

Premiere Lab Space | 11,522 SF Available

A project of the New Jersey Economic Development Authority

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

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK



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 4 building features

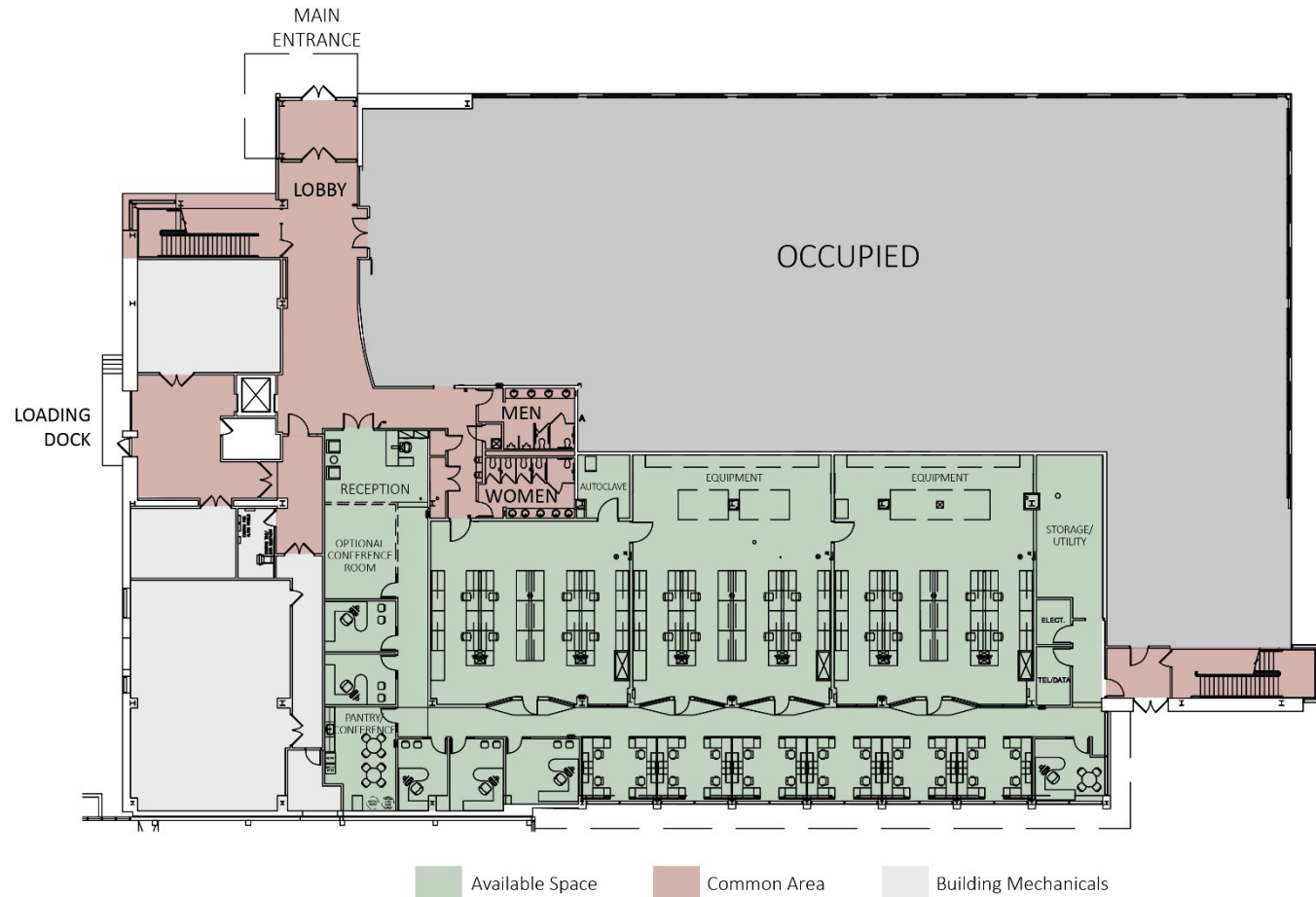
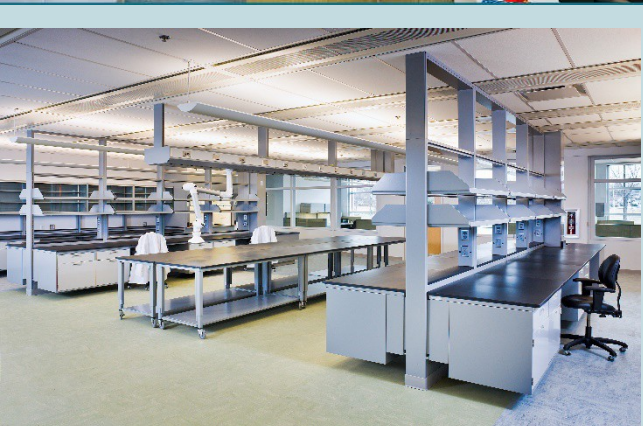
- +/- 60,500 square foot two-story building
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- 24/7 secured card access facility
- Shared shipping/receiving and loading dock area

First floor utilities and services

- HVAC system with individual temperature controlled suites
- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system

First floor utilities and services (con't)

- Sub-metered tenant electric
- Dual-level lighting control with photocells provides daylight harvesting in office zones
- 24/7 cooling in tel/data rooms
- Pre-wired communication outlets with connection to tenant tel/data room and fiber to main demarc room
- Piping infrastructure for central lab gasses
- Autoclave room with available utilities
- Ice maker and glass wash infrastructure
- Central lab waste system
- Storage room and central utility space



Space features

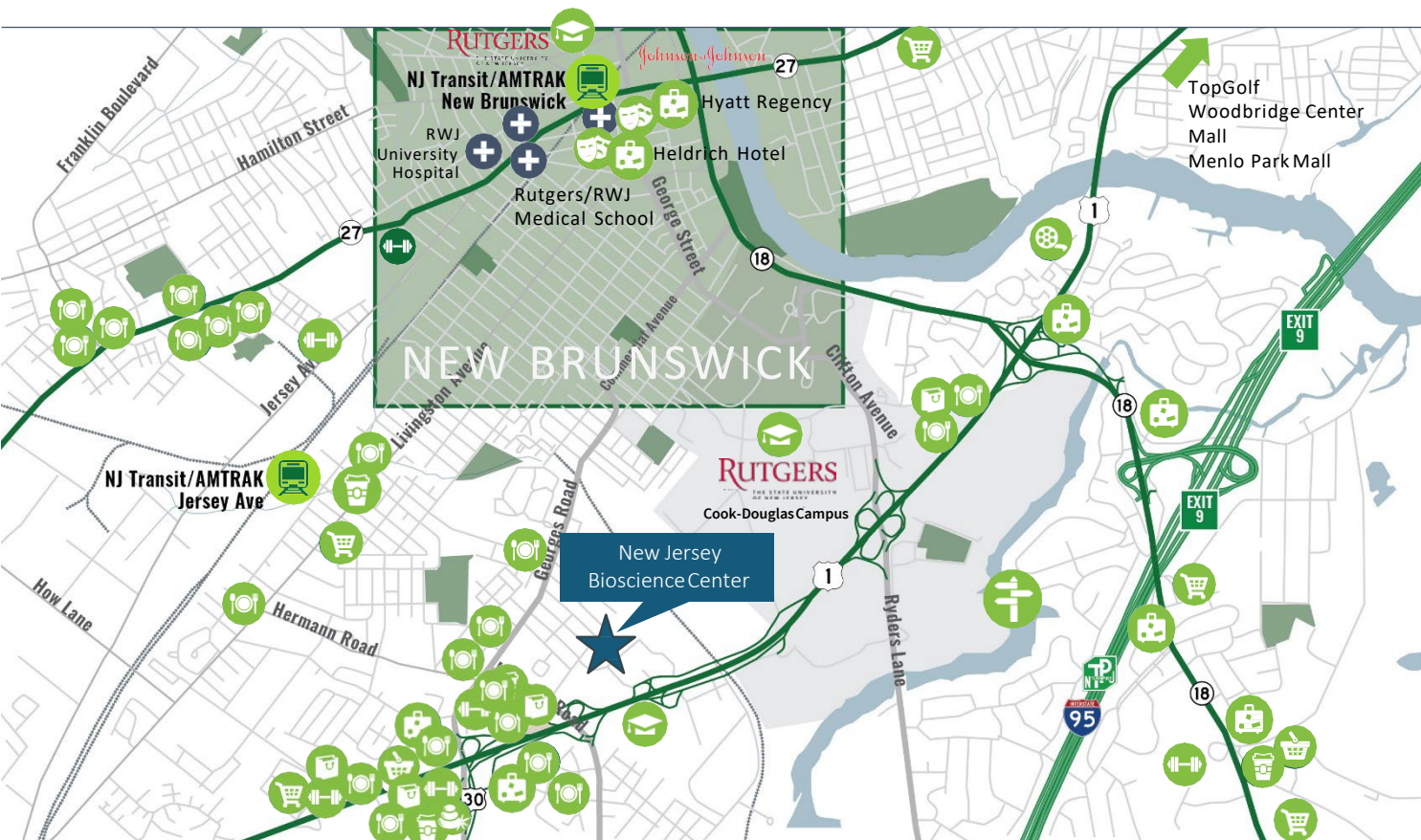
- **11,522 S.F. first floor lab/office space**
- LEED Silver certified space
- 24/7 secured card access facility
- 9'-6" lab ceiling height with pendant lighting
- Fully adjustable Fisher Hamilton Max Lab casework system on 4' modules
- Overhead service/utility carriers with mobile tables
- Flexible equipment areas including 120/280V
- Emergency power available
- Seven (7) six (6') foot chemical fume hoods
- Window wall from 2'-6" to 9' high along laboratories
- Haworth open cubicles provided

Park features

- Walking paths in campus
- Picnic area with pergola





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.

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 - +/- 15 miles to Princeton
 - +/- 25 miles to Trenton
 - +/- 35 miles to Downtown NYC
 - +/- 60 miles to Center City Philadelphia
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 - +/- 13 miles to Princeton and Central Jersey Regional Airports
 - +/- 23 miles to Newark Liberty International Airport
 - +/- 70 miles to Philadelphia International Airport
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 - +/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station
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 - 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 more information contact:

Lenzie Harcum, Program Manager
Technology & Life Sciences Division
NJEDA
Direct: +1 732 839 1880
lharcum@njeda.com

For leasing information contact:

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

