



Premiere Step-Out Lab Space

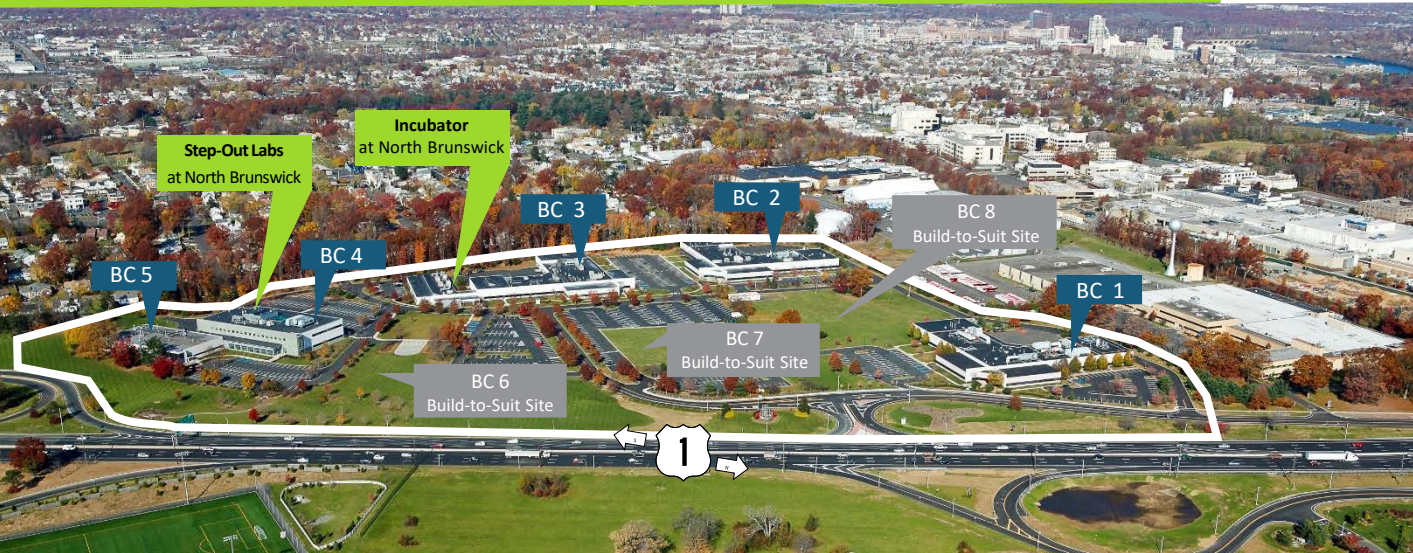
A project of the New Jersey Economic Development Authority

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.



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.

Prestigious tenants include: Allergan, Ascendia Pharmaceuticals, Boehringer Ingelheim, Chromocell, Hurel Corp., Orthobond and Rutgers University.

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+



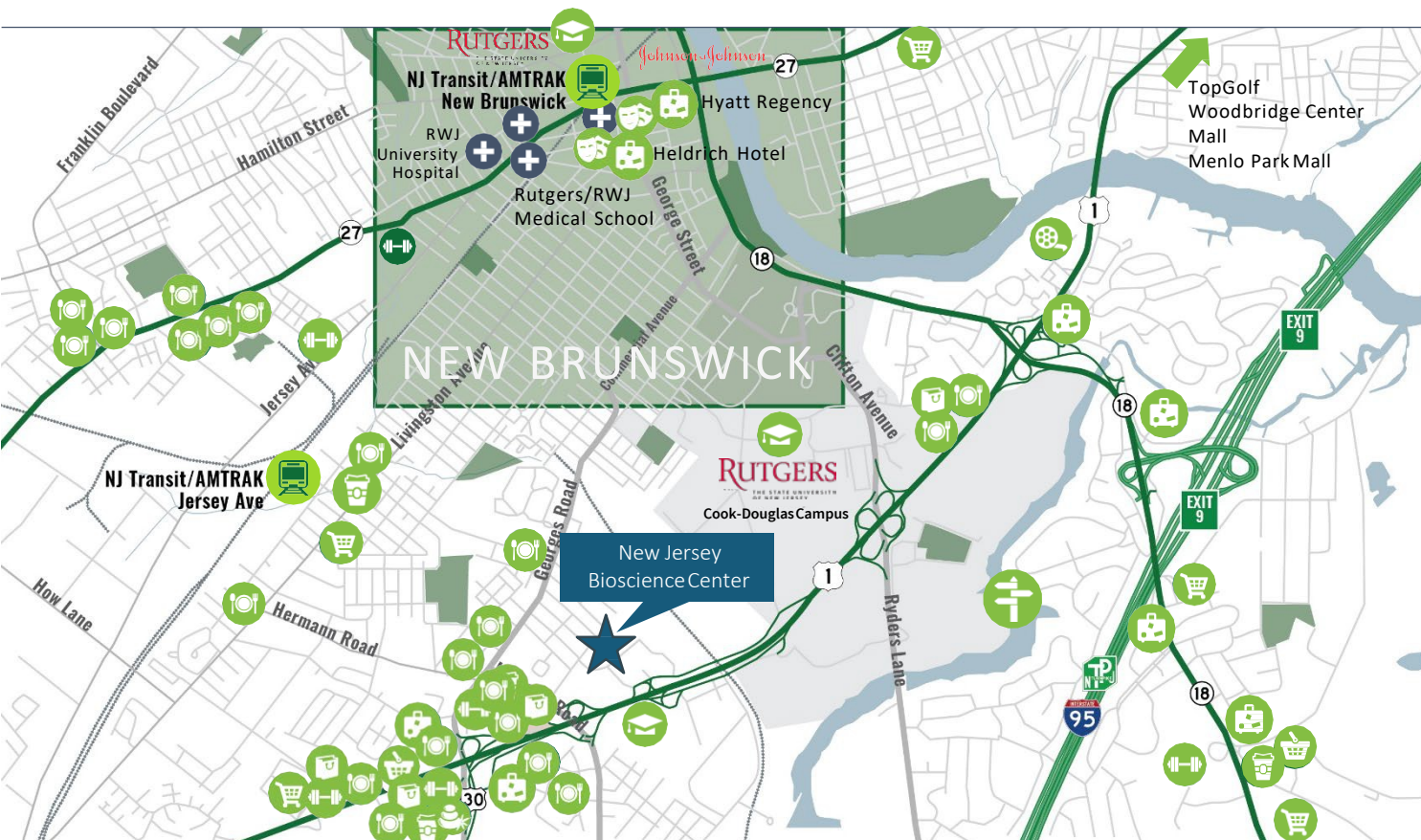
Space features

- 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.



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:



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:

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