



**NEW JERSEY  
CENTER OF EXCELLENCE**  
at Bridgewater



*A premier multi-tenant R&D campus  
designed for the next generation*

*Building L*  
4,355 S.F. to  
15,477 S.F.  
available



Flexible,  
fully equipped  
office and lab  
space available



*inspire*

*collaborate*

*excel*

*innovate*

## Building L Specifications:

<b>Building size:</b>	±65,165 RSF
<b>Year Built:</b>	1973
<b>Floors:</b>	3 Floors + Basement
<b>Available Space:</b>	Entire 2 <sup>nd</sup> Floor - ±15,477 RSF ( <i>Divisible</i> )
<b>Communication:</b>	CAT 5 and fiber optic
<b>Energy Features:</b>	<ul style="list-style-type: none"> <li>- Labs and associated offices are Variable-Air-Volume (VAV) and DDC controlled</li> <li>- Fume hoods are VAV with sash position sensors to reduce airflow when closed</li> <li>- 277V Low-energy florescent lighting with motion detector wall switches in offices</li> </ul>
<b>Safety Systems:</b>	Safety showers and eyewashes in labs
<b>Security:</b>	Secure campus with card-access and video camera monitoring

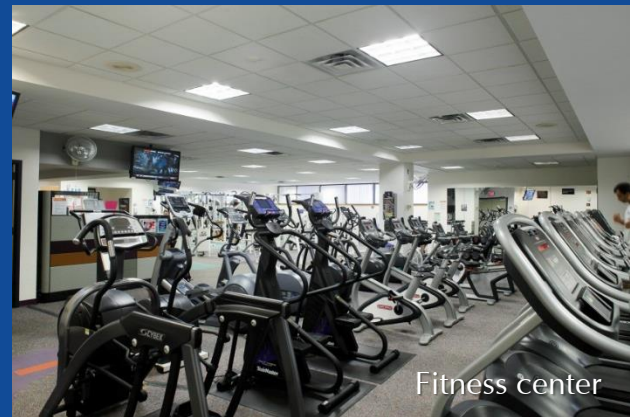
## Property Highlights:

- Premiere, secure campus provides an enjoyable and productive working atmosphere for employees.
- Redundant power feeds to the site, dual fuel sources for cogen in the central utility plant, and generator back-up for each building.
- On-site amenities include a full service cafeteria, fitness center with locker rooms, auditorium and conference room/training center and full size basketball court.
- Tenants can expect enhanced office productivity and best-in-class on-site management services with Advance Realty's, experienced ownership and unyielding commitment to tenant services backed in writing by Advance's Tenants' Bill of Rights.

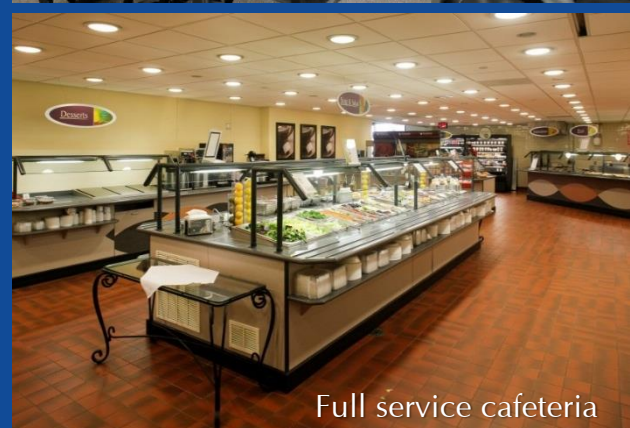


Lobby

Modern research and development facilities within a mature campus environment offers a premier opportunity for innovation and success.



Fitness center



Full service cafeteria



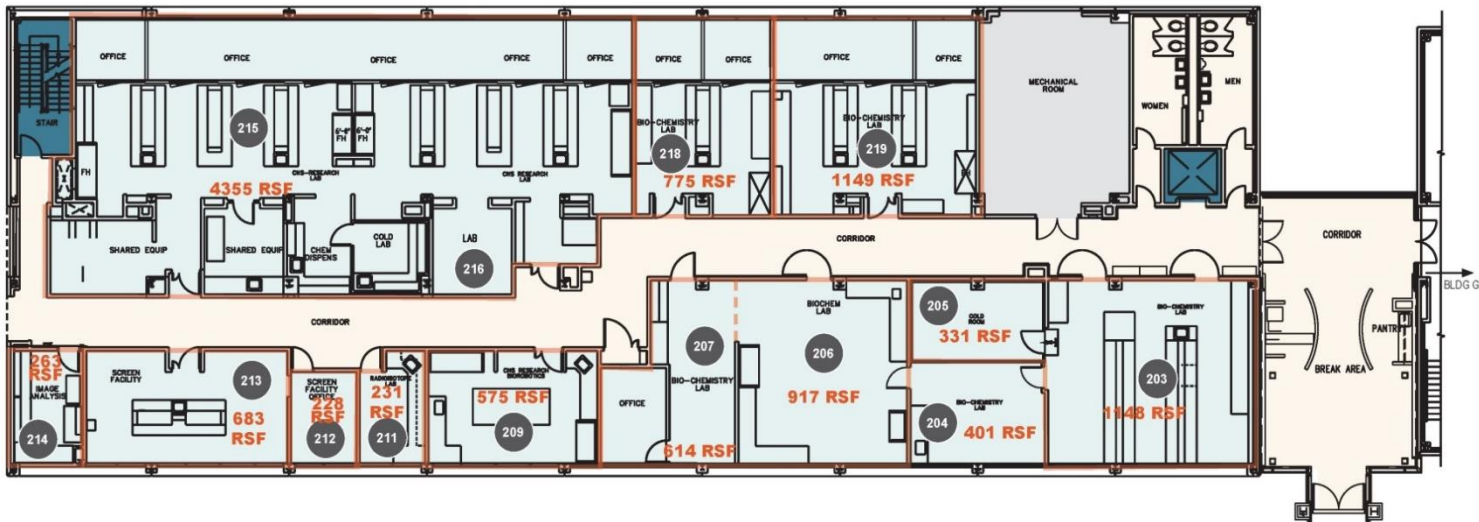
Collaboration Areas



# Second Floor Plan

±15,297 R.S.F. full floor available (divisible)

Bldg  
L



## Office/Lab Equipment List

SUITE	RSF	SPECS
203	1148	(1) sink (1) fume hood (1) bio hood
204	401	(1) sink (3) point exhaust
205	331	cold room
206	917	(1) sinks (1) fume hood (1) bio hood
207	614	(1) sink (1) fume hood (1) office

SUITE	RSF	SPECS
209	575	(2) sinks (1) 8' fume hood (1) 6' fume hood
211	231	(1) sink
212	228	office
213	683	(1) sink (2) bio hoods
214	263	laser chiller hookup

SUITE	RSF	SPECS
215-216	4355	(6) sinks (2) 8' fume hoods (2) 6' fume hoods (1) bio hood (1) glass wash connection laser hookup (1) 4" walk-in box window offices
218	775	(1) sink (1) fume hood (2) window offices
219	1149	(2) sinks (1) fume hood (1) point exhaust (3) window offices

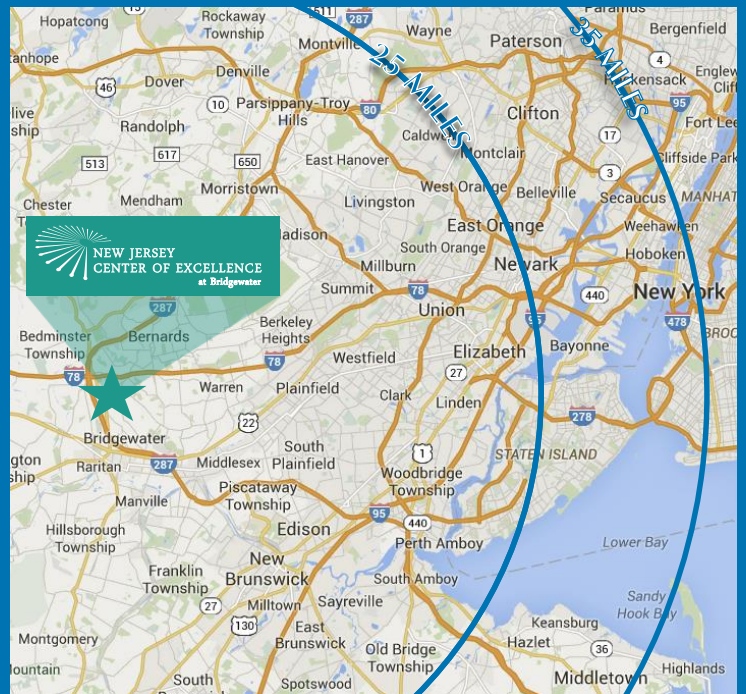
## Key

- AVAILABLE SPACE
- LEASED
- COMMON AREA
- VERTICAL CIRCULATION
- SERVICE/UTILITIES



## Location

- Centrally located within the Boston to Washington, D.C. life science corridor
- Located on U.S. Highway 202/206 in Bridgewater Township, Somerset County, New Jersey
- Visible from I-287 and is located three miles south of the interchange of I-78 and I-287
- Direct access to Newark Liberty International Airport and New York City via I-78
- Anchor tenants include Ashland, Insmed, Kashiv Pharmaceuticals, Nestlé HealthScience and can be divided for additional multiple occupants



[www.njcoebridgewater.com](http://www.njcoebridgewater.com)



For more information, please contact leasing agent:



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