition the campus into a 21st-century, mixed-use 'company town' that includes a hotel, apartments, retail, restaurants and recreational venues in a beautiful setting. This concept will give us a tremendous advantage in attracting the best talent."

*~ Anders Kaspersson, VP and Program Manager for research and development
Nestlé Health Science*

The New Jersey Center of Excellence provides a full range of modern lab facilities and is an excellent working environment for R&D companies.

- On-site Central Utility Plant ("CUP") provides significant savings to tenants
- Redundant power feeds to the site, dual fuel sources for Cogen in the CUP, and generator back-up for each building
- On-site amenities include: property management, full service cafeteria, fitness center, basketball court, and conference facilities

STATE-OF-THE-ART R&D SPACE AVAILABLE

Centrally positioned in the heart of the campus, is JR-1. Now available for multi-tenant, the building is nestled among stunning natural surroundings, prominent life sciences companies and abundant campus and area amenities.

JR-1 is a 141,000 square foot, four story, state-of-the-art R&D building. This innovative and energy efficient building offers central lab corridors on each floor with fully equipped chemistry/biology laboratories, office space, conference rooms and private offices.



NJCOE Mixed-Use Village

A 62-acre master planned mixed-use redevelopment project. The redevelopment will be transformed into a vibrant, mixed-use, town center style environment attractive to young professionals and empty nesters. When complete, the campus will include existing R&D and office, multifamily, hotel, retail/restaurants, wellness center, grocery and community amenities such as fitness, public open spaces and outdoor recreation.



Where Performance Meets Excellence.

The highlight of the New Jersey Center of Excellence is JR-1, a modern state-of-the-art laboratory building suitable for a variety of R&D companies seeking plug-and-play laboratory space.



JR-1

First Floor ±21,000 RSF



First Floor Lab Specs

SUITE SPECS

1203	Synthesis Development + Scale Up Lab (3) sinks (8) 6' walk-in fume hoods process chilled water system supply and return (1) 6' fume hood w/ process chilled water system supply and return and fire suppression system (6) 8' fume hoods w/ process chilled water system supply
1212	Synthesis Development + Scale Up Lab (2) sinks (1) 6' fume hood w/ process chilled water supply and fire suppression system (5) 6' walk-in fume hoods w/ process chilled water supply (4) 8' fume hoods w/ process chilled water supply
1219	Synthesis Development + Scale Up Lab (2) sinks (4) 6' walk-in fume hoods w/ process chilled water supply (1) 6' walk-in fume hood w/ process chilled water supply and fume hood suppression system for fire (1) 6' fume hood w/ process chilled water supply and fire suppression system (4) 8' fume hoods w/ process chilled water supply
1220	Synthesis Development + Scale Up Lab w/ Synthesis Development Instrument Lab (3) sinks (8) 6' walk-in fume hoods w/ process chilled water supply (6) 8' fume hoods w/ process chilled water supply (1) 6' walk-in fume hood w/ process chilled water supply and fire suppression sys.
1235	Chemical Stock Room
1236	4 Degree Cold Room
1247	Solvent Storage Room

*Note: All fume hoods have cup sinks
All labs can be secured with card access readers*

JR-1

Second Floor ±43,000 RSF



Second Floor Lab Specs

SUITE	SPECS
2204	Medicinal Chemistry Lab (2) cup sinks (5) 8' fume hoods w/ process chilled water system (3) 8' walk-in fume hoods w/ process chilled water system
2205	Autoclave Room
2206	Medicinal Chemical Instrument Lab (1) sink (1) 8' walk-in fume hood w/ fire suppression system and process chilled water system
2211A	Protein Characterization Lab (1) sink
2211B	Sensitive Instrument Lab
2213	Protein Production Cold Room (1) sink 4 degree cold room
2220	General Lab (1) sink (1) 6' fume hood
2227D	Tissue Culture Lab (1) sink (4) bio hood connections
2227A	Protein Production Lab (3) sinks (2) 6' fume hoods
2227B	FRE/REF Room
2227C	Mammalian Production (1) sink (1) bio hood connection
2229	Centrifuge Room (1) sink
2236	General Lab (1) sink (1) 6' fume hood
2242	Tissue Culture Lab (1) sink (2) bio hood connections
2243	General Lab (1) sink (1) 6' fume hood
2246	Tissue Culture Lab (1) sink (2) bio hood connections
2303	Medicinal Chemistry Lab (3) sinks (2) 8' walk-in fume hoods w/ process chilled water system (7) 8' fume hoods w/ process chilled water system (1) 8' fume hood w/ process chilled water system and fire suppression system
2304	Hydro Generation Lab (1) sink (3) 8' fume hood w/ process chilled water system (1) 8' fume hood w/ process chilled water system and fire suppression system
2320	Medicinal Chemistry Lab (1) sink (1) 8' fume hood w/process chilled water system (3) 8' walk-in fume hoods w/ process chilled water system and fire suppression sys. (1) 8' fume hood w/process chilled water system and fire suppression system
2331	Medicinal Chemistry Lab (3) sinks (1) 8' walk-in fume hood w/ process chilled water system (2) 8' walk-in fume hoods w/ process chilled water system and fire suppression sys. (5) 8' fume hoods w/ process chilled water system

JR-1

Third Floor ±43,000 RSF



Labs	10
Lab Notebook Room	1
Microfilm Room	1
Cold Room	1
Autoclave Room	1
Library Plates	1
Master Plate Storage Rm	1
Conference Rooms	2
Copy Room/Storage	2
Kitchen/Pantry	1
Offices	26
Service Elevators	2

COMMON AREA



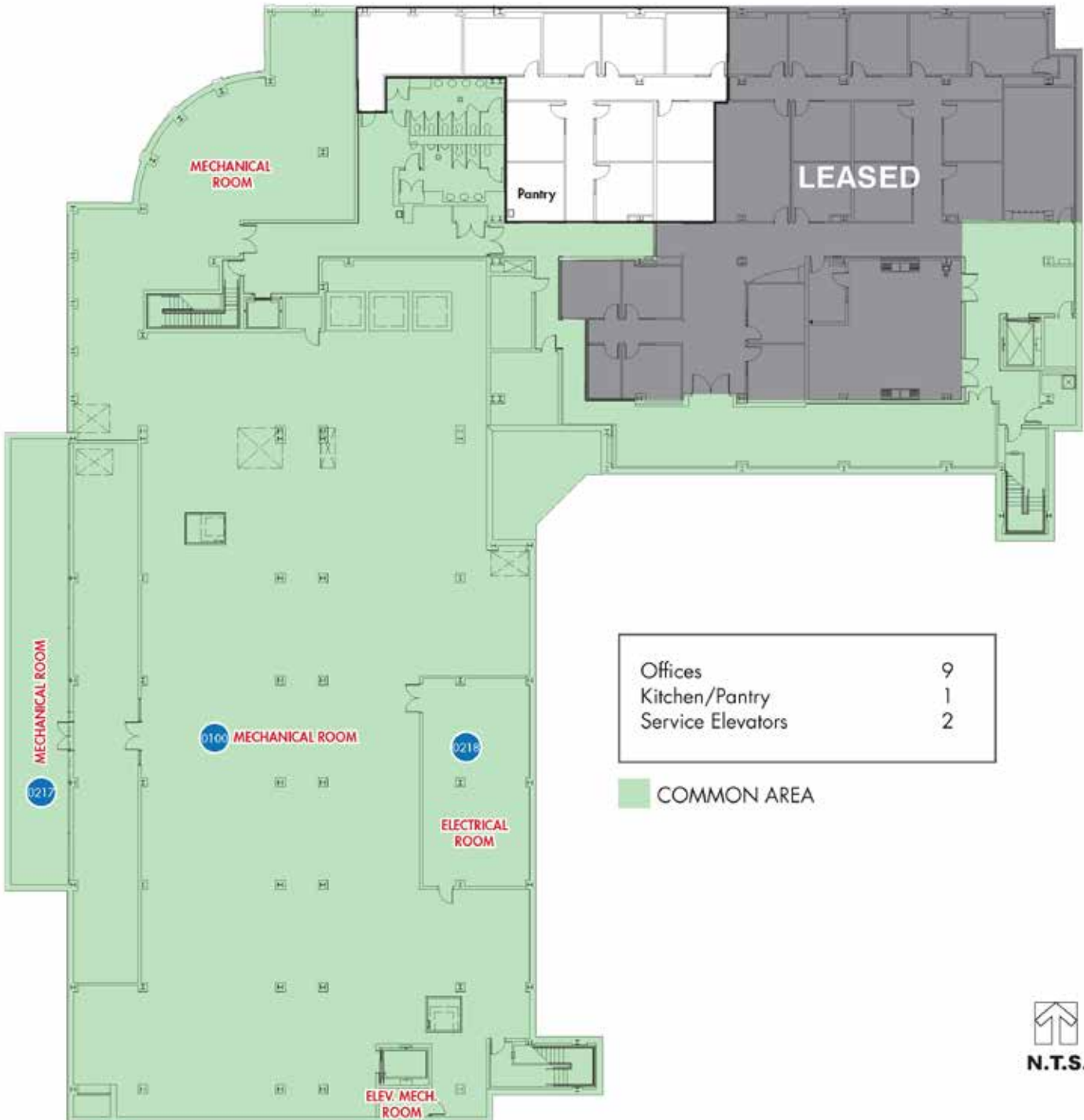
Third Floor Lab Specs

SUITE	SPECS
3111	Lab Notebooks Room
3113	Microfilm Room
3203	Assay Development & Profiling Lab (4) sinks (2) 8' fume hoods Lazor chilled water to roof exchanger
3204	Automation Lab (3) sinks (2) 8' fume hoods
3211	Cell Culture Lab (1) sink (6) bio hoods
3219	4 Degree Cold Room
3227	Autoclave Room
3228	Yeast/Bacteria Lab (1) sink (2) bio hoods
3243	Radioactive Lab (1) sink (1) 8' fume hood w/ process chilled water supply (1) bio hood
3303	Library Plates (1) sink
3304B	Cell Culture Lab (1) sinks (2) bio hoods connections
3304A	Protein Production Lab
3312	Automation Lab (3) sinks (1) 8' fume hood (1) mass spec
3319	Chemical Library Processing Room Lab (1) 8' fume hood
3320	Cell Biological Reagent Banking Lab (1) sink (1) 6' fume hood
3341A	Master Plate Storage Room (-20 degrees) Carousel unit

*Note: All fume hoods have cup sinks
All labs can be secured with card access readers*

JR-1

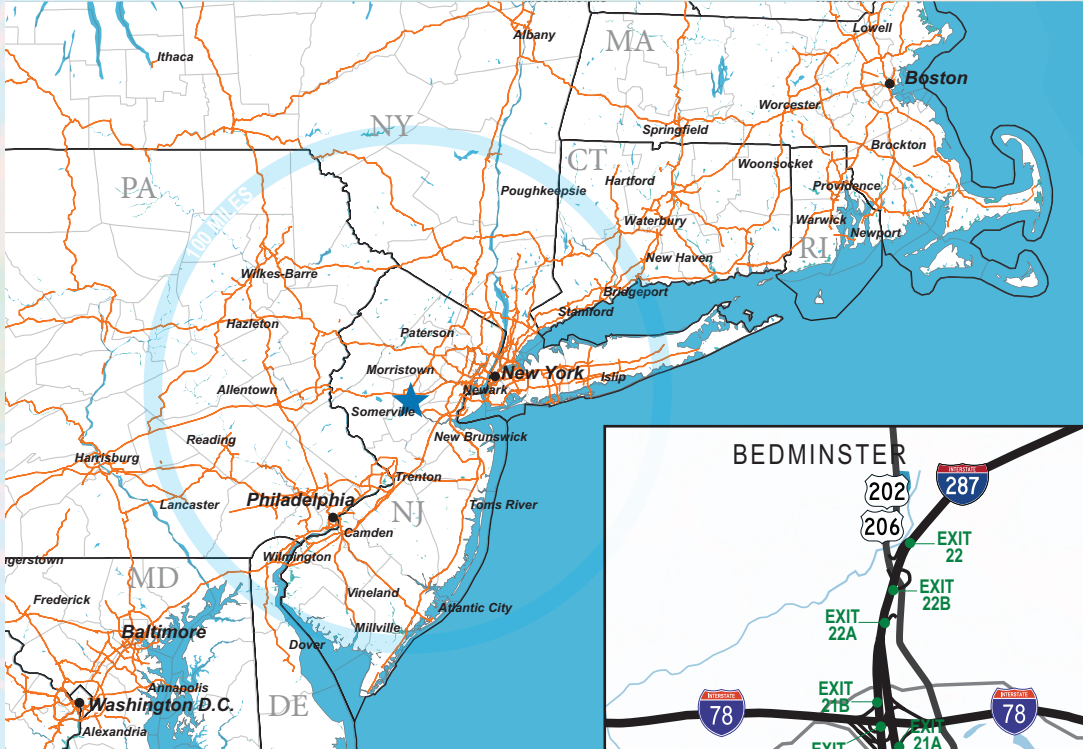
Basement ±3,632 RSF



Basement Specs

SUITE	SPECS
0100	Mechanical Room
0217	Mechanical Room
0218	Electrical Room
0254A	Elevator Mechanical Room

Where Discovery Meets Convenience.



- Centrally located within the Boston – Washington, D.C. life science corridor
- Visible from I-287 and located less than one-half mile south of the interchange of I-78 and I-287
- Minutes from Bridgewater’s rich area amenities of retail, restaurants, hotels, banks and day care
- 30 minutes to Newark Liberty International Airport
- 45 minutes to lower Manhattan



For more information, please contact exclusive leasing broker, JLL:

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