



**NEW JERSEY
CENTER OF EXCELLENCE**
at Bridgewater

*A premier multi-tenant R&D campus
designed for the next generation*
AVAILABLE FOR LEASE

Building K

6,504 R.S.F.

OFFICE, LAB & HIGH BAY

Building G

18,597 R.S.F.

R&D, LAB & OFFICE

Inspire Collaborate Innovate

www.njcoebriidgewater.com

Building G

Specifications

Building size:

±43,000 R.S.F.

Year built/renovated:

1973/1991

Floors:

3 Floors + Basement

Available space:

- Partial 2nd floor - 5,130 R.S.F.
 - Partial 3rd floor – 13,467 R.S.F.
- Total – 18,597 R.S.F.

Loading dock:

One (1) hydraulic elevator

Communication:

Verizon provides fiber

Energy features:

- Labs and associated offices are Variable-Air-Volume (VAV) and DDC controlled
- Fume hoods are VAV with sash position sensors to reduce airflow when closed
- 277V Low-energy florescent lighting with motion detector wall switches in offices

Specialty lab systems:

Various temperature controlled chambers.

Safety systems:

Safety showers and eyewashes in labs.

Security:

- Secure campus
- Card-access
- Video camera monitoring



TYPICAL R&D LABORATORY



SERVICE CORRIDOR



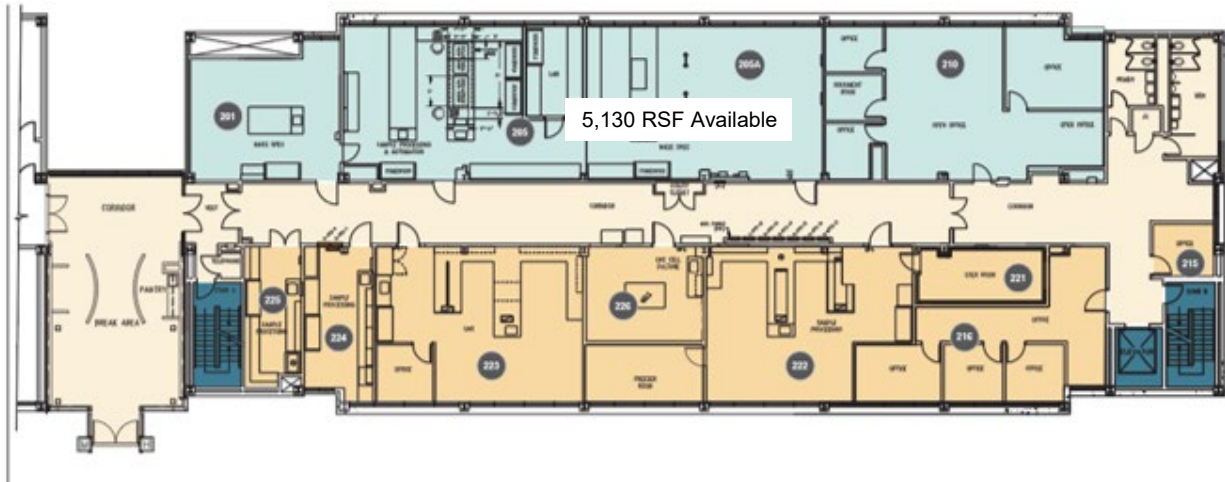
COLLABORATION AREAS

Modern research and development facilities within a mature campus environment offers a premier opportunity for innovation and success.

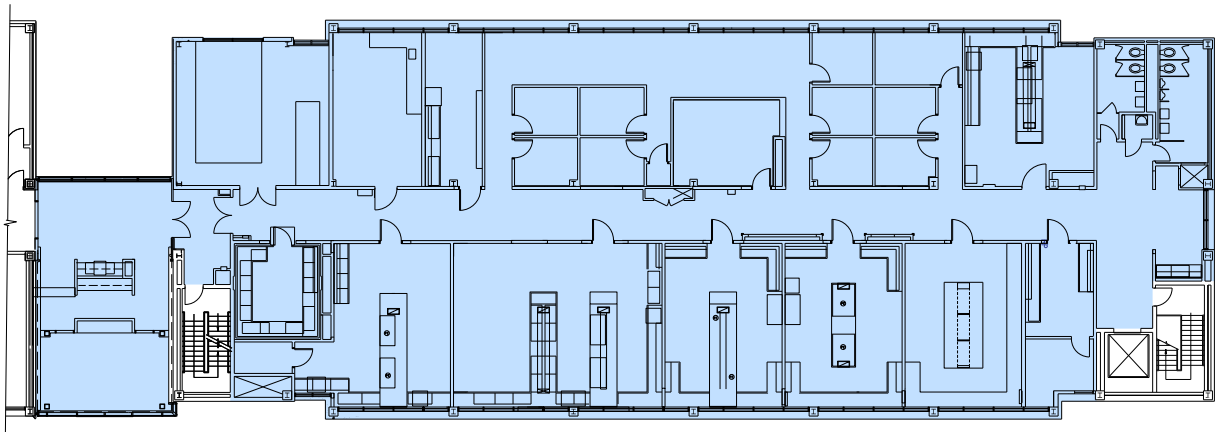


Availability & Floor Plans

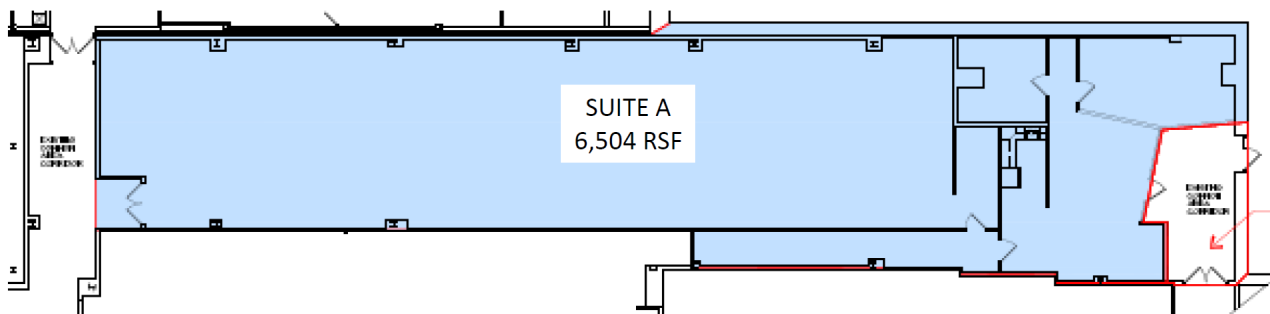
Building G: 2nd Floor Plan
5,130 R.S.F Available



Building G: 3rd Floor Plan
13,467 R.S.F Available



Building K: Ground Floor
6,504 R.S.F Available



Campus Highlights



Premiere campus on 110 picturesque acres, provides an enjoyable and productive working atmosphere for employees.



Redundant power feeds to the site, dual fuel sources for cogen in the central utility plant, and generator back-up for each building.



On-site amenities include a full service cafeteria, fitness center with locker rooms, auditorium and conference/training center and a full size basketball court.



FULL-SERVICE CAFETERIA



FITNESS CENTER



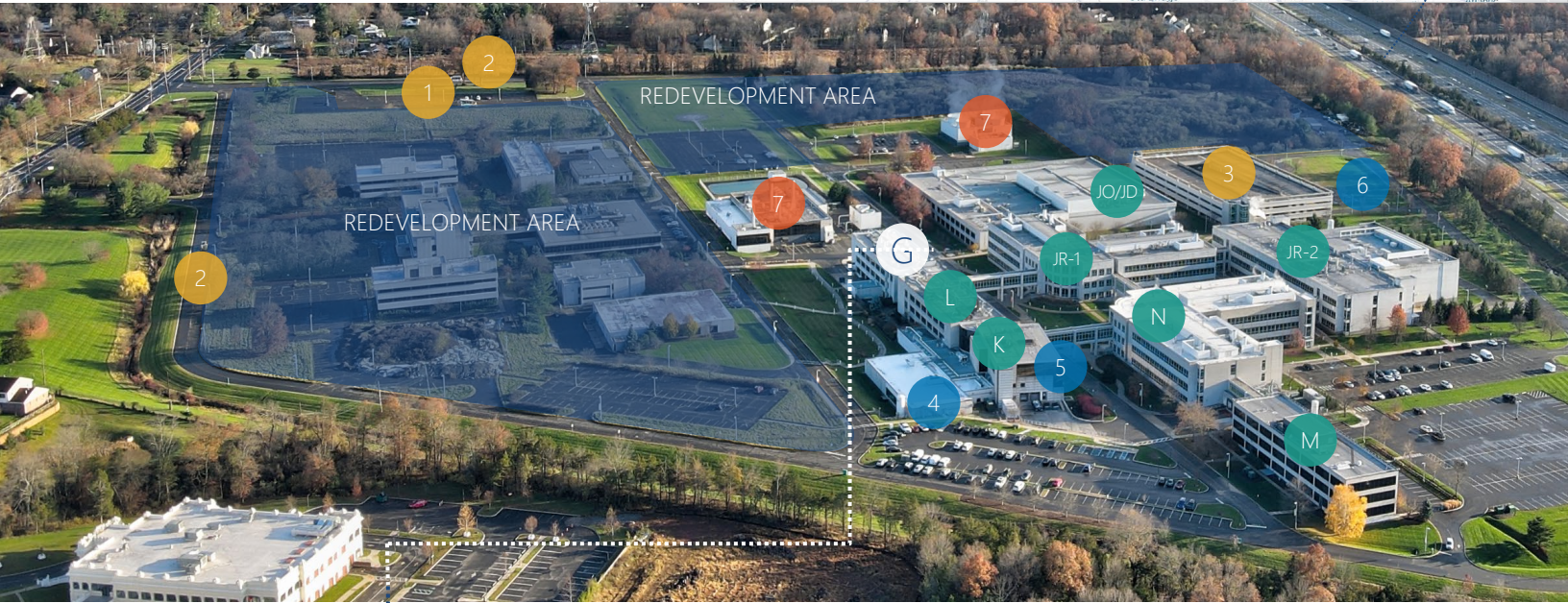
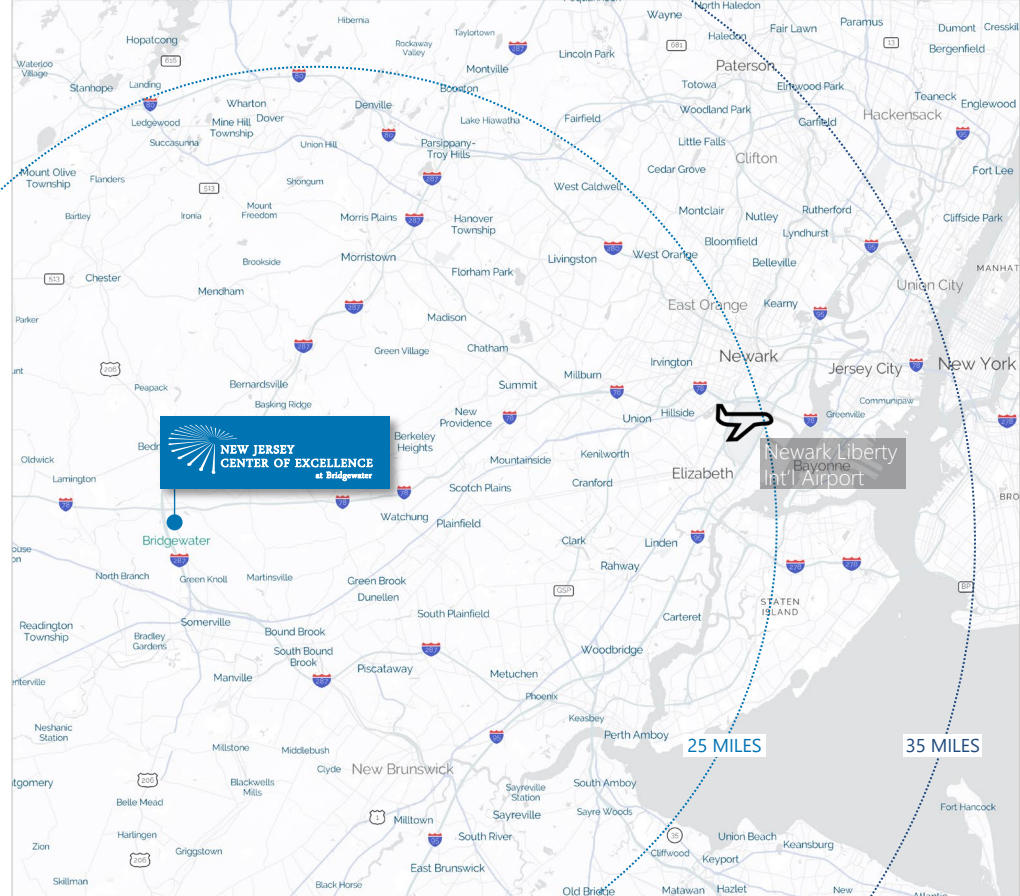
AUDITORIUM



FULL-SIZE BASKETBALL COURT

Location

- Centrally located within the Boston to Washington, D.C. life sciences corridor
- Located on U.S. Highway 202/206 in Bridgewater Township, Somerset County, New Jersey
- Visible from I-287 and is located three miles south of the interchange of I-78 and I-287
- Direct access to Newark Liberty International Airport and New York City via I-78
- Anchor tenants include Ashland, Kashiv Pharmaceuticals, Nestlé Health Science and can be divided for additional multiple occupants



G



- 1 Security Gate
- 2 Employee Gate
- 3 Parking Garage
- 4 Cafeteria and Fitness Center
- 5 Auditorium
- 6 Basketball Court
- 7 Central Utility Plant (CUP)



For more information, please contact leasing agent:

Daniel J. Loughlin, MCR, SIOR | +1 973 939 3869 | dan.loughlin@jll.com

Craig Eisenhardt | +1 973 404 1548 | craig.eisenhardt@jll.com

Robert S. Ryan | +1 973 404 1543 | rs.ryan@jll.com

An investment property of:



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