

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/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.

NEW JERSEY BIOSCIENCE CENTER AT NORTH BRUNSWICK



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.



BC 2 Building features

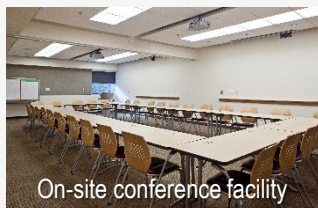
- +/- 60,000 square foot one-story building
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- Shell space with high bay area and built-out lab space
- 24/7 secured card access facility
- Built out lab casework, fume hoods and epoxy resin countertops
- Dedicated shipping/receiving area

Building utilities and services

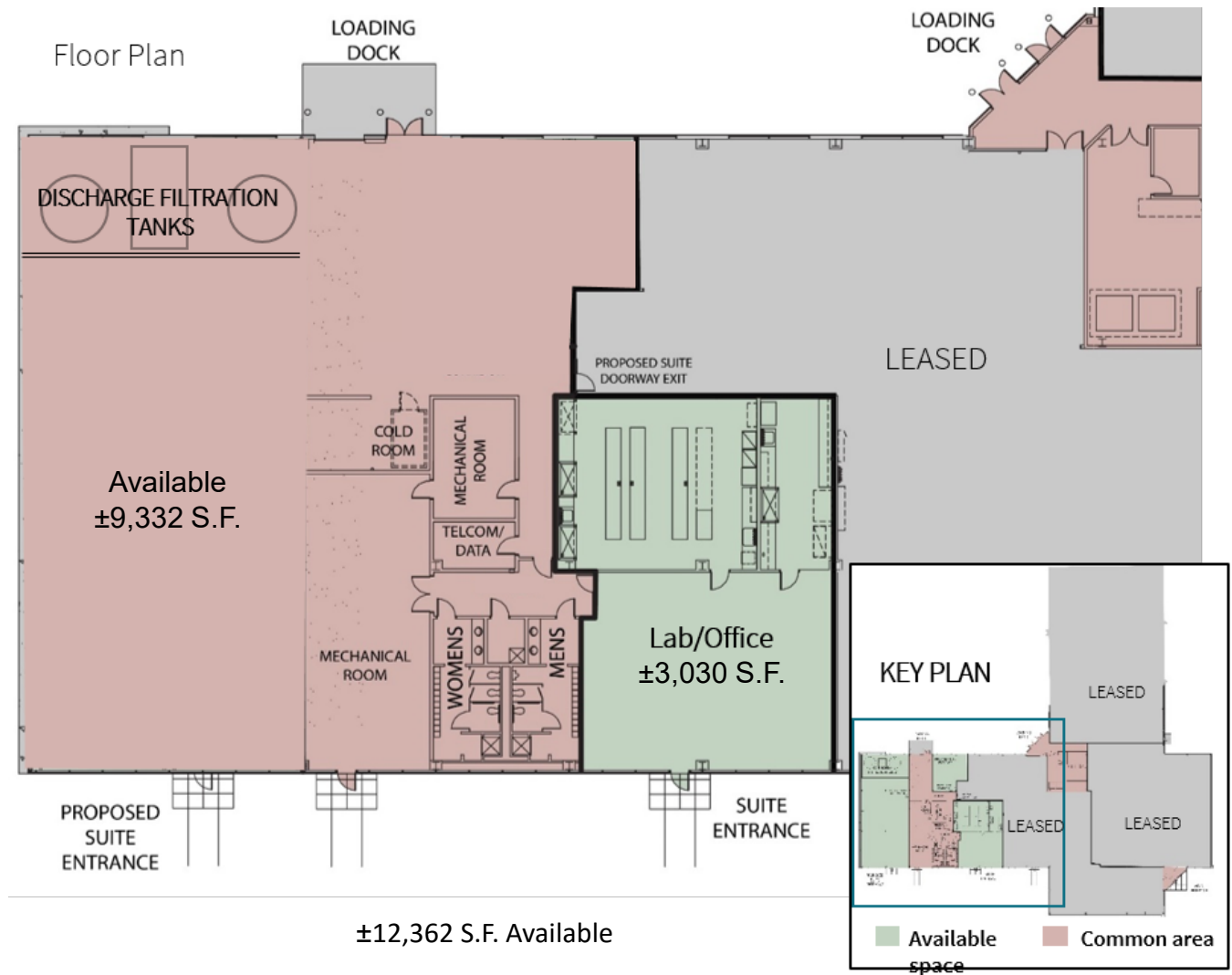
- HVAC system with individual temperature controlled and once-through, 100% outside air for office/lab suite
- Steam and hot water boilers
- Lab gas piping
- Lab waste monitoring pits
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room



Incubator lab space



On-site conference facility



Space features

• Pilot plant/manufacturing suite features:

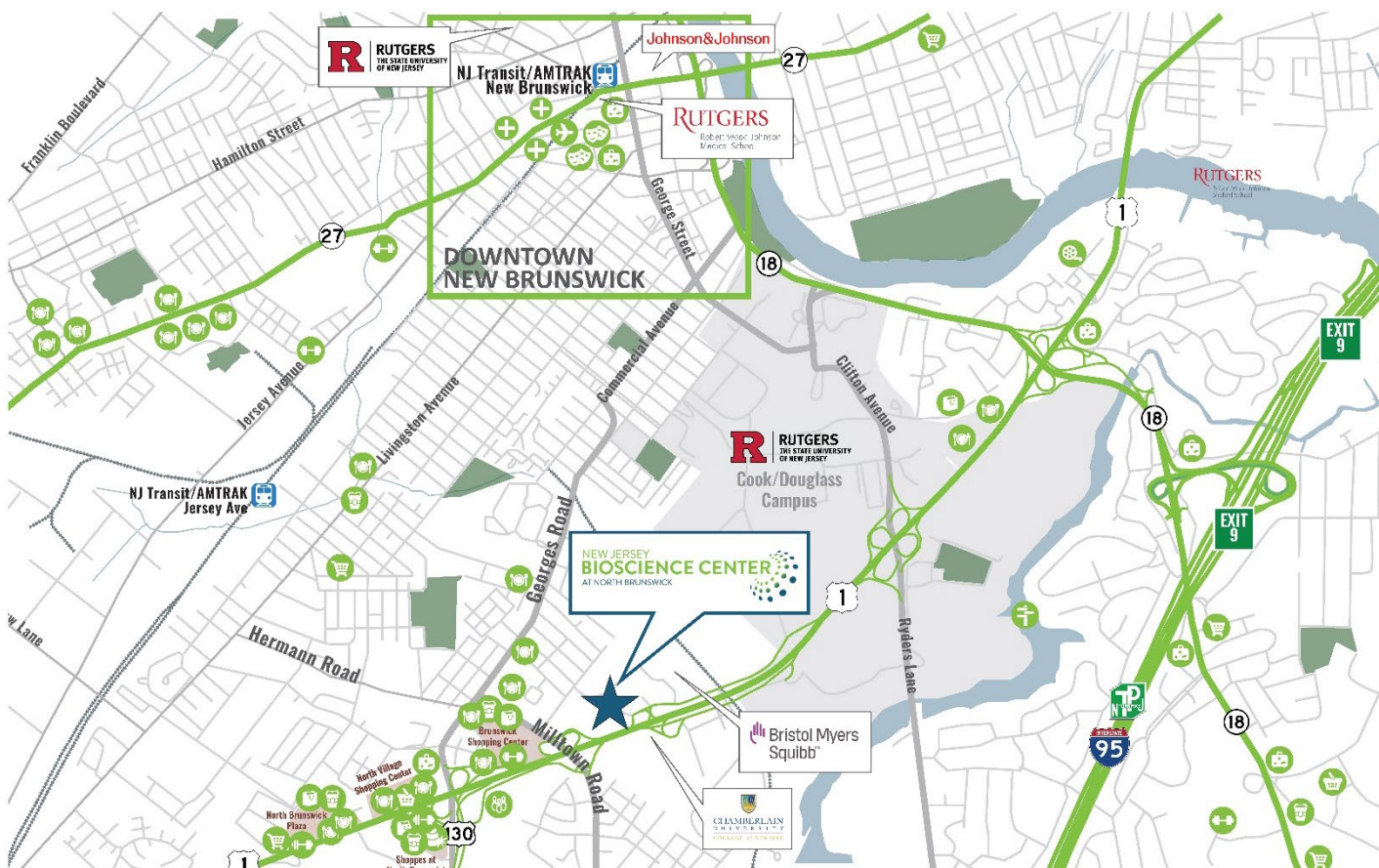
- High bay suite available - suitable for a pilot plant/manufacturing
- +22' high bay space
- Loading dock adjacent to suite
- Cold room with independent equipment

• 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

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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