

## ***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 with 3 build-to-suit sites | [www.njeda.com](http://www.njeda.com)

NEW JERSEY  
**BIOSCIENCE CENTER**  
AT NORTH BRUNSWICK





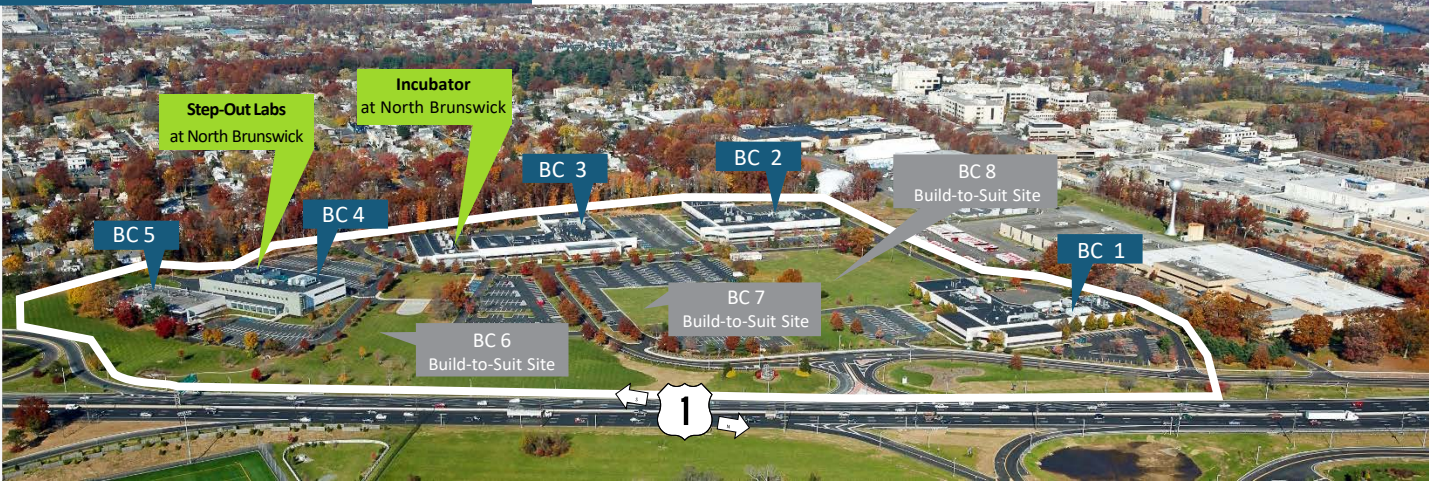
Located in the heart of New Jersey’s “Research Corridor” the 50-acre research park is designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.



The **New Jersey Bioscience Center** was developed to meet the research, manufacturing and office needs of entrepreneurial startups, to emerging research companies, large established corporations in the bioscience and pharmaceutical industries.

The **New Jersey Bioscience Center** , a project of the NJEDA is a 50-acre, 5 building and 3 development site, research park in North Brunswick. It is the home of the **Incubator and Step-Out Labs at North Brunswick** , and consists of almost 300,000 S.F. of lab and office space, with over \$70 million invested in facilities and improvements, including a shared conference facility.

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



**Available space for lease:**

Building	Type	S.F.	Available S.F.
BC 1	Lab/Office	75,000 S.F.	<b>FULLY LEASED</b>
BC 2	Lab/Office	60,000 S.F.	12,362 S.F. Divisible to 5,500 S.F.
BC 3	Lab/Office	42,000 S.F.	7,066 S.F.
	Incubator	46,000 S.F.	7,520 S.F.
BC 4	Lab/Office	27,854 S.F.	11,522 S.F.
	Step-Out Labs	32,646 S.F.	4,200 S.F.
BC 5	Shell	19,869 S.F.	19,860 S.F. *
*Additional 4,487 S.F. basement level			

**Available build-to-suit site for lease:**

Site	Type	S.F.
BC 6	BTS Site	90,000
BC 7	BTS Site	180,000
BC 8	BTS Site	90,000

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 range from approximately 900 – 1,300 S.F. and are “plug and play” ready. Tenant companies have shared access to conference rooms, reception services, two kitchens, loading docks, an NMR, 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 32,646 S.F. 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:

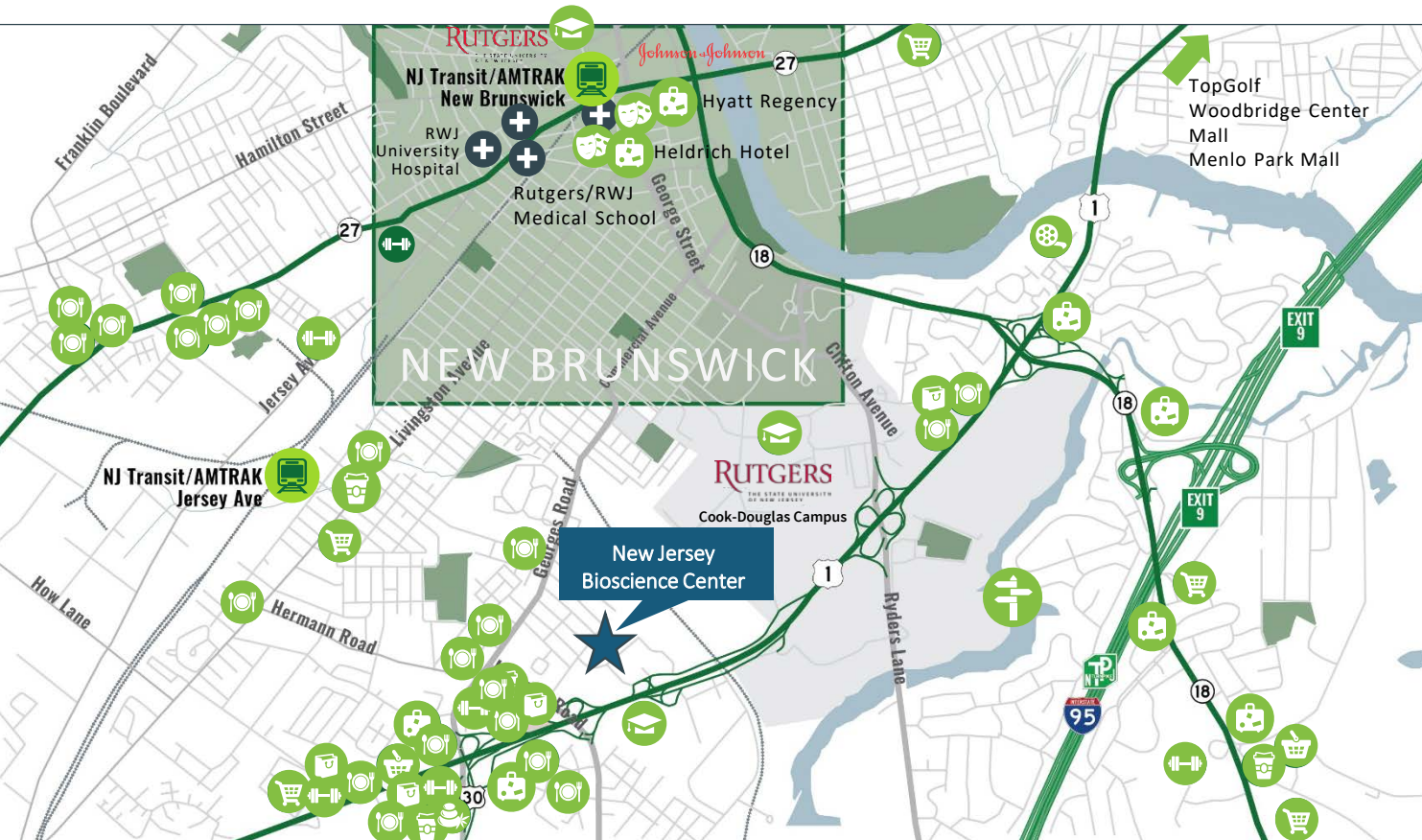


\* Site plan is conceptual, subject to tenant(s) requirements  
Uses - Office, Lab, Biomanufacturing, Clinical Research







## Convenient location – Minutes from Downtown New Brunswick

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.

- |  |   |   |  |
|--|---|---|--|
|  | <ul style="list-style-type: none"><li>+/- 15 miles to Princeton</li><li>+/- 25 miles to Trenton</li><li>+/- 35 miles to Downtown NYC</li><li>+/- 60 miles to Center City Philadelphia</li></ul> |  | <ul style="list-style-type: none"><li>+/- 13 miles to Princeton and Central Jersey Regional Airports</li><li>+/- 23 miles to Newark Liberty International Airport</li><li>+/- 70 miles to Philadelphia International Airport</li></ul> |
|  | <ul style="list-style-type: none"><li>+/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station</li></ul>                  |  | <p>Corporate neighbors: Allergan, Boehringer Ingelheim, Bristol-Myers Squibb, Chromocell, Hurel Corp., Johnson &amp; Johnson, and Orthobond.</p>   |

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 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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## ***Premiere Step-Out Lab Space***

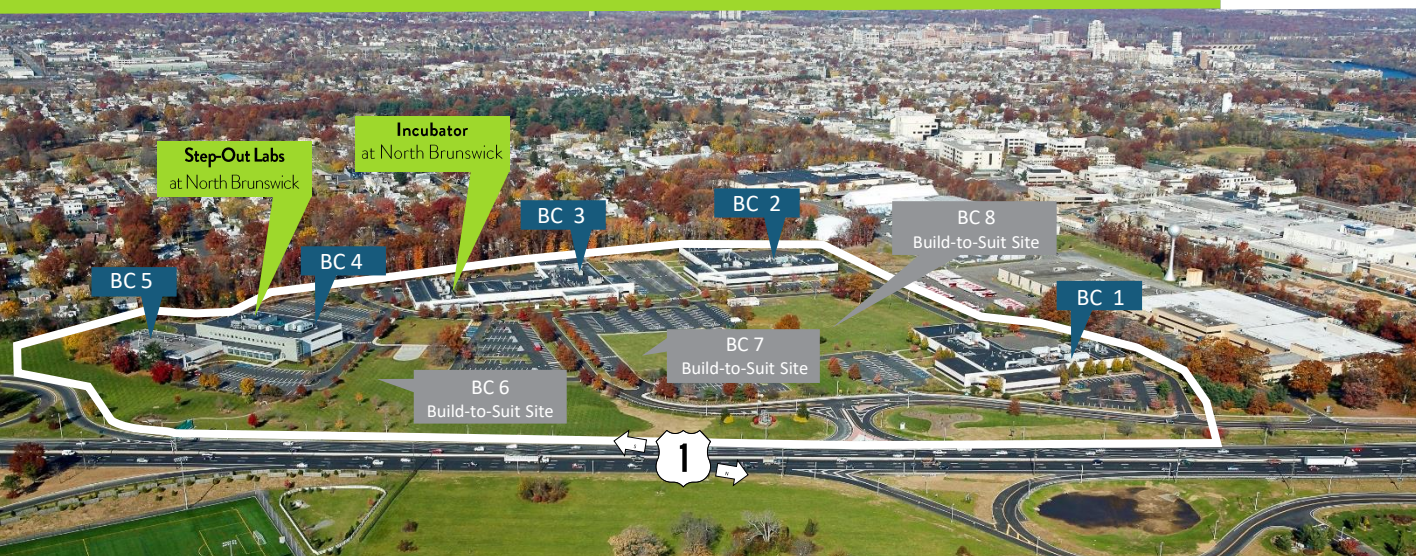
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Designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.



The **Step-Out Labs at North Brunswick** is located within the NJEDA's **New Jersey Bioscience Center**, a 50-acre, 5 building and 3 redevelopment site, research park in North Brunswick with walking trails. Consisting of almost 300,000 S.F. of lab and office space, with over \$70 million invested in facilities and improvements, including a shared conference facility; was developed to meet the lab and office needs of entrepreneurial startups, to emerging R&D companies, to large established corporations in the biosciences.

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

### Building features

- +/- 60,500 S.F. two-story building
- 24/7 secured card access facility
- Public WiFi throughout building
- HVAC system with individual temperature controlled lab suites and once-through, 100% outside air
- Fully furnished offices have height adjustable desks
- 3,000 KVA back-up generator
- 4,000 amp electrical service
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Shipping/receiving area; loading dock with direct access to elevator

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 at North Brunswick**.

The **Step-Out Labs** consist of 32,646 S.F. of affordable lab and office space that is "plug-and-play" ready. The space is strategically designed with shared common areas and abundant amenities to create a first-class life sciences environment and provides an environment where post incubation tenants can focus on core scientific activities rather than administrative and facility functions.

The following amenities will be shared by **Step-Out Labs'** occupants:

- Furnished reception area
- Furnished conference room
- Furnished *Scientist Square* collaboration café with kitchen
- Packages/Mail room
- Glass wash station
- Public WiFi
- Loading dock
- Janitorial services in the common areas

# Create the lab/office space to fit your requirements!

## Available for lease:

Minimum of one (1) Lab Space **PLUS** three (3) Additional Spaces

"Additional Spaces" defined as: any office space, open area, or freezer/cold room (see floor plan for specific areas available for lease)

## Lease term:

3 years+



## Space features

- Eleven (11) wet labs including one dark room and one isotope room
- 10' lab ceiling height with pendant lighting
- Fully adjustable lab casework system
- Cold room with independent equipment
- Flexible equipment/freezer room areas including 120/208V emergency power
- Eye washes at lab sinks and safety showers
- Labs featuring chemical or bio fume hoods with nonflammable storage base cabinets
- *Scientist Square* collaboration café with 16' high atrium skylight and kitchen
- Interior glass partitions throughout the office area







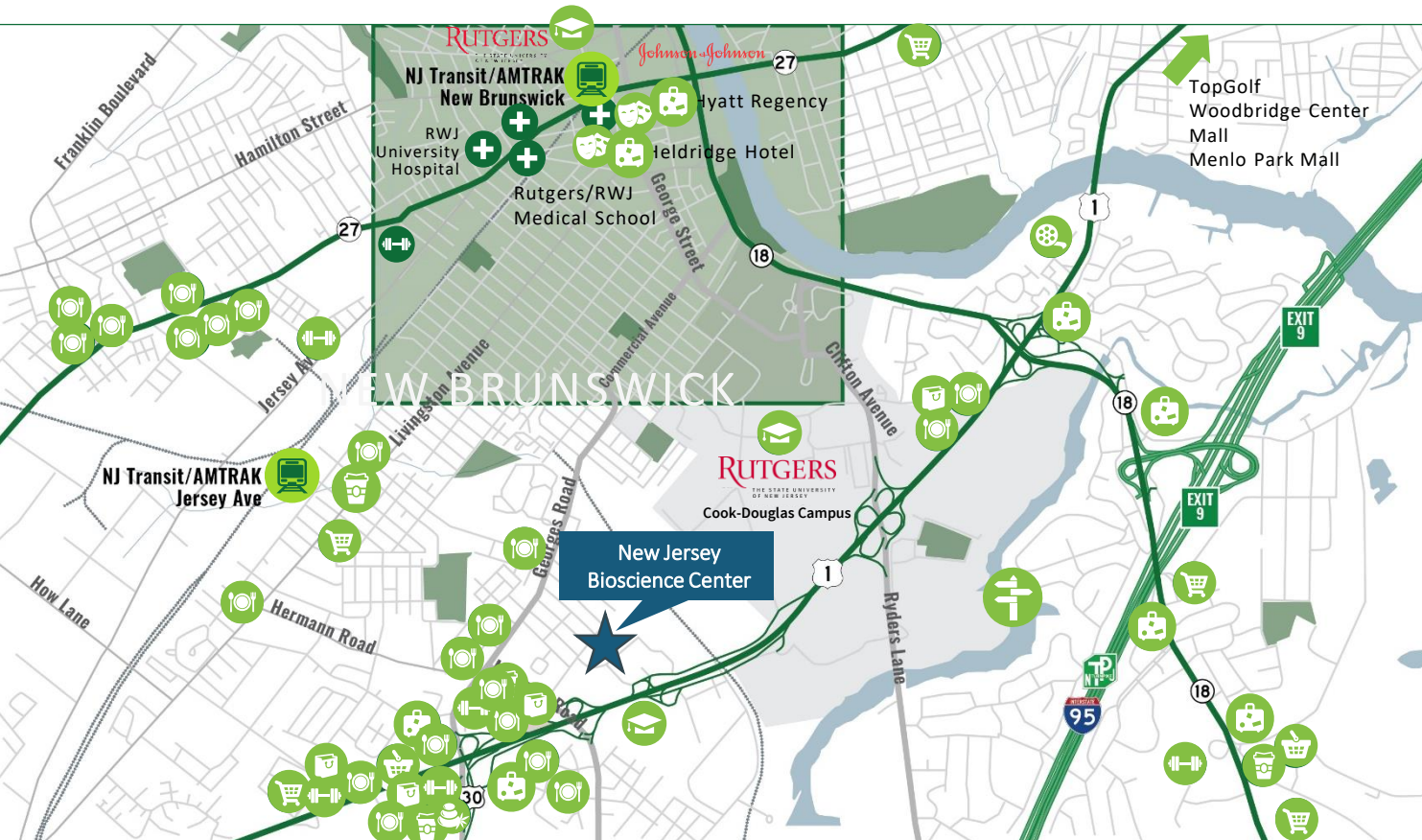
NJBC information, including details about the Incubator program and admission criteria, can be found at NJEDA's website at: <https://www.njeda.com/Real-Estate-Development/EDA-Properties/Technology-Centre-of-New-Jersey>  
 Below is a listing of tenants.

New Jersey Bioscience Center	Step Out Labs at North Brunswick	Incubator at North Brunswick
Allergan	Adlai Norte USA	Angex Pharmaceuticals
Apicore	BioAegis Therapeutics	API Pharma Tech
Ascendia	Chobani	Bright Cloud International
Boehringer Ingelheim Animal Health USA, Inc.	Genomic Prediction	Calypsus Pharmaceuticals
miR Scientific	Grace Therapeutics	EUPROTEIN
Rutgers University	Kamat Pharmatech	Fidelis Pharmaceuticals
	Novanex	Genesis Imaging Services
		Genomic Prediction
		HistoBridge
		Innovera Pharmaceuticals
		JMS Pharma
		Mito Pharma
		Molecular Innovation
		NJ Biopharmaceuticals
		Skunkworx Labs
		Smirta Innovation
		Sonder Medical
		SPES Pharmaceuticals
		TheWell Bioscience






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A project of:

# NJEDA

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