

BC5 | Premiere Lab Space

A project of the New Jersey Economic Development Authority

691 Route 1 South, North Brunswick, New Jersey | www.njeda.com/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.

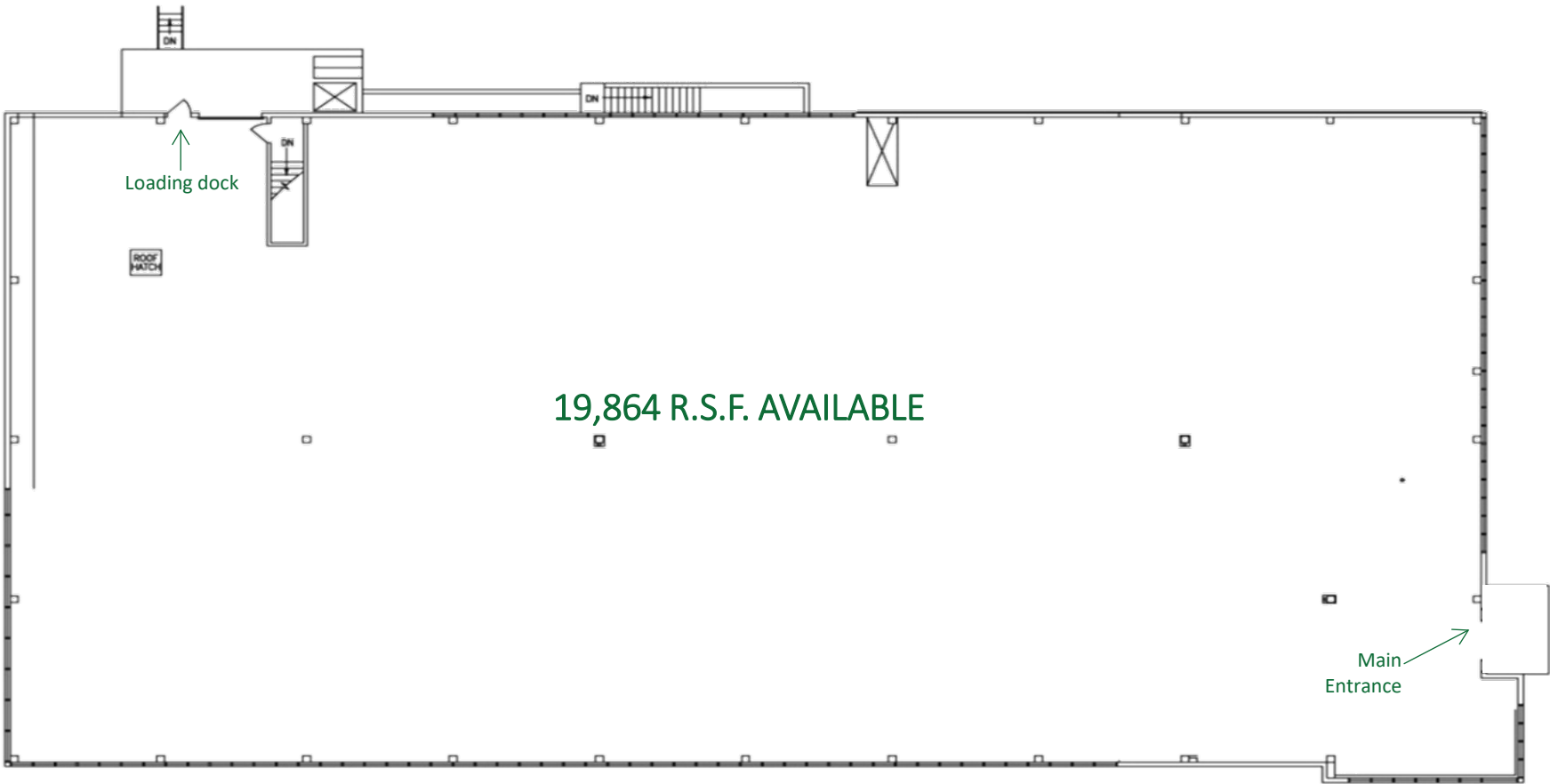


On-site outdoor seating area

BC 5 Building features

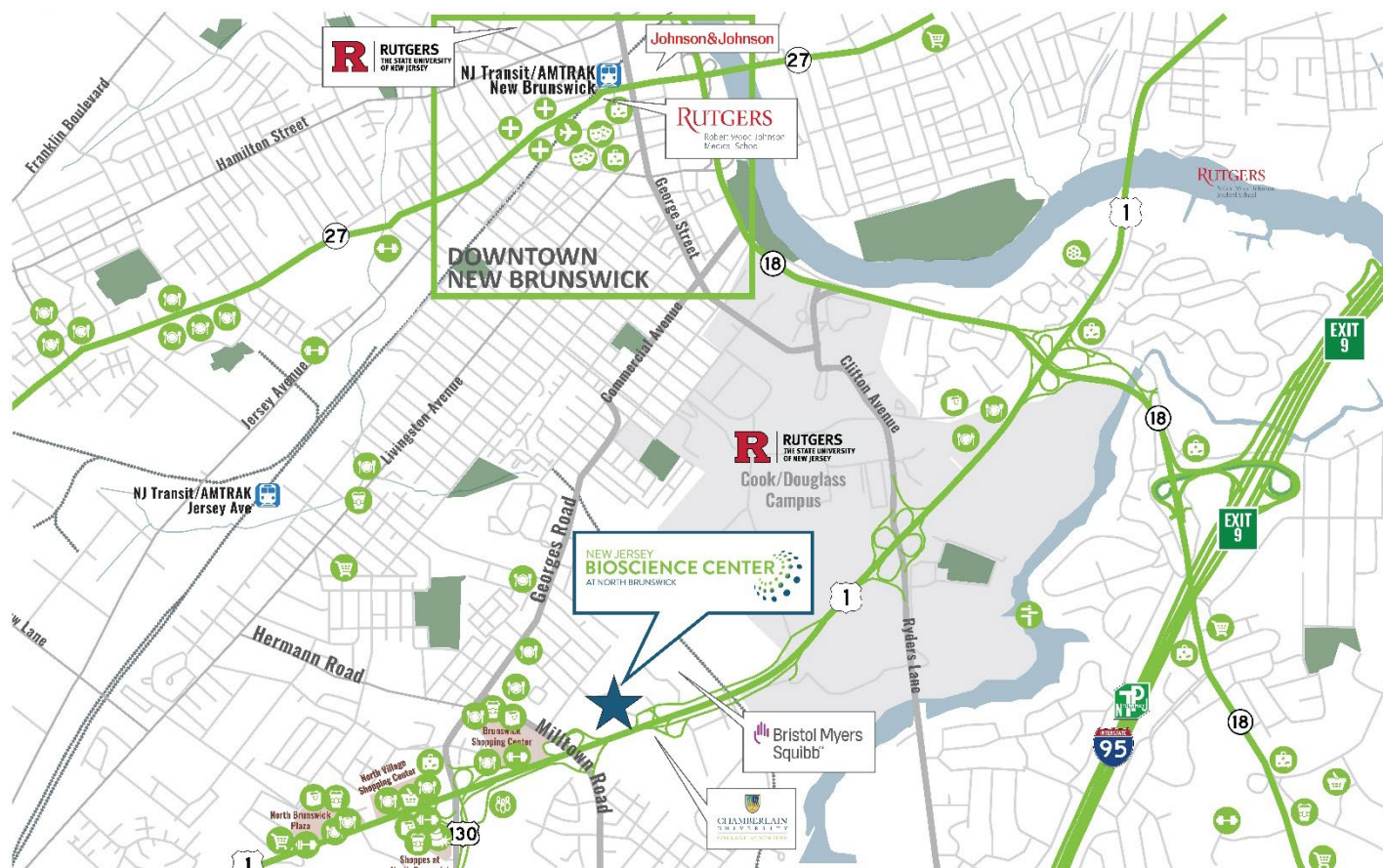
- +/- 19,864 RSF one-story building
- Building can be expanded by approximately 10,000 rentable square feet.
- Building renovation completed in December 2023 – new façade, windows, front entrance & roof
- Limited columns to maximize efficiency of tenant labs and to enhance tenant configuration
- Bottom of roof truss is approximately 15' from finished floor, with channels about 8" below trusses. Trusses are 5' high.
- 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
- Dedicated shipping/receiving area

Floor Plan



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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