

***Premiere Lab Space | 12,362 SF Available***

*A project of the New Jersey Economic Development Authority*

661 Route 1 South, North Brunswick, New Jersey | [www.njeda.com](http://www.njeda.com)

NEW JERSEY  
**BIOSCIENCE CENTER**

AT NORTH BRUNSWICK



# Premiere Lab Space | 12,362 SF Available

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685 Route 1 South, North Brunswick, New Jersey

5 building research park with 3 build-to-suit sites | [www.njeda.com](http://www.njeda.com)



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.



On-site conference facility

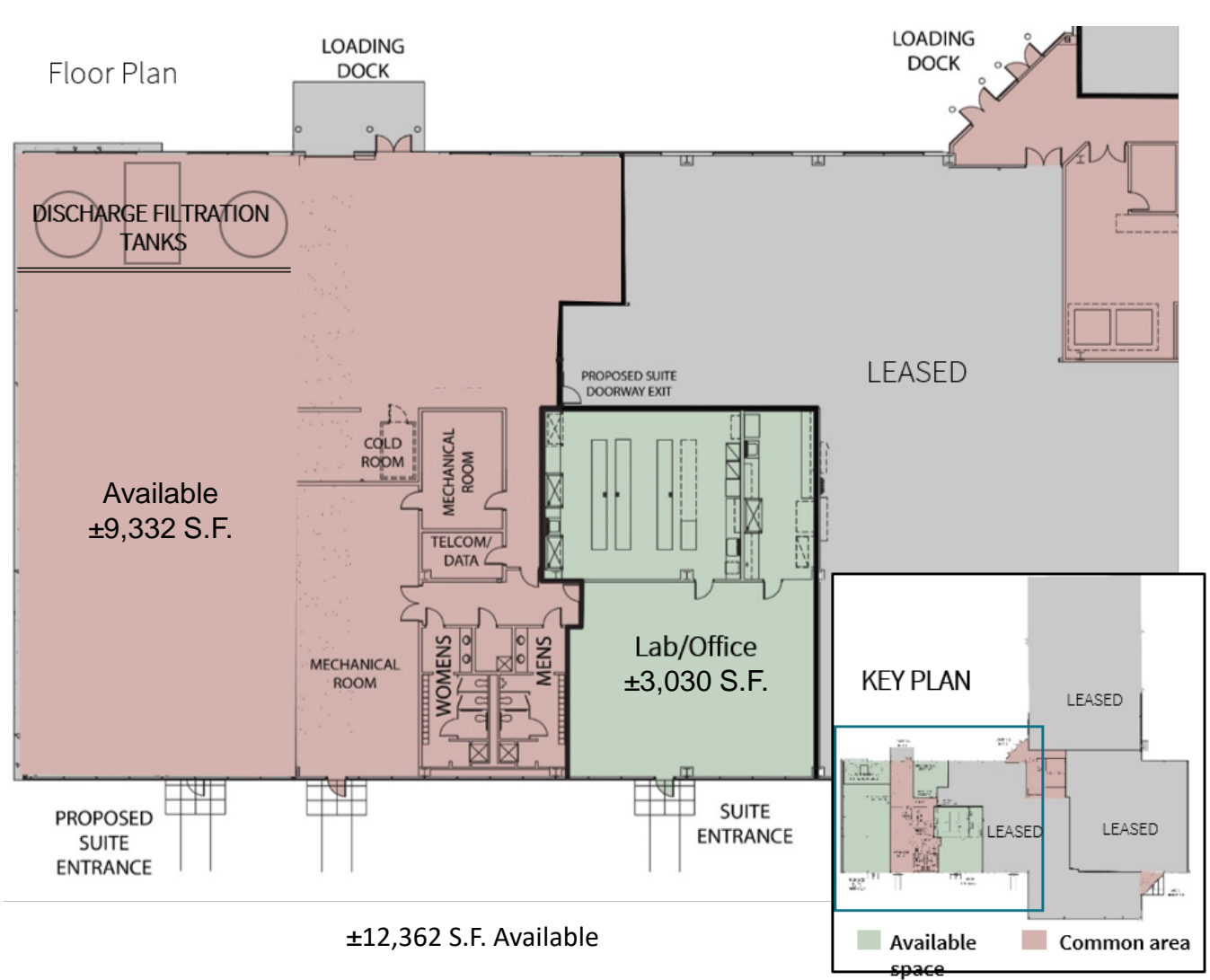


## BC 2 Building features

- +/- 60,000 square foot one-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
- Shell space with high bay area and built-out lab space
- 24/7 secured card access facility
- Built out lab casework, fume hoods and epoxy resin countertops
- Dedicated shipping/receiving area

## Building utilities and services

- HVAC system with individual temperature controlled and once-through, 100% outside air for office/lab suite
- Steam and hot water boilers
- Lab gas piping
- Lab waste monitoring pits
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room



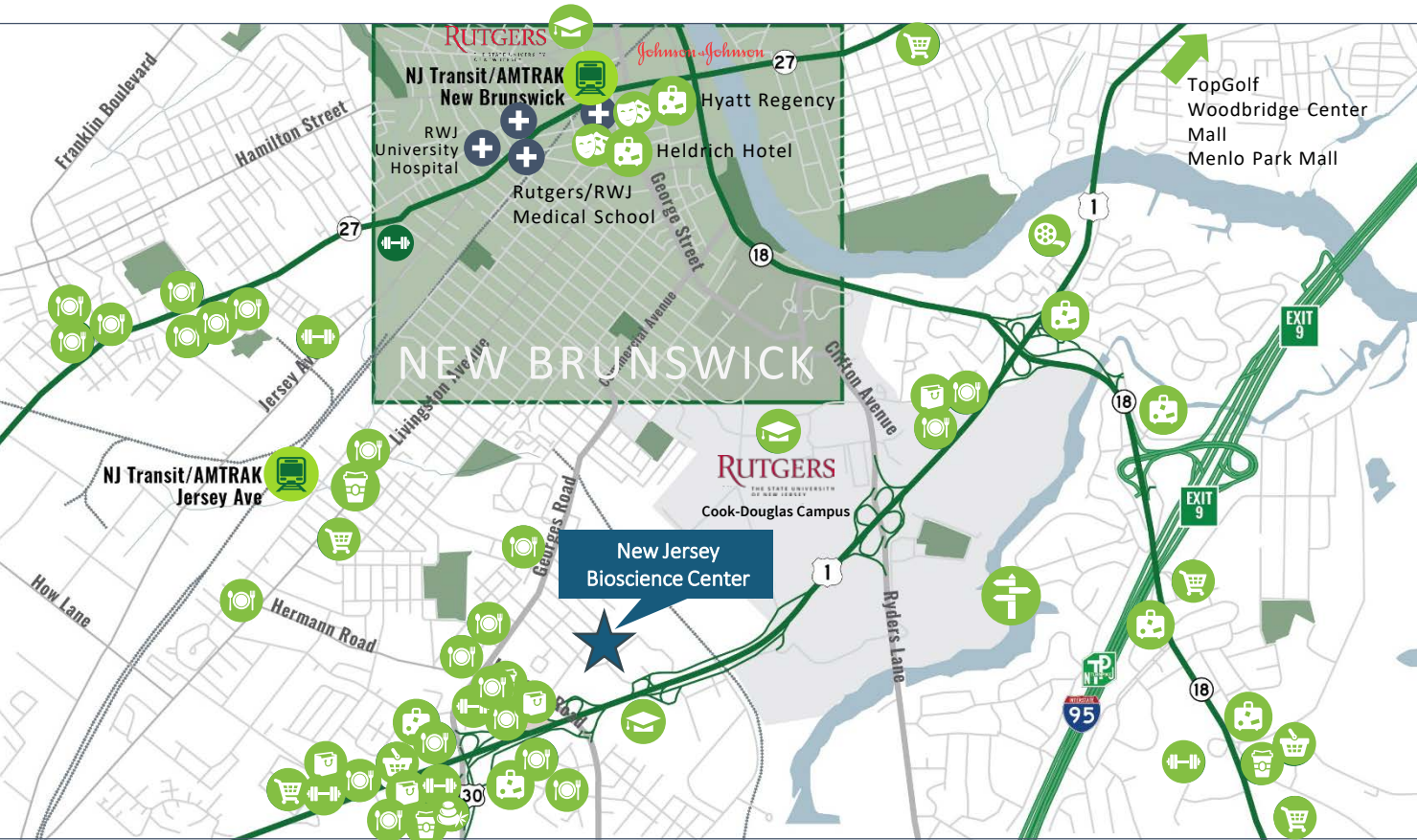
### Space features

- **Pilot plant/manufacturing suite features:**
  - High bay suite available - suitable for a pilot plant/manufacturing
  - +22' high bay space
  - Loading dock adjacent to suite
  - Cold room with independent equipment

- **Lab/office suite features:**
  - 3,030 S.F. lab/office suite available
  - Two (2) kilo labs
  - Built out lab casework, fume hoods and epoxy resin countertops
  - Office suites and open office area for cubicles


## 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](http://www.njeda.com/tls).

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