Technology Centre of New Jersey

Located in the heart of New Jersey’s “Research Corridor” the 50-acre research park is designed to accommodate the lab and office needs of the life science and biotechnology industries.

Tech 4 is located within the NJEDA’s Technology Centre of New Jersey, a 50-acre, 5 building and 3 redevelopment site, research park in North Brunswick. Consisting of over 300,000 S.F. of lab and office space, with over $100 million invested in facilities and improvements. The Tech Centre was developed to meet the lab and office needs of entrepreneurial startups, to emerging R&D companies, to large established corporations in the biosciences, microelectronics, advanced materials and communications technologies industries.

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

Tech 4 building features

- +/- 60,500 square foot two-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
- 24/7 secured card access facility

First floor utilities and services

- HVAC system with individual temperature controlled suites and once-through. 100% outside air
- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system
- Sub-metered tenant electric

First floor utilities and services (con’t)

- Dual-level lighting control with photocells provides daylight harvesting in office zones
- Dedicated 24/7 cooling in tel/data rooms
- Pre-wired communication outlets with connection to tenant tel/data room and fiber to main demarc room
- Piping infrastructure for central lab gasses
- Autoclave room with available utilities
- Ice maker and glass wash infrastructure
- Central lab waste system
- Shared shipping/receiving area; loading dock
- Storage room and central utility space
Space features

- **11,522 S.F. first floor lab/office available space**
- LEED Silver certified space
- 24/7 secured card access facility
- 9'-6" lab ceiling height with pendant lighting
- Fully adjustable Fisher Hamilton Max Lab casework system on 4’ modules
- Overhead service/utility carriers with mobile tables
- Flexible equipment areas including 120/280V emergency power in wire mold
- Six 6’ foot chemical fume hoods
- Window wall from 2’-6” to 9’ high along laboratories
- Haworth open cubicles provided
- Shared shipping/receiving area with loading dock
**Convenient location – Minutes from Downtown New Brunswick**

The Technology Centre of New Jersey, 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

**Corporate neighbors:** Allergan, Ascenda, Boehringer Ingelheim, Bristol-Myers Squibb, Chromocell, Hurel Corp., Johnson & Johnson, Orthobond and Raritan Pharmaceuticals

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**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](http://www.njeda.com/tls)

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