Premiere Lab Space

A project of the New Jersey Economic Development Authority

631 - 691 Route 1 South, North Brunswick, New Jersey

5 building research park with 3 build-to-suit sites | 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.

NEW JERSEY BIOSCIENCE CENTER AT NORTH BRUNSWICK

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.



For Discussion Purposes Only
Subject To Revisions

Available space for lease:

Building	Type	S.F.	Available S.F.
BC 1	Lab/Office	75,000 S.F.	**VACANT**
BC 2	Lab/Office	60,000 S.F.	0 S.F.
BC 3	Lab/Office	42,000 S.F.	7,133 S.F.
BC 4	Lab/Office	27,854 S.F.	0 S.F.
	Step-Out Labs	32,646 S.F.	0 S.F.
BC 5	Shell	19,869 S.F.	19,860 S.F. *
		*Additional 4,487 S.F. basement level	

Available build-to-suit site for lease:

Site	Type	S.F.
BC 6	BTS Site	90,000
BC 7	BTS Site	180,000
BC 8	BTS Site	90,000


Incubator lab space


On-site conference facility

The Incubator at North Brunswick is the leading facility in the region dedicated to life sciences and biotechnology companies. A 46,000 S.F facility with labs range from approximately 900 – 1,300 S.F. and are "plug and play" ready. Tenant companies have shared access to conference rooms, reception services, two kitchens, loading docks, an NMR, dishwashing and autoclave. Separate private offices are also available.

The Step-Out Labs at North Brunswick provides a life sciences workplace environment for post incubation and rapidly growing biopharma companies including companies graduating out of the Incubator. The Step-Out Labs offers 32,646 S.F. of lab and office space that is "plug-and-play" ready.


BC 2

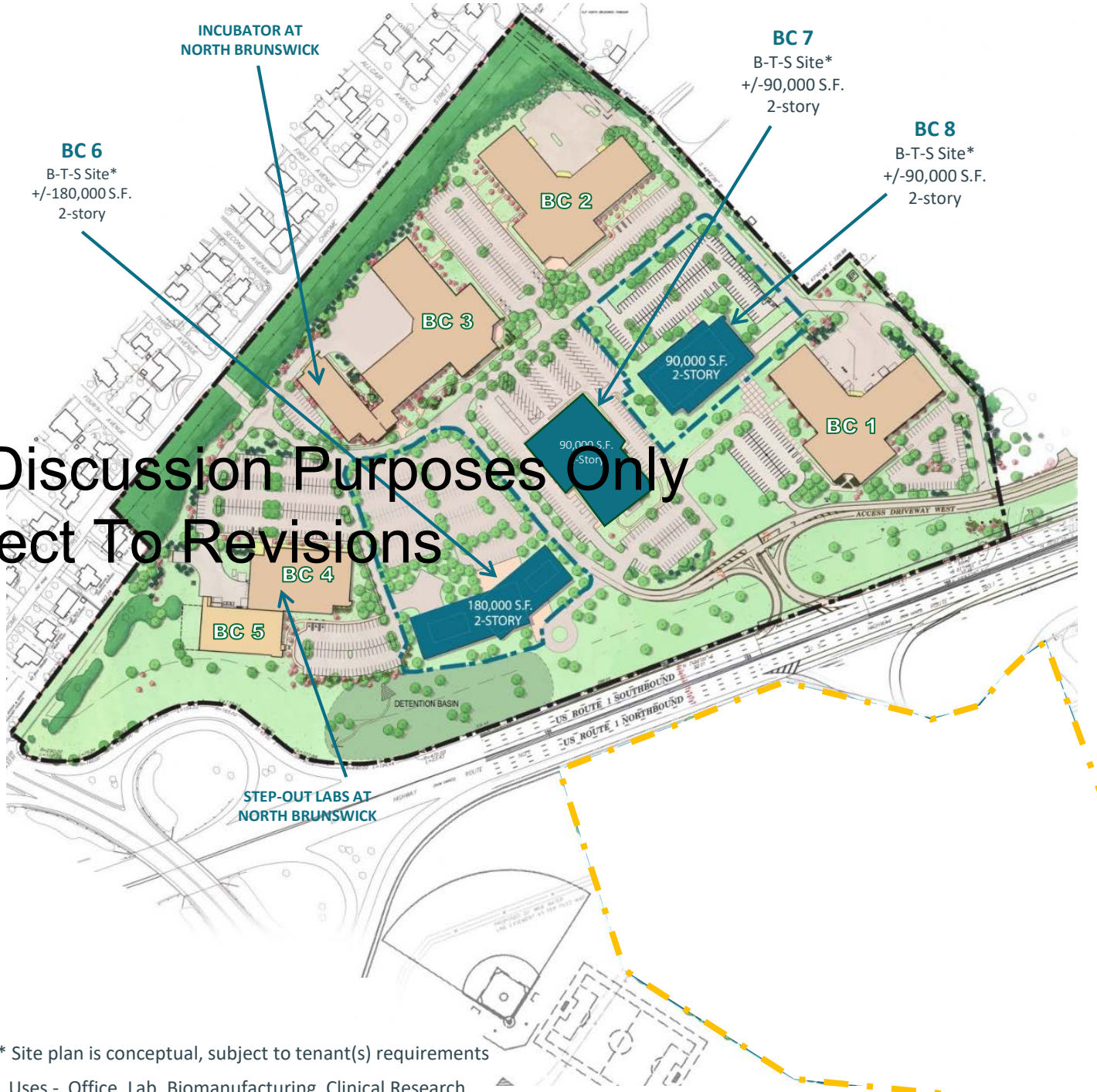

BC 2 - Lab space


BC 5


BC 4 – Scientist Square collaboration area


BC 4 – Lab space

CONCEPTUAL SITE PLAN:



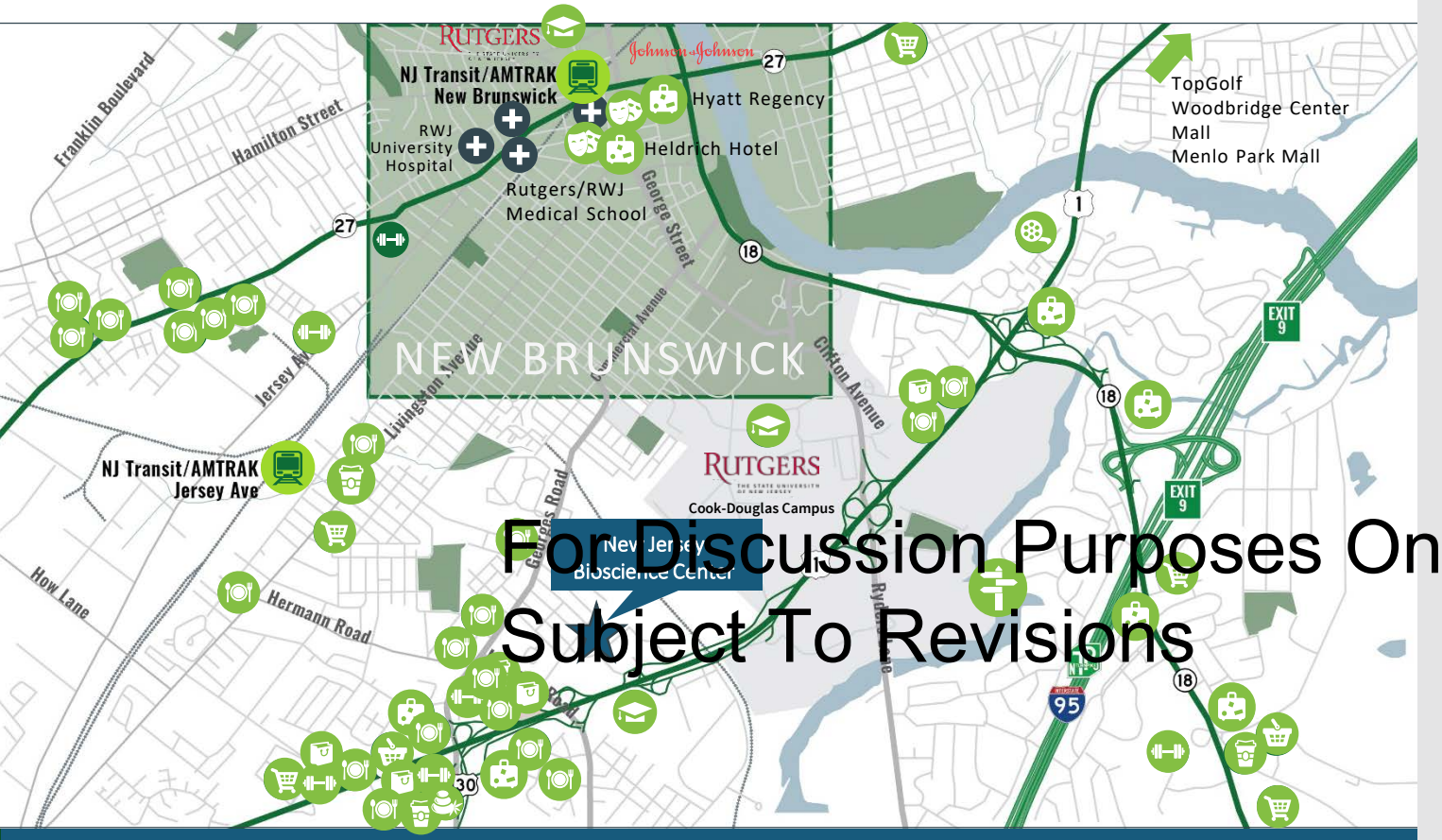
For Discussion Purposes Only
Subject To Revisions

* Site plan is conceptual, subject to tenant(s) requirements

Uses - Office, Lab, Biomanufacturing, Clinical Research

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.



For Discussion Purposes Only
Subject To Revisions

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, Bristol-Myers Squibb, Chromocell, Hurel Corp., Johnson & Johnson, and Orthobond.

A project of:

NJ EDA

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.**



Premiere Step-Out Lab Space

A project of the New Jersey Economic Development Authority

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

NEW JERSEY
BIOSCIENCE CENTER
STEP-OUT LABS AT NORTH BRUNSWICK

Designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.

NEW JERSEY
BIOSCIENCE CENTER
STEP-OUT LABS AT NORTH BRUNSWICK



For Discussion Purposes Only
Subject To Revisions

The Step-Out Labs at North Brunswick is located within the NJEDA's New Jersey Bioscience Center, a 50-acre, 5 building and 3 redevelopment site, research park in North Brunswick with walking trails. Consisting 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; was developed to meet the lab and office needs of entrepreneurial startups, to emerging R&D companies, to large established corporations in the biosciences.

Building features

- +/- 60,500 S.F. two-story building
- 24/7 secured card access facility
- Public WiFi throughout building
- HVAC system with individual temperature controlled lab suites and once-through, 100% outside air
- Fully furnished offices have height adjustable desks
- 3,000 KVA back-up generator
- 4,000 amp electrical service
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Shipping/receiving area; loading dock with direct access to elevator

The Step-Out Labs at North Brunswick provides a life sciences workplace environment for post incubation and rapidly growing biopharma companies including companies graduating out of the Incubator at North Brunswick.

The Step-Out Labs consist of 32,646 S.F. of affordable lab and office space that is "plug-and-play" ready. The space is strategically designed with shared common areas and abundant amenities to create a first-class life sciences environment and provides an environment where post incubation tenants can focus on core scientific activities rather than administrative and facility functions.

The following amenities will be shared by Step-Out Labs' occupants:

- Furnished reception area
- Furnished conference room
- Furnished *Scientist Square* collaboration café with kitchen
- Packages/Mail room
- Glass wash station
- Public WiFi
- Loading dock
- Janitorial services in the common areas

Create the lab/office space to fit your requirements!

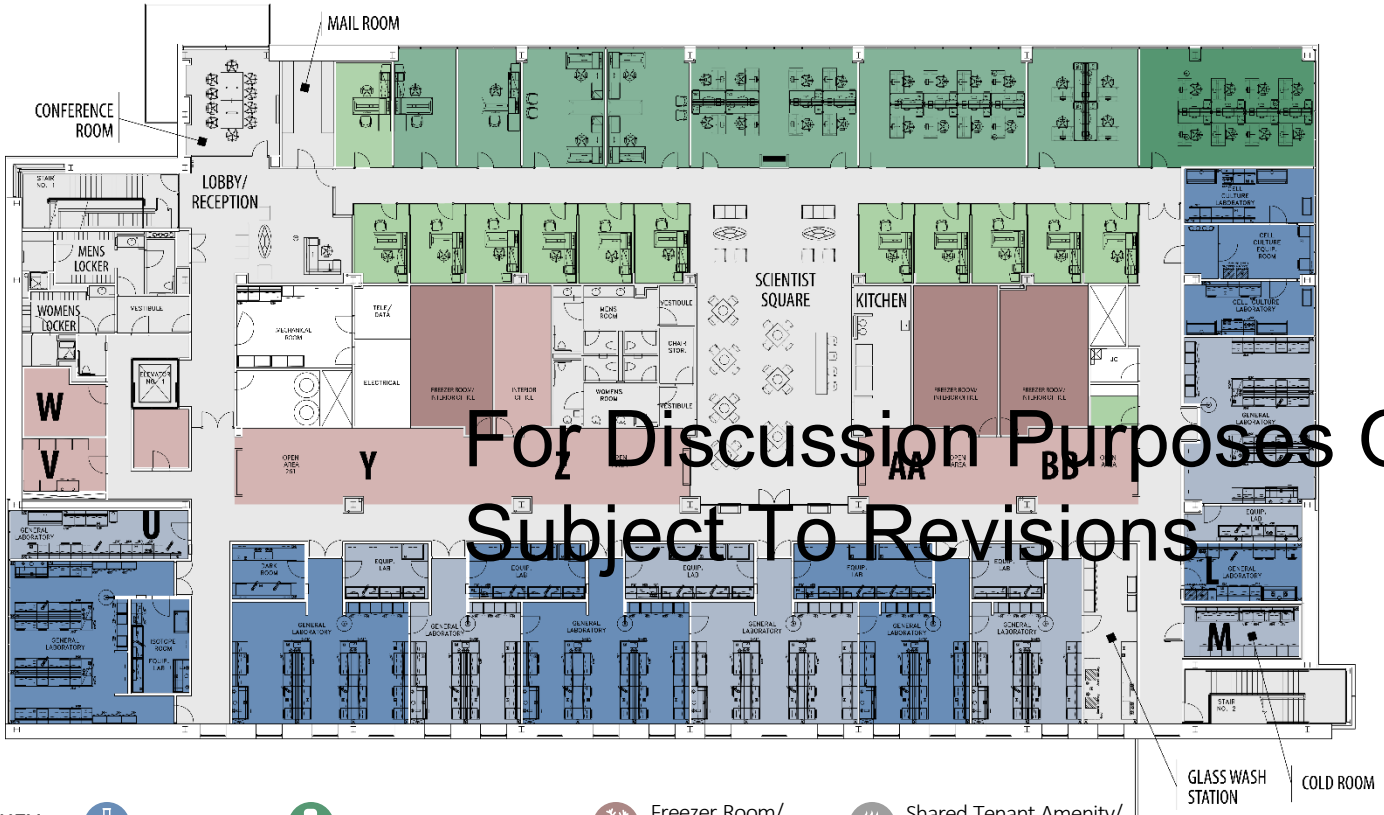
Available for lease:

Minimum of one (1) Lab Space **PLUS** three (3) Additional Spaces

"Additional Spaces" defined as: any office space, open area, or freezer/cold room (see floor plan for specific areas available for lease)

Lease term:

3 years+



For Discussion Purposes Only
Subject To Revisions

Space features

- Eleven (11) wet labs including one dark room and one isotope room
- 10' lab ceiling height with pendant lighting
- Fully adjustable lab casework system
- Cold room with independent equipment
- Flexible equipment/freezer room areas including 120/208V emergency power
- Eye washes at lab sinks and safety showers
- Labs featuring chemical or bio fume hoods with nonflammable storage base cabinets
- *Scientist Square* collaboration café with 16' high atrium skylight and kitchen
- Interior glass partitions throughout the office area



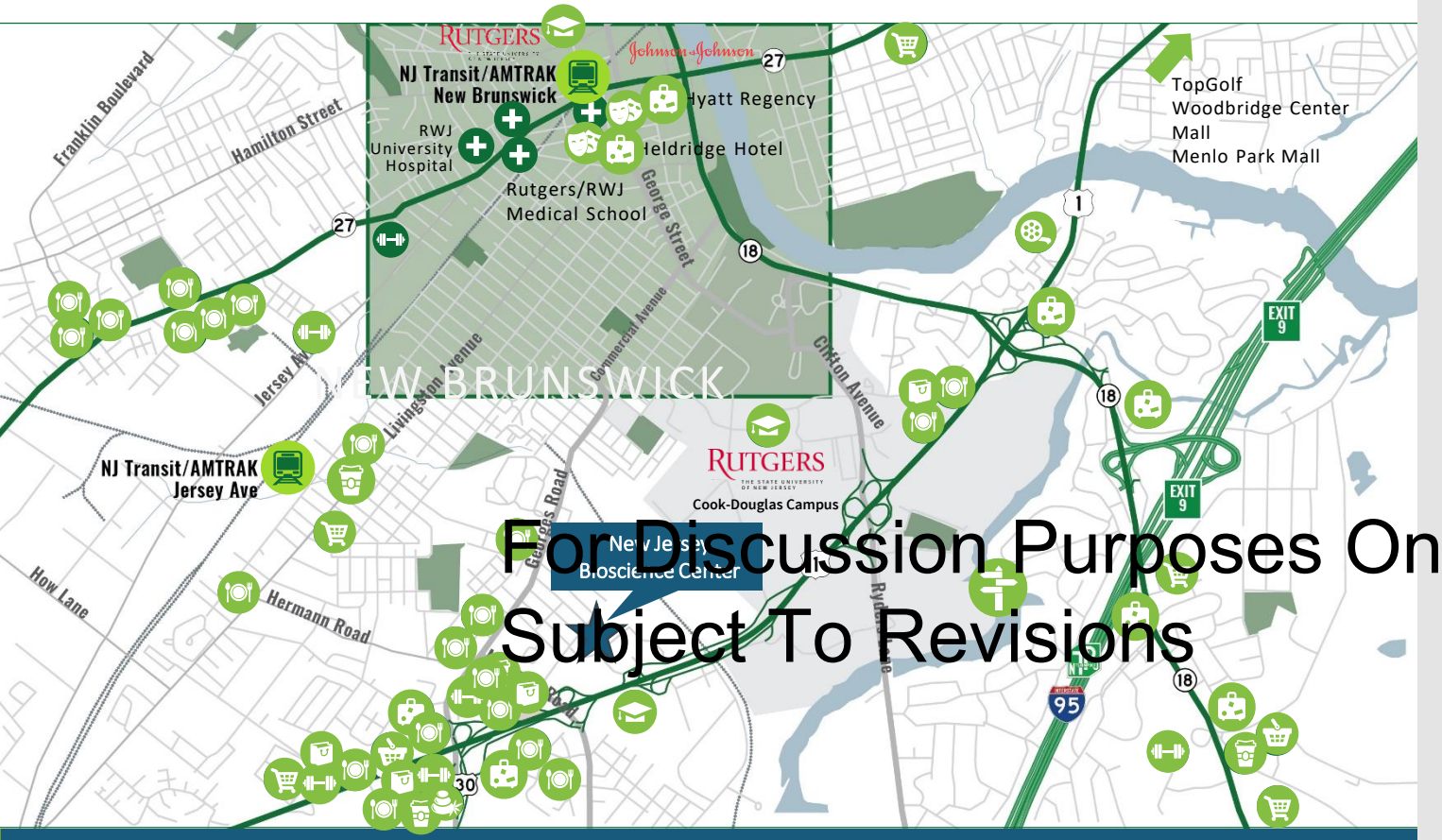






Convenient location – Minutes from Downtown New Brunswick

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.



For Discussion Purposes Only
Subject To Revisions

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:

NJ EDA

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**

Premiere Lab Space

A project of the New Jersey Economic Development Authority

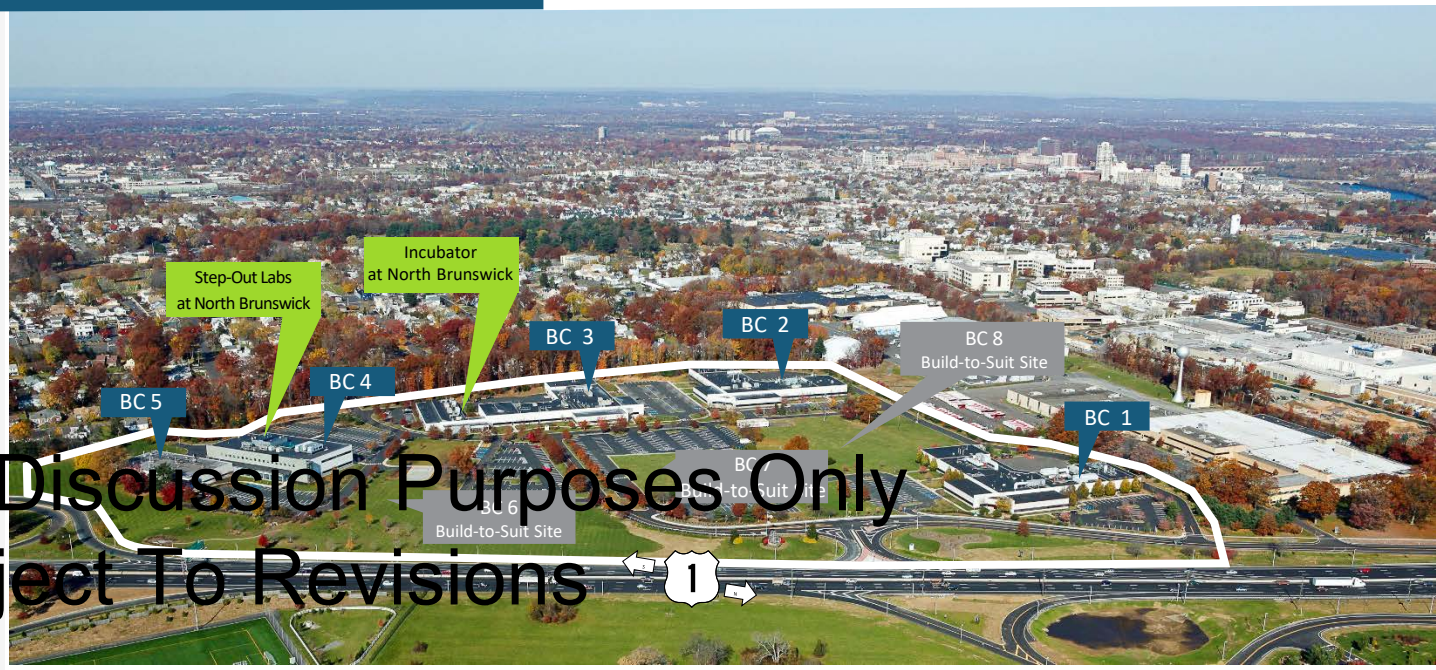
685 Route 1 South, North Brunswick, New Jersey

5 building research park with 3 build-to-suit sites | www.njeda.com

NEW JERSEY BIOSCIENCE CENTER AT NORTH BRUNSWICK

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.



For Discussion Purposes Only
Subject To Revisions


On-site conference facility

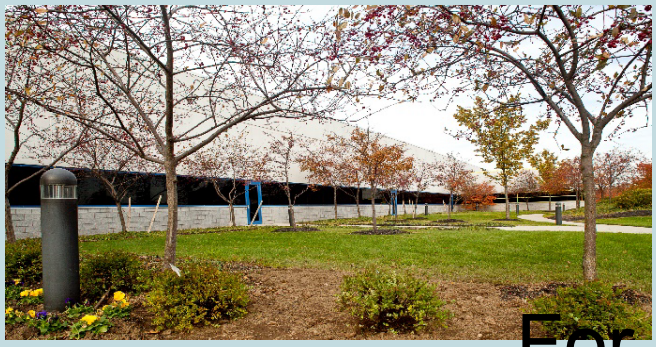
BC 2 Building features

- +/- 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

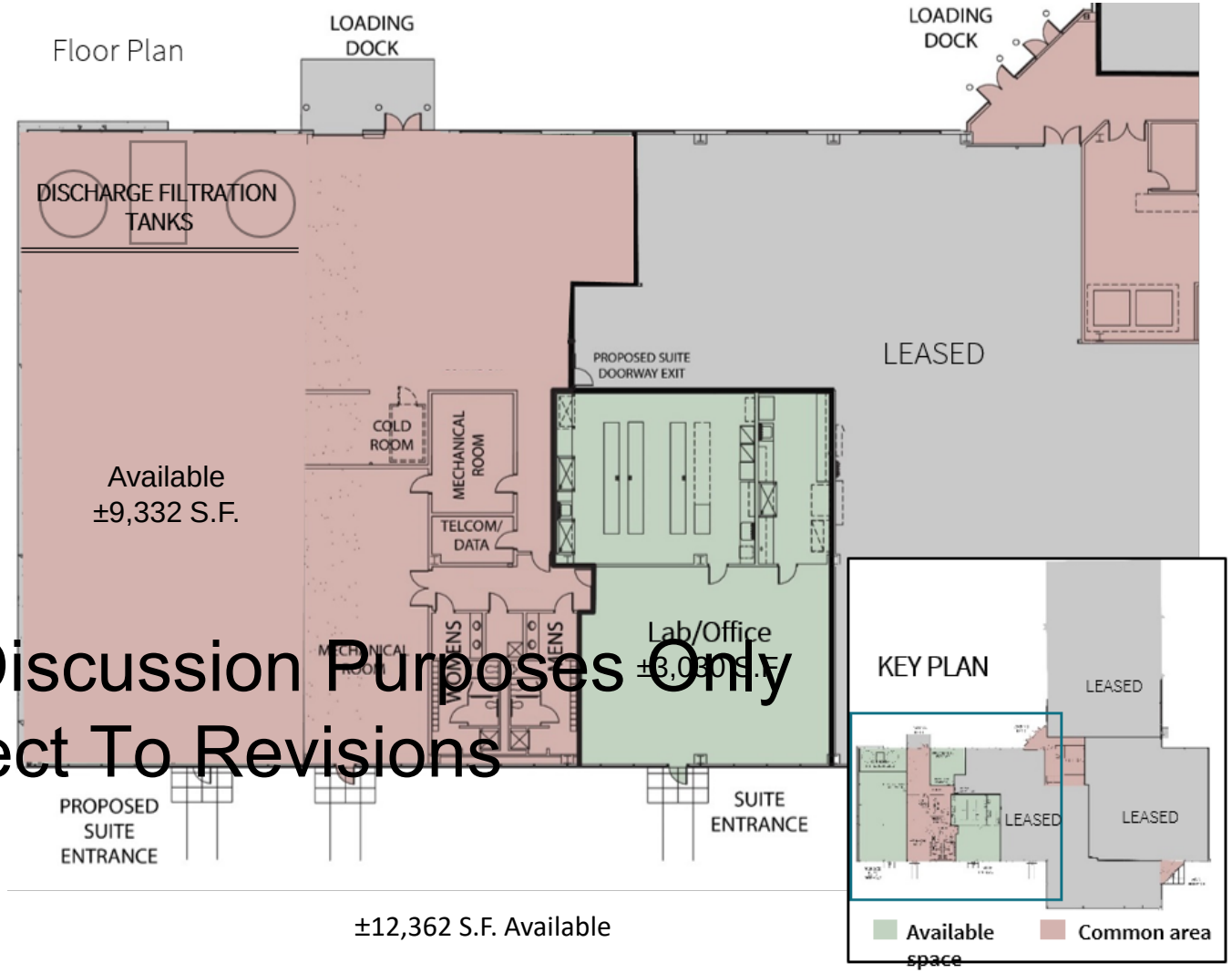








Floor Plan



For Discussion Purposes Only
Subject To Revisions

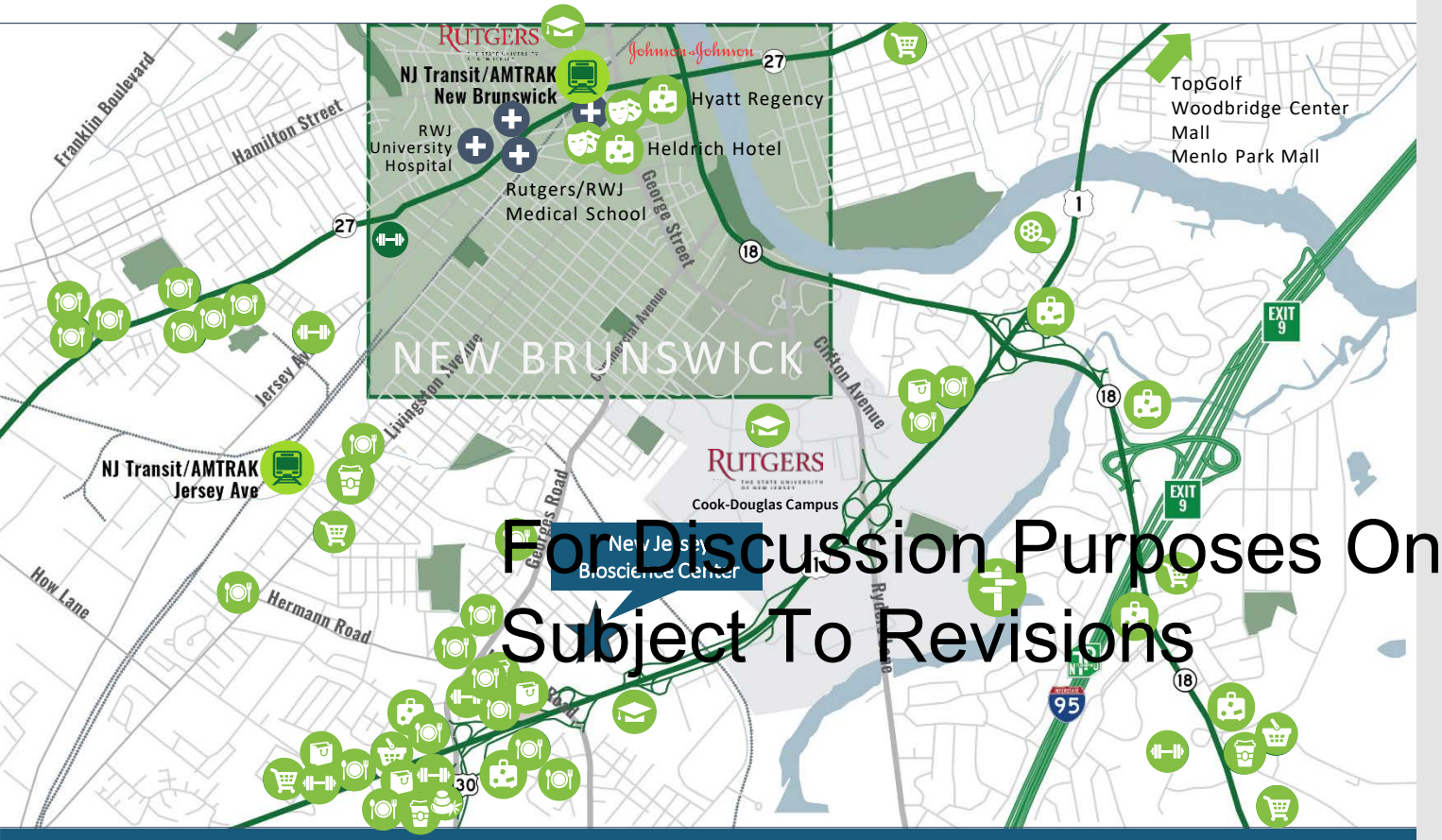
±12,362 S.F. Available

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.



For Discussion Purposes Only
Subject To Revisions

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

+/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station

+/- 13 miles to Princeton and Central Jersey Regional Airports
+/- 23 miles to Newark Liberty International Airport
+/- 70 miles to Philadelphia International Airport

Corporate neighbors: Allergan, Boehringer Ingelheim, Bosche Scientific LLC, Bristol-Myers Squibb, Chromocell, Hurel Corp., Johnson & Johnson, and Orthobond

A project of:

NJ EDA

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.**



Premiere Step-Out Lab Space

A project of the New Jersey Economic Development Authority

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

NEW JERSEY
BIOSCIENCE CENTER
STEP-OUT LABS AT NORTH BRUNSWICK

Designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.

NEW JERSEY
BIOSCIENCE CENTER
STEP-OUT LABS AT NORTH BRUNSWICK



For Discussion Purposes Only
Subject To Revisions

The Step-Out Labs at North Brunswick is located within the NJEDA's New Jersey Bioscience Center, a 50-acre, 5 building and 3 redevelopment site, research park in North Brunswick with walking trails. Consisting 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; was developed to meet the lab and office needs of entrepreneurial startups, to emerging R&D companies, to large established corporations in the biosciences.

Building features

- +/- 60,500 S.F. two-story building
- 24/7 secured card access facility
- Public WiFi throughout building
- HVAC system with individual temperature controlled lab suites and once-through, 100% outside air
- Fully furnished offices have height adjustable desks
- 3,000 KVA back-up generator
- 4,000 amp electrical service
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Shipping/receiving area; loading dock with direct access to elevator

The Step-Out Labs at North Brunswick provides a life sciences workplace environment for post incubation and rapidly growing biopharma companies including companies graduating out of the Incubator at North Brunswick.

The Step-Out Labs consist of 32,646 S.F. of affordable lab and office space that is "plug-and-play" ready. The space is strategically designed with shared common areas and abundant amenities to create a first-class life sciences environment and provides an environment where post incubation tenants can focus on core scientific activities rather than administrative and facility functions.

The following amenities will be shared by Step-Out Labs' occupants:

- Furnished reception area
- Furnished conference room
- Furnished *Scientist Square* collaboration café with kitchen
- Packages/Mail room
- Glass wash station
- Public WiFi
- Loading dock
- Janitorial services in the common areas

Create the lab/office space to fit your requirements!

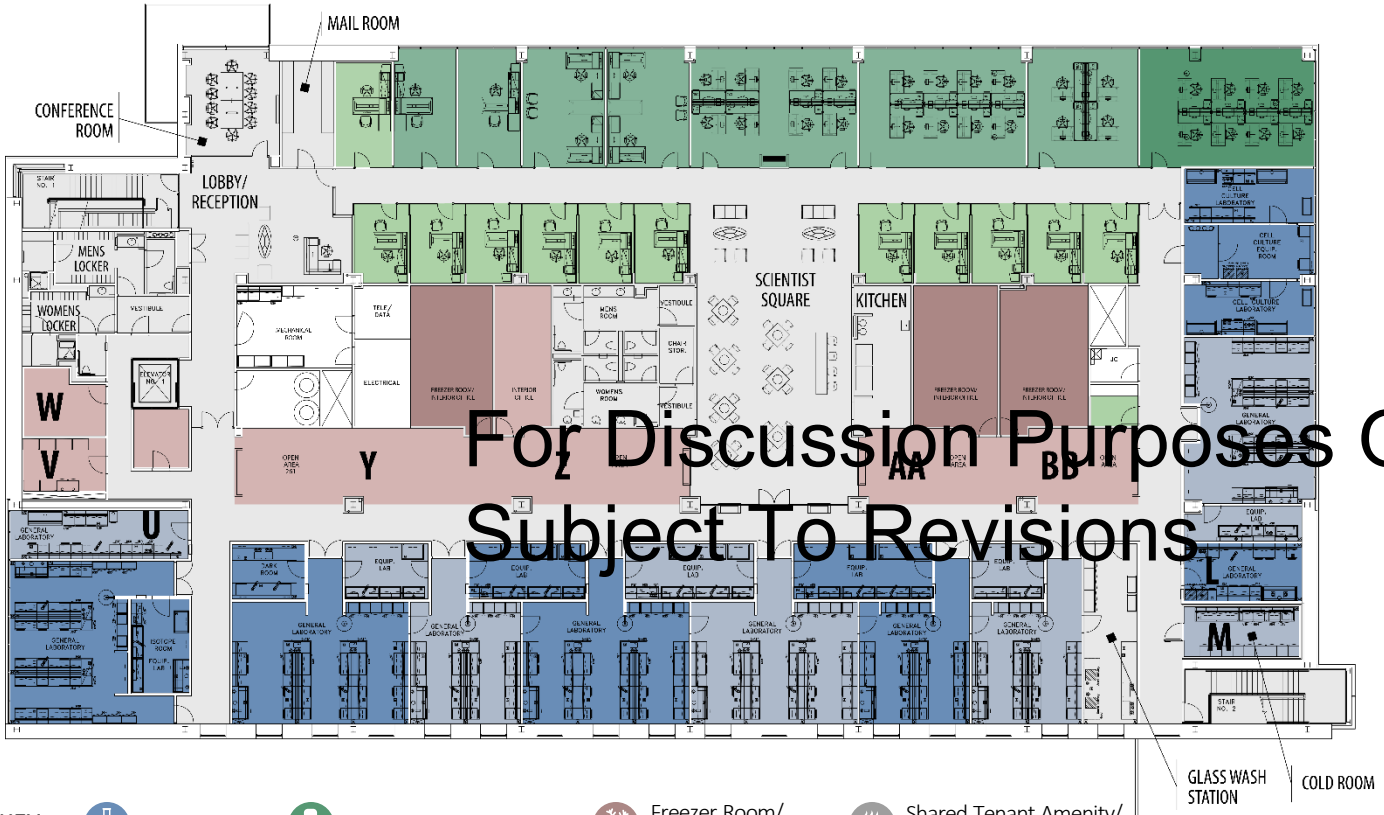
Available for lease:

Minimum of one (1) Lab Space **PLUS** three (3) Additional Spaces

"Additional Spaces" defined as: any office space, open area, or freezer/cold room (see floor plan for specific areas available for lease)

Lease term:

3 years+



For Discussion Purposes Only
Subject To Revisions

Space features

- Eleven (11) wet labs including one dark room and one isotope room
- 10' lab ceiling height with pendant lighting
- Fully adjustable lab casework system
- Cold room with independent equipment
- Flexible equipment/freezer room areas including 120/208V emergency power
- Eye washes at lab sinks and safety showers
- Labs featuring chemical or bio fume hoods with nonflammable storage base cabinets
- *Scientist Square* collaboration café with 16' high atrium skylight and kitchen
- Interior glass partitions throughout the office area



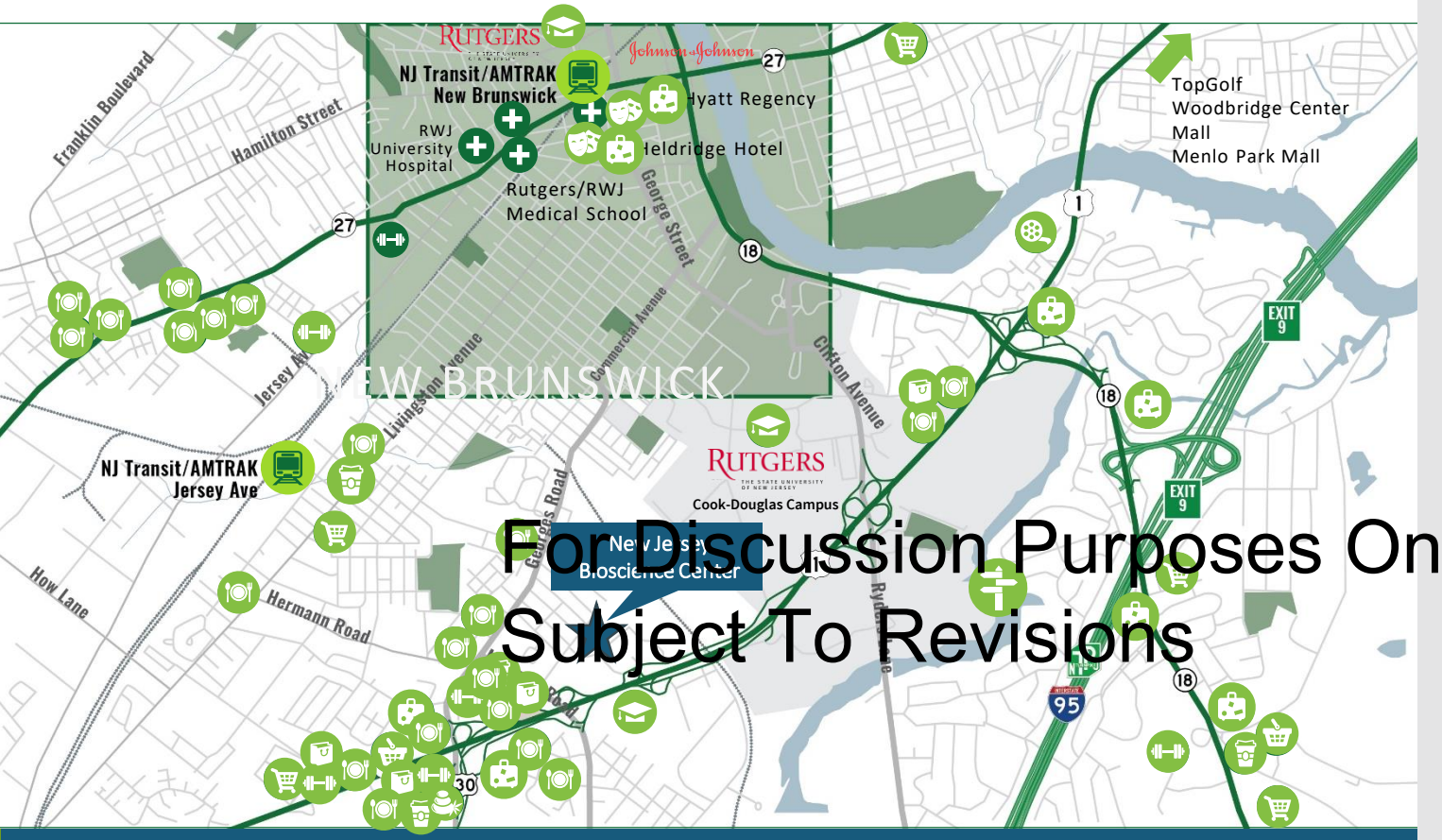






Convenient location – Minutes from Downtown New Brunswick

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.



For Discussion Purposes Only
Subject To Revisions

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:

NJ EDA

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**

Premiere Lab Space |

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



For Discussion Purposes Only
Subject To Revisions

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.

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

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.



For Discussion Purposes Only
Subject To Revisions

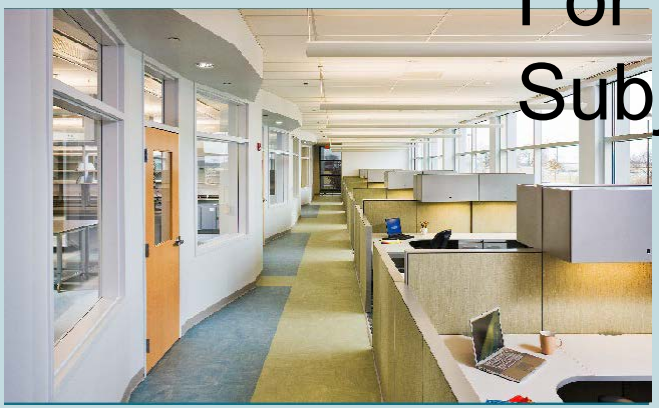

On-site conference facility

BC 4 building features

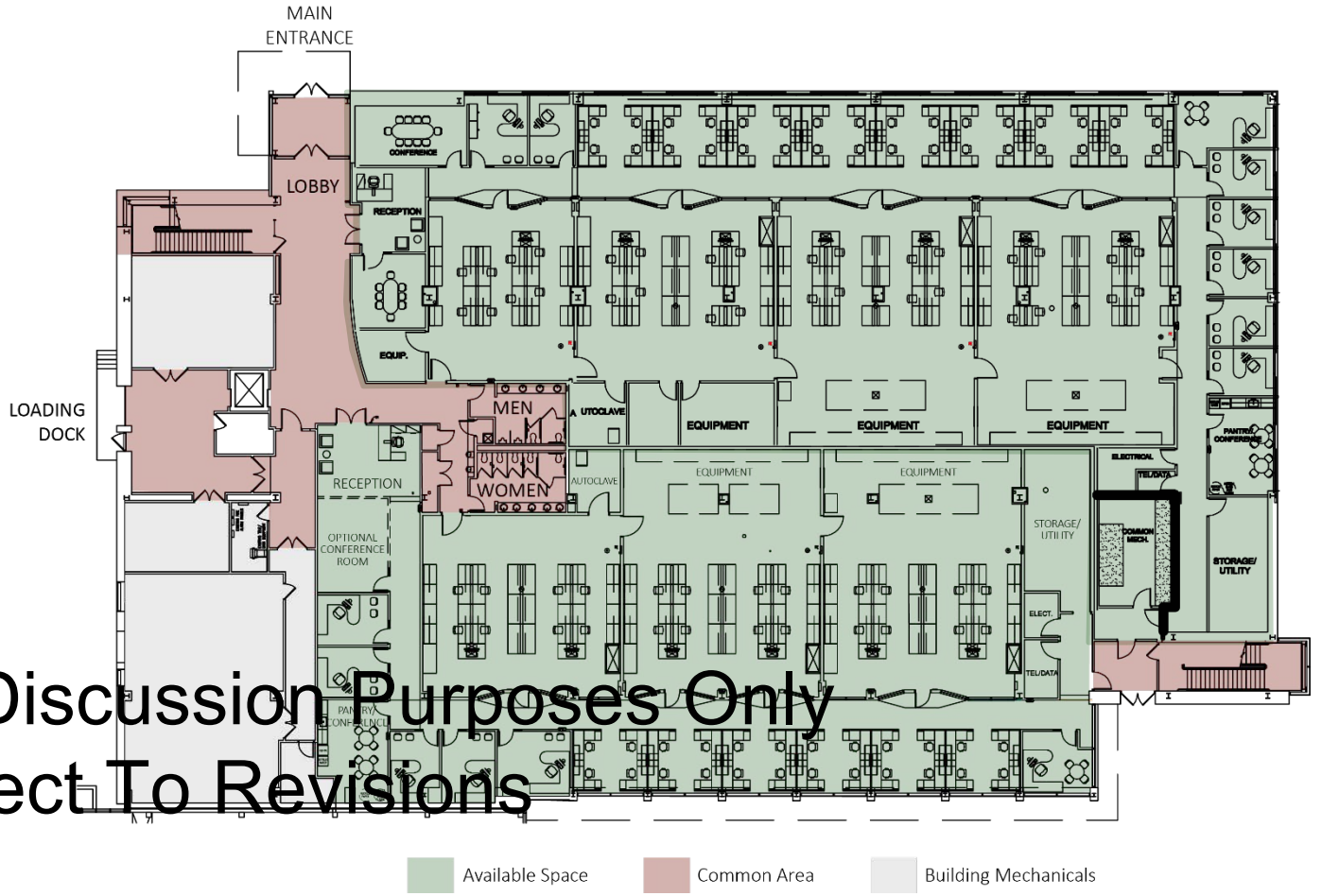
- +/- 60,500 square foot two-story building
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- 24/7 secured card access facility
- Shared shipping/receiving and loading dock area
- HVAC system with individual temperature controlled suites
- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system
- 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











For Discussion Purposes Only
Subject To Revisions

Space features

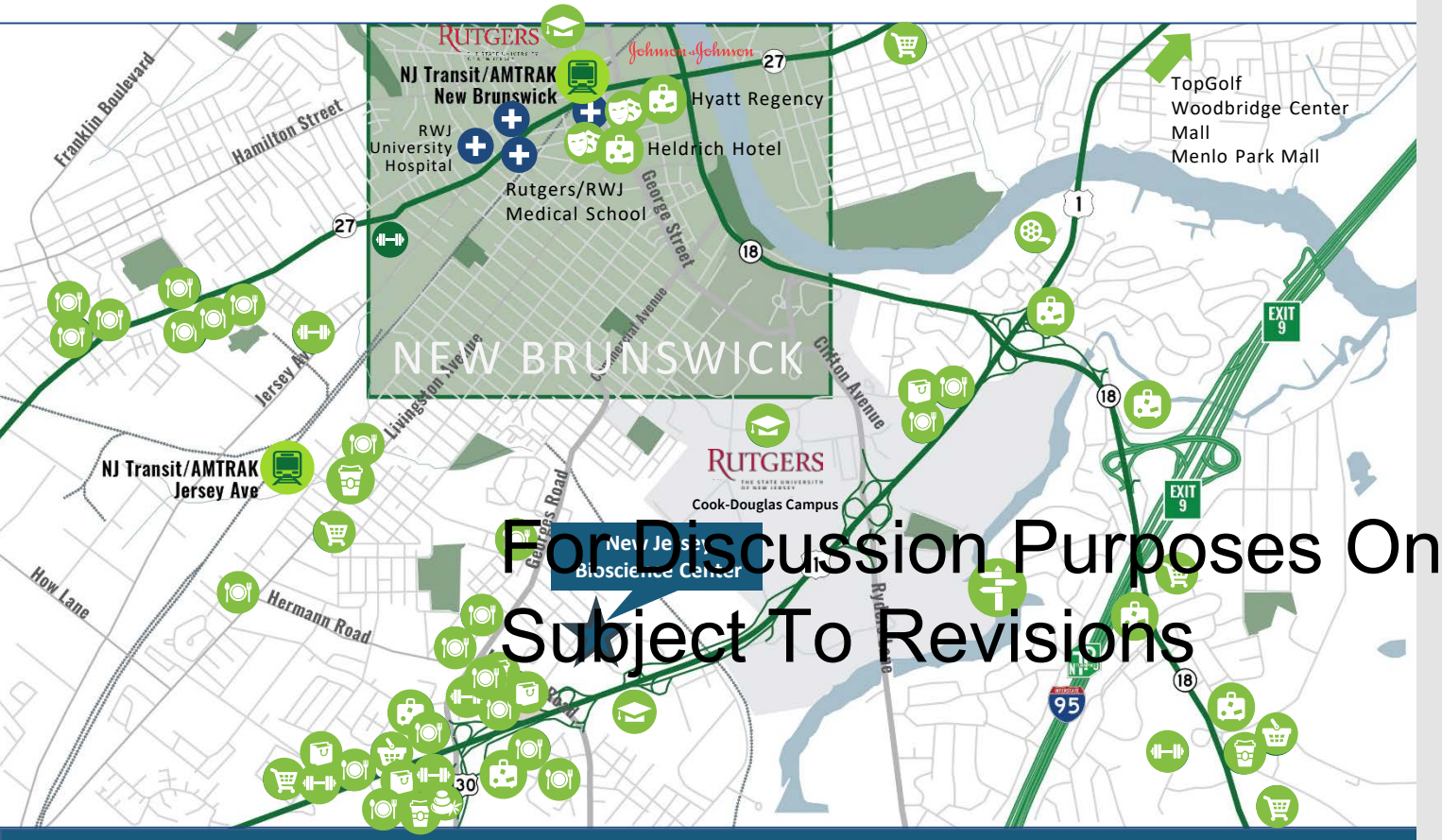
- LEED Silver certified space
- 24/7 secured card access facility
- 9’-6” lab ceiling height with pendant lighting
- Fully adjustable Fisher Hamilton Max Lab casework system on 4’ modules
- Overhead service/utility carriers with mobile tables
- Flexible equipment areas including 120/280V
- Emergency power available
- Eight (8) six (6’) foot chemical fume hoods
- Window wall from 2’-6” to 9’ high along laboratories
- Haworth open cubicles provided
- Private offices with vision glass

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.



For Discussion Purposes Only
Subject To Revisions

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:

NJ EDA

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.**

Premiere Lab Space

A project of the New Jersey Economic Development Authority

671 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.

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

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.



For Discussion Purposes Only
Subject To Revisions


On-site conference facility

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

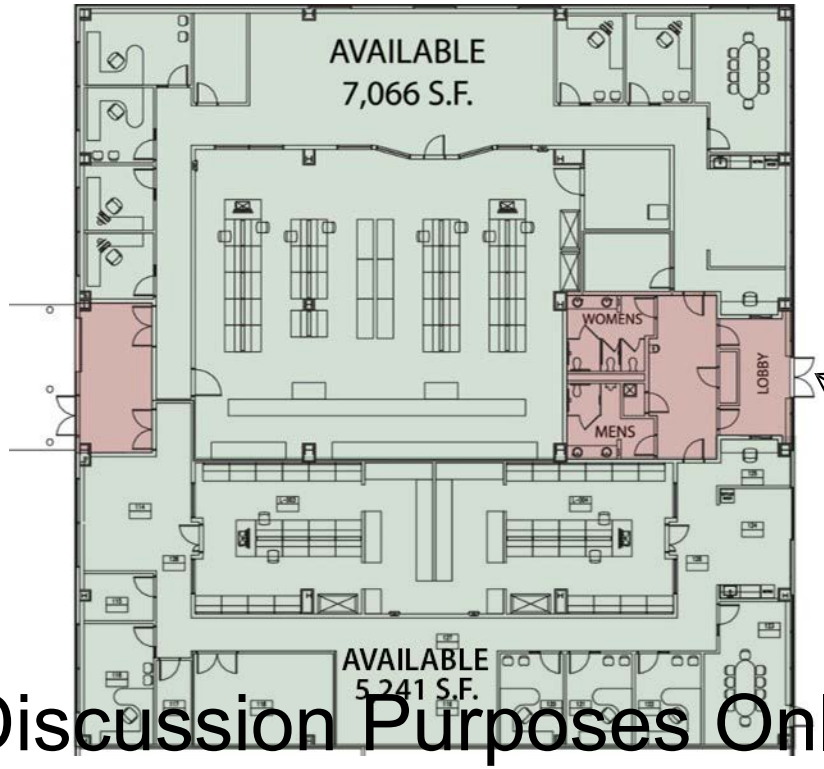
- HVAC system with individual temperature controlled suites and once-through, 100% outside air
- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- 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



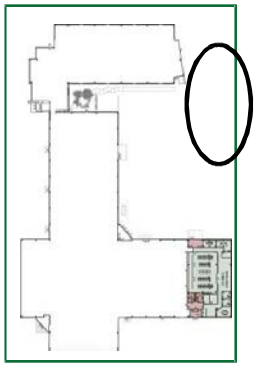








Full floor plan key:



Available space

Common area

For Discussion Purposes Only
Subject To Revisions

Space features

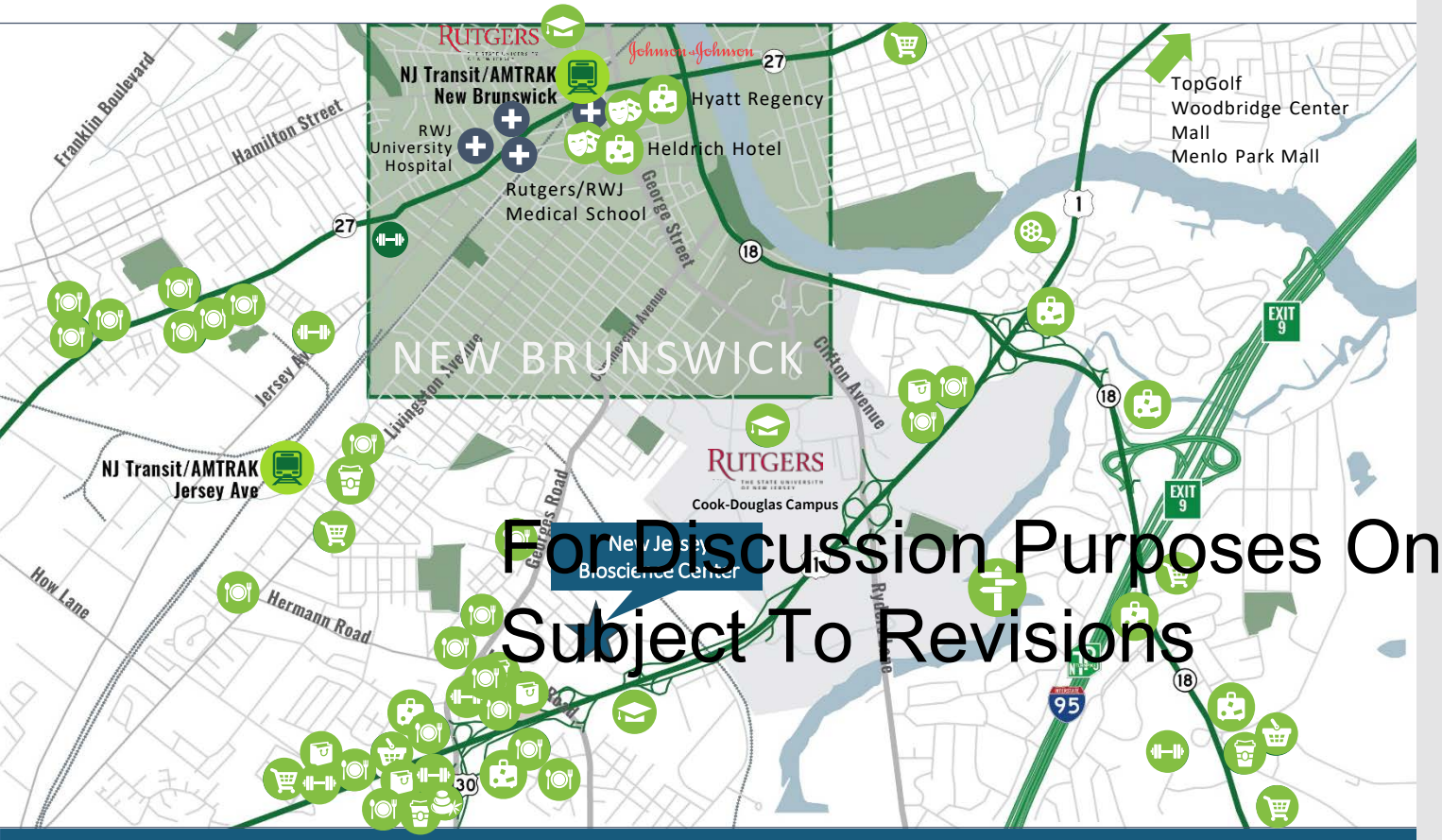
- LEED Silver Certified
- 9’6” lab ceiling height with pendant lighting
- Dual-level lighting control with photocells provides daylight harvesting in office zones
- Dark room
- Fully adjustable lab casework system on 4’ modules
- Overhead service/utility carriers with mobile tables
- Two(2) 6’ chemical 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.



For Discussion Purposes Only
Subject To Revisions

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:

NJ EDA

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.**


BC 2

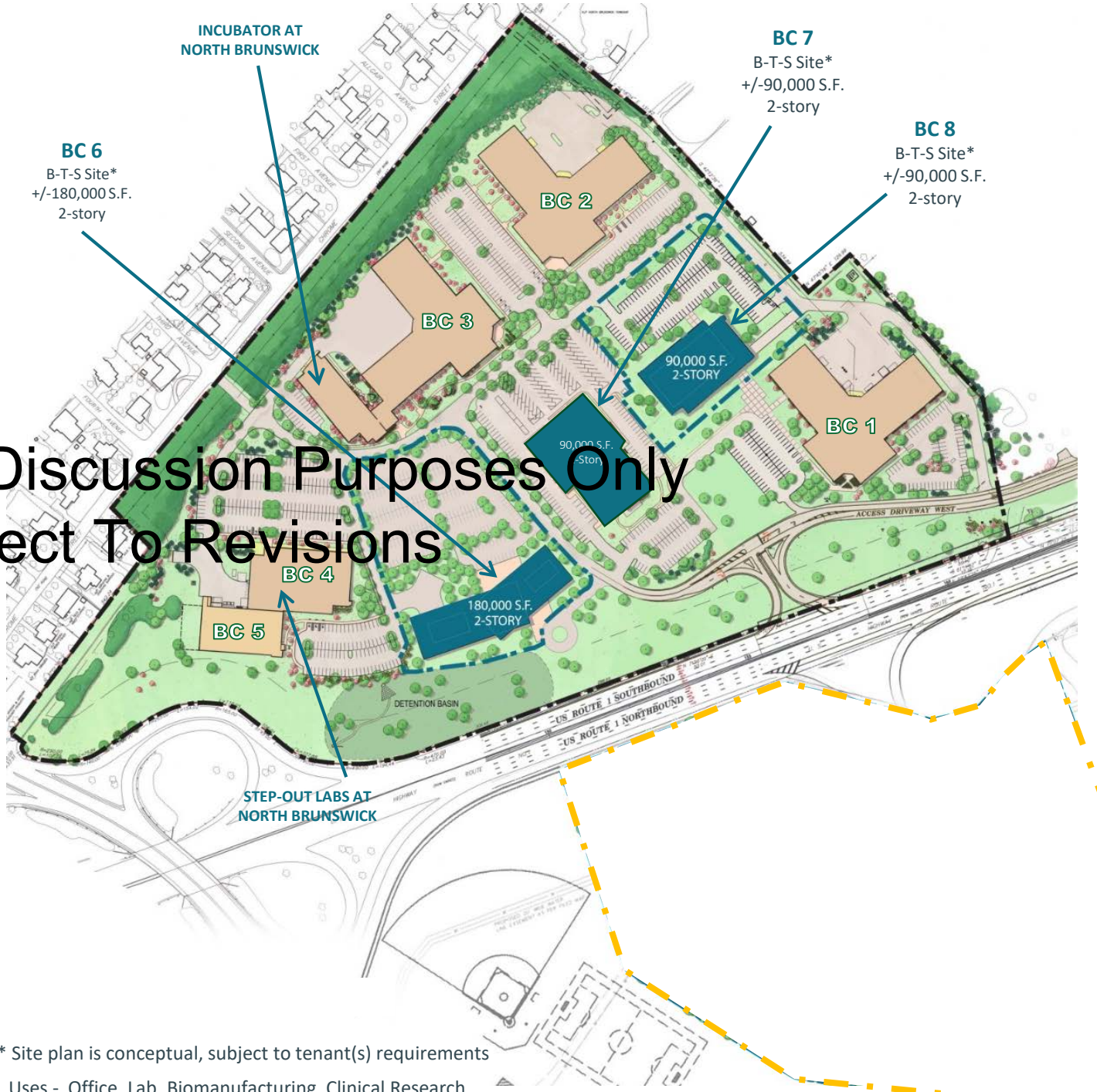

BC 2 - Lab space


BC 5


BC 4 – Scientist Square collaboration area


BC 4 – Lab space

CONCEPTUAL SITE PLAN:



For Discussion Purposes Only
Subject To Revisions

* Site plan is conceptual, subject to tenant(s) requirements

Uses - Office, Lab, Biomanufacturing, Clinical Research

Premiere Lab Space

A project of the New Jersey Economic Development Authority

691 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.

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

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.



For Discussion Purposes Only
Subject To Revisions




On-site conference facility