TECH 2 – 661 ROUTE ONE SOUTH  
NORTH BRUNSWICK, NEW JERSEY

AVAILABLE FOR LEASE  
27,775 S.F.

Technology Centre of New Jersey  
a project of the New Jersey Economic Development Authority

Designed to accommodate the lab and office needs of the  
life science and biotechnology industries

www.njtechcentre.com
TECH 2 – 661 ROUTE ONE SOUTH
NORTH BRUNSWICK, NEW JERSEY

Located on 75-acres in the heart of the State’s “Bioscience Cluster” on Route 1 South between Rutgers and Princeton Universities

1ST FLOOR PLAN – 27,775 S.F.
**SPACE FEATURES**

- 27,775 S.F. lab/office space available
- Eight (8) wet labs (consists of kilo, chemical, biochemical, instrument and quality control labs)
- Cold room with independent equipment
- Built out lab casework, fume hoods and epoxy resin countertops
- Dark room
- Locker rooms with showers
- Dedicated main entrance
- Large break room
- Office suites and open office area for cubicles
- Conference rooms

**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
- Built-out lab space
- 24/7 secured card access facility

**BUILDING UTILITIES AND SERVICES**

- HVAC system with individual temperature controlled suites and once-through, 100% outside air
- Steam and hot water boilers
- Lab gas piping
- Built-out lab casework, fume hoods and epoxy resin countertops
- Separately metered natural gas, electric and water
- Autoclave
- Labe waste monitoring pits
- Dedicated shipping/receiving area
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- High bay area

**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

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The Technology Centre of New Jersey offers convenient access to I-95/NJ Turnpike, I-287, I-295 and Routes 18, 130 and 206.

+/- 35 miles to NYC                     +/- 58 miles to Philadelphia

Please contact exclusive leasing agent:

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A project of:

The New Jersey Economic Development Authority (EDA) is an independent State agency that serves as the State’s bank by financing small and mid-sized businesses, administering tax incentives to retain and grow jobs, revitalizing communities through redevelopment initiatives, and supporting entrepreneurial development by providing access to training and mentoring programs.