

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 | www.njeda.gov/njbc

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

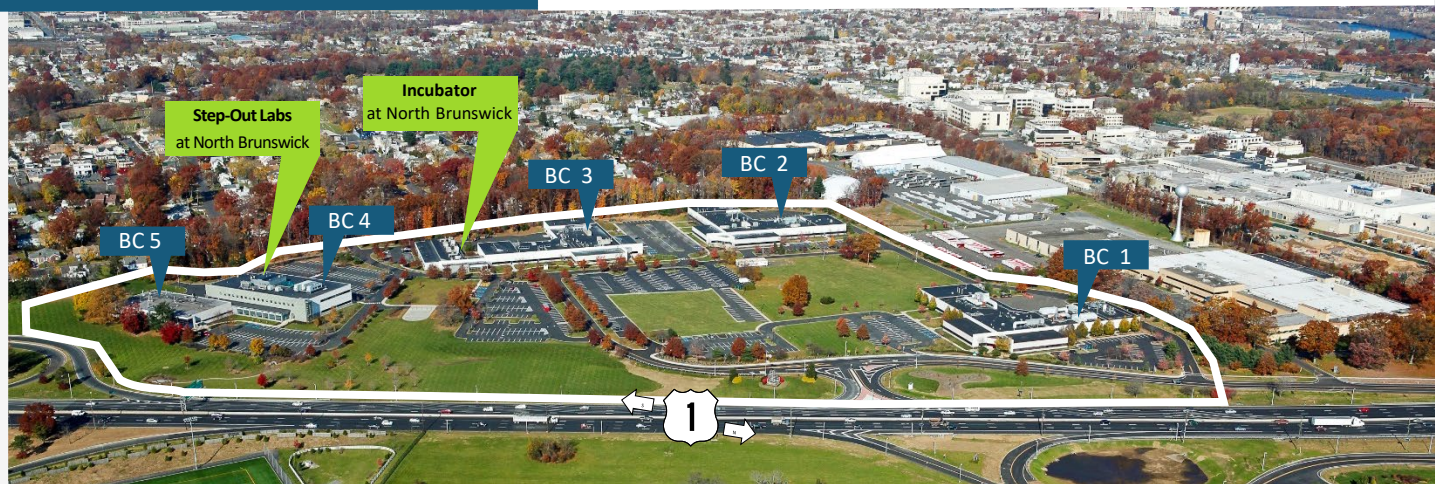


Located in the heart of New Jersey's "Research Corridor" the 50-acre research park is designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.



NJEDA's **New Jersey Bioscience Center** is a 50-acre, five building research park located close to Rutgers and Princeton Universities. Consisting of 300,000 S.F. of lab and office space, the site was developed to meet the lab needs of all life science companies ranging from entrepreneurial startups to growing R&D companies to large established biopharma corporations. The site is home to the **Incubator at North Brunswick** and **Step-Out Labs at North Brunswick**.

Campus Tenants include: AIM Immunotech, Ascendia Pharmaceuticals, MiRNA Scientific, Rutgers University and Sonder ResearchX.



Available:

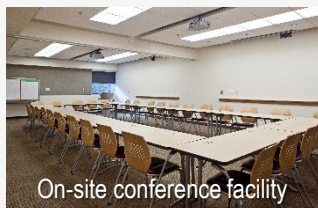
Building	Type	SF	Available SF
BC 1	Lab/Office	74,752 SF	74,752 SF
BC 2	Lab/Office	60,000 SF	FULLY LEASED
BC 3	Lab/Office	85,231 SF	7,135 SF
	Incubator Labs		3,000 SF Available
BC 4	Lab/Office	57,633 SF	FULLY LEASED
	Step-Out Labs		4,000 SF Available
BC 5	Shell	19,869 SF	19,869 SF

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 ranging from approximately 900–1,300 SF, are "plug and play" ready. Units can be combined. Tenant companies have shared access to conference rooms, reception services, two kitchens, loading docks, 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 29,953 SF of lab and office space that is "plug-and-play" ready.



Incubator lab space



On-site conference facility



BC 2



BC 2 - Lab space



BC 5



BC 4 – Scientist Square collaboration area



BC 4 – Lab space

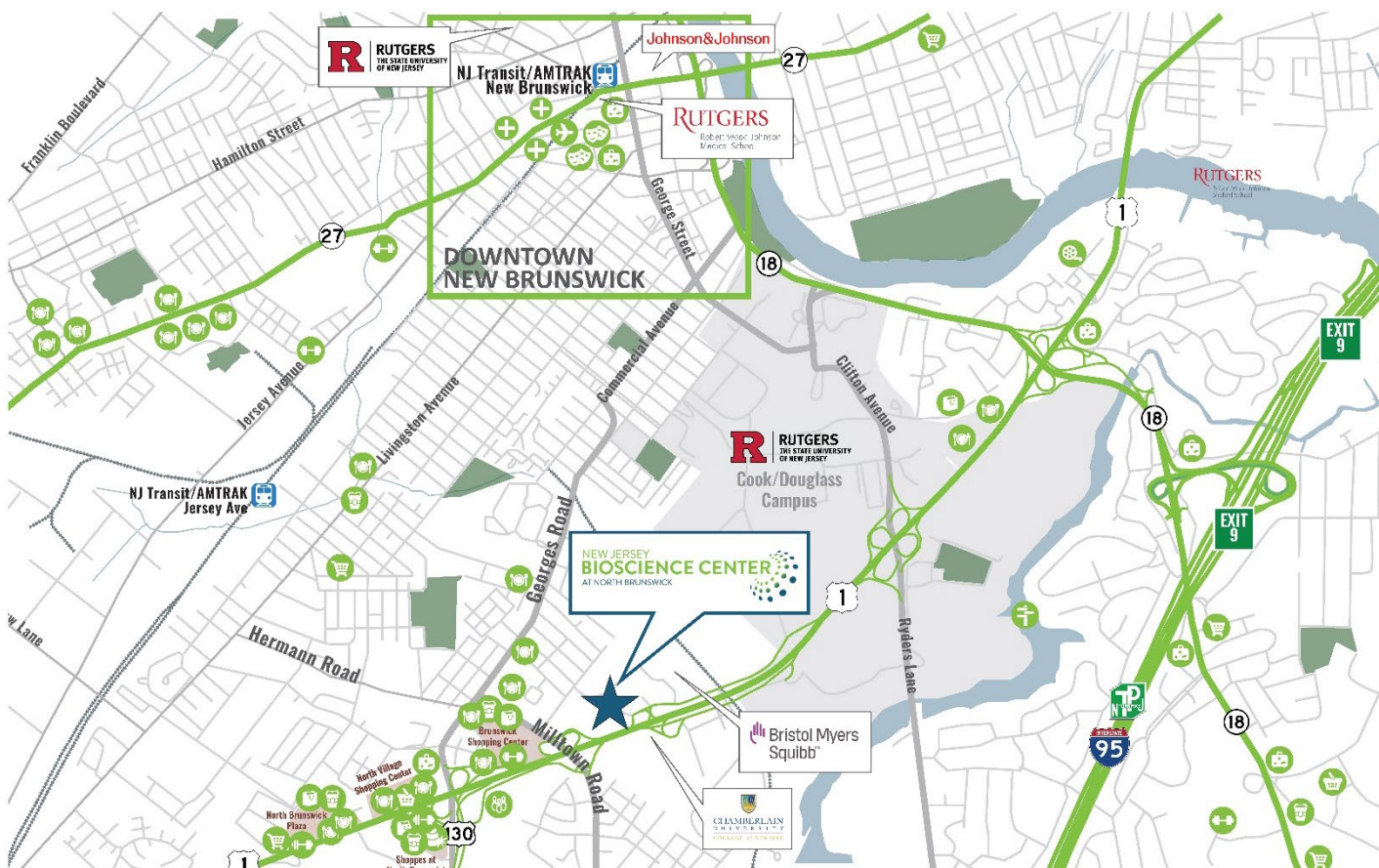
CONCEPTUAL SITE PLAN:



± 12 Acres available for
Build to Suit Development

Convenient location – Minutes from Downtown New Brunswick

Campus is located on Route 1 South, minutes from Route 18 and I-95/NJ Turnpike Exit 9 - situated between New York City and Philadelphia with convenient access to I-287, I-295, Garden State Parkway and Routes 9, 27, 130 & 206.



Access to talent and abundant area amenities

New Jersey Bioscience Center is located in close proximity to Rutgers University, Rutgers RWJ Medical School and Princeton University, on the amenity rich Route 1 corridor, within minutes from a multitude of restaurants, retail, hotels, fitness centers, Topgolf and three regional malls.

 +/- 15 miles to Princeton
+/- 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: Bristol Myers Squibb, Johnson & Johnson and Rutgers University.

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 the EDA offers 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.gov/life-science/

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