

Premiere Lab Space

A project of the New Jersey Economic Development Authority

691 Route 1 South, North Brunswick, New Jersey | 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.

Our prestigious tenants include: AIM Immunotech, Ascendia, Boehringer Ingelheim, Doehler, Genomic Prediction, miR Scientific and Rutgers University.



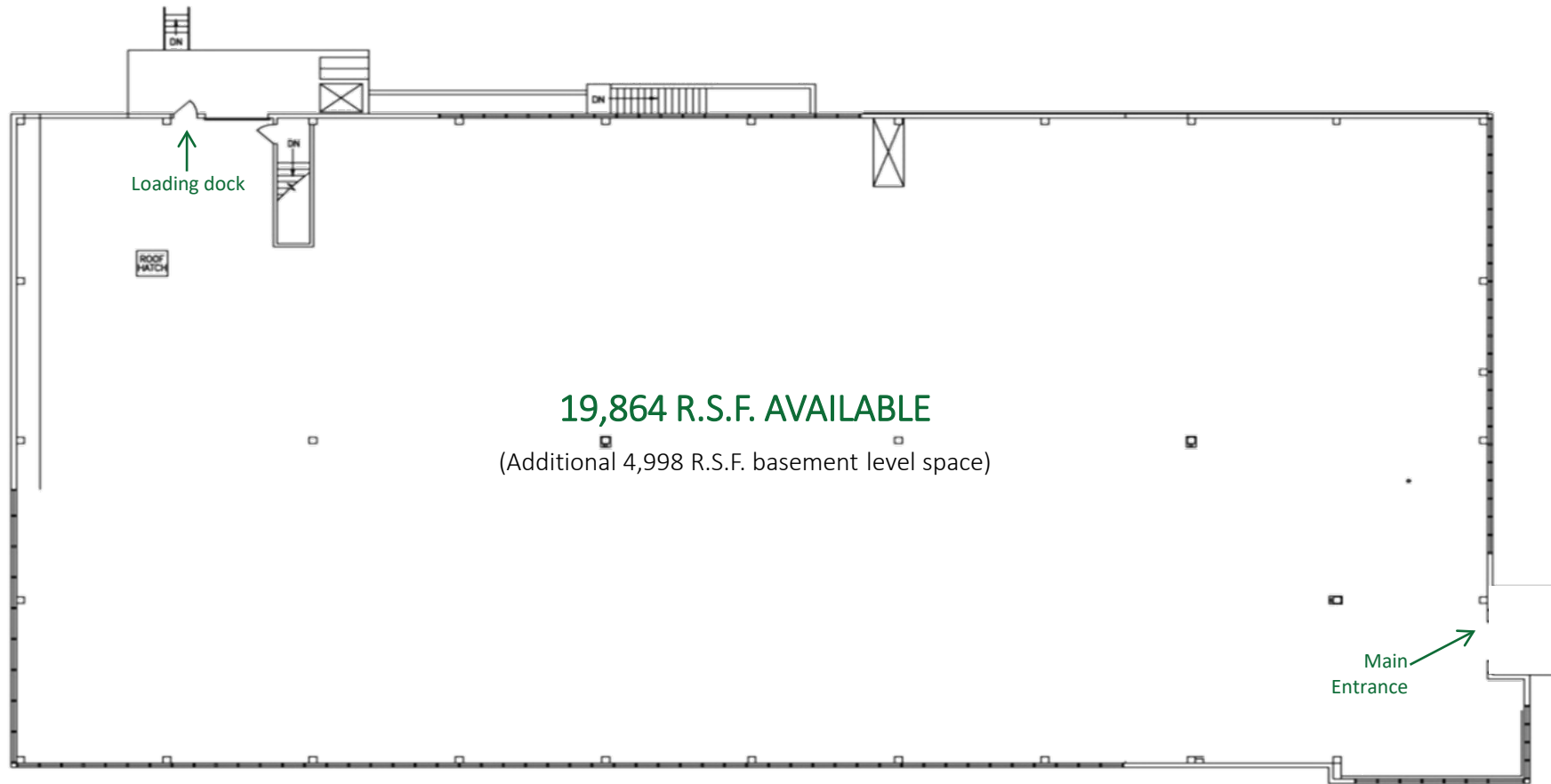
On-site outdoor seating area



BC 5 Building features

- +/- 19,864 RSF one-story building with 4,998 RSF basement
- Building can be expanded by approximately 10,000 rentable square feet.
- Building renovation completed in December 2023 – new façade, windows, front entrance & roof
- Limited columns to maximize efficiency of tenant labs and to enhance tenant configuration
- Bottom of roof truss is approximately 15' from finished floor, with channels about 8" below trusses. Trusses are 5' high.
- 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
- Dedicated shipping/receiving area

Floor Plan



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.



- +/- 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



- +/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station



Corporate neighbors: AIM Immunotech, Ascendia, Boehringer Ingelheim, Bosche Scientific LLC, Bristol-Myers Squibb, Doehler and Johnson & Johnson

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.gov/tls.

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