

BC3 | Premiere Lab Space | 7,135 SF Available
A project of the New Jersey Economic Development Authority

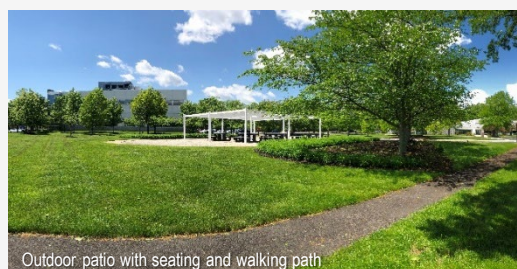
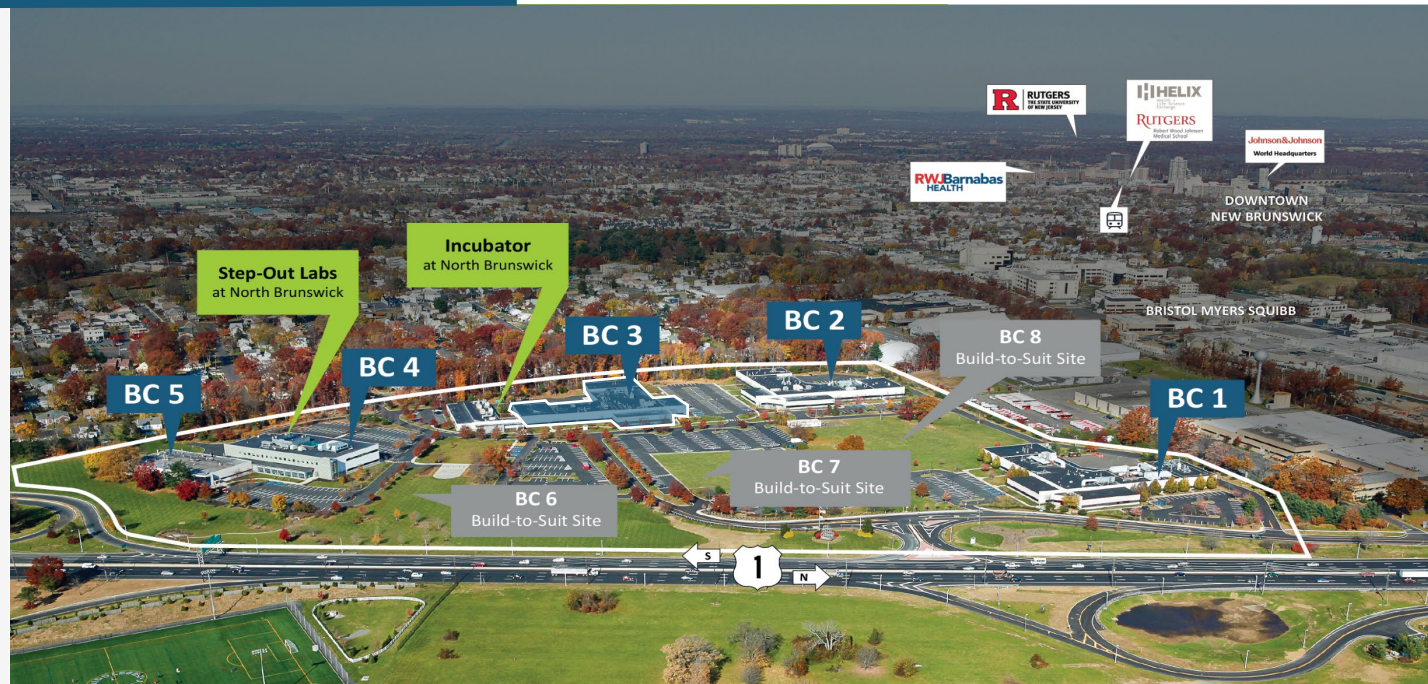
671 Route 1 South, North Brunswick, New Jersey | www.njeda.gov



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.

NJEDA's **New Jersey Bioscience Center** is a 50-acre, five building research park located close to Rutgers and Princeton Universities. Consisting of 300,000 S.F. of lab and office space, the site was developed to meet the lab needs of all life science companies ranging from entrepreneurial startups to growing R&D companies to large established biopharma corporations. The site is home to the **Incubator at North Brunswick** and **Step-Out Labs at North Brunswick**.

Campus Tenants include: AIM Immunotech, Ascendia Pharmaceuticals, Boehringer Ingelheim, miR Sentinel, Oyster Point Pharma and Rutgers University.

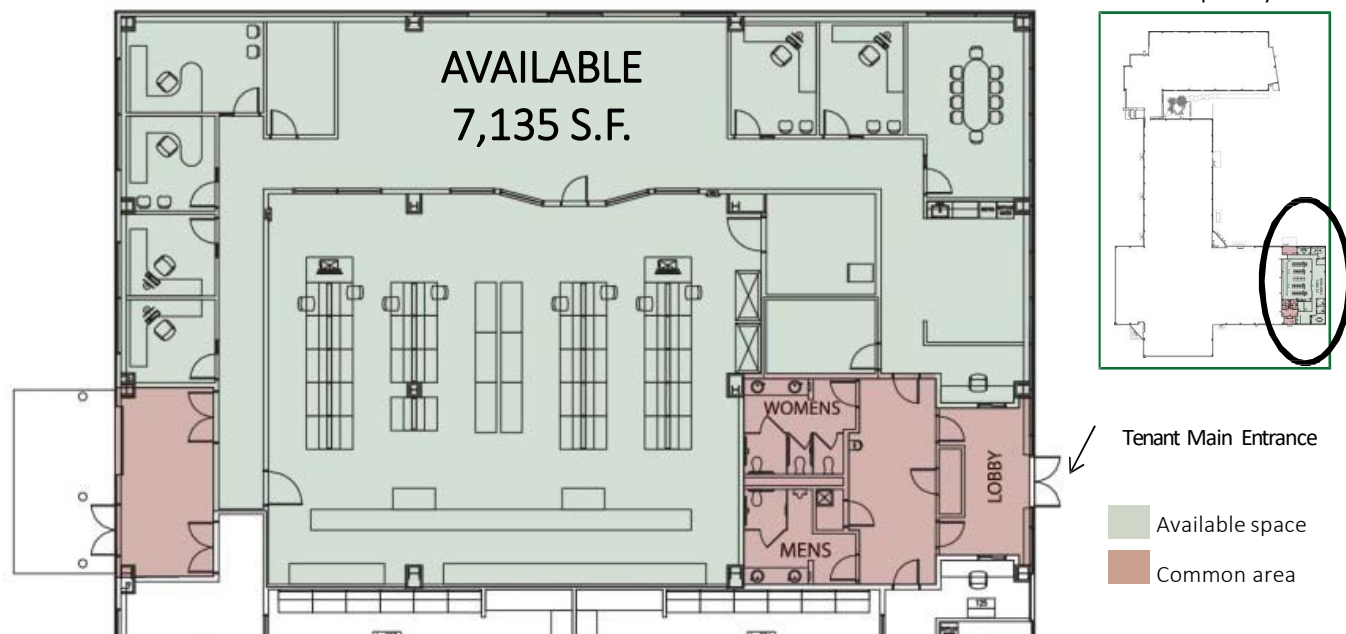


BC 3 building features

- +/- 85,231 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
- Stand-alone lab suites
- Shipping/receiving area with loading area

Building 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
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Dedicated 24/7 cooling in telephone/data rooms
- Sub-metered tenant electric
- Lab waste neutralization system
- Storage room and central utility space



Space features

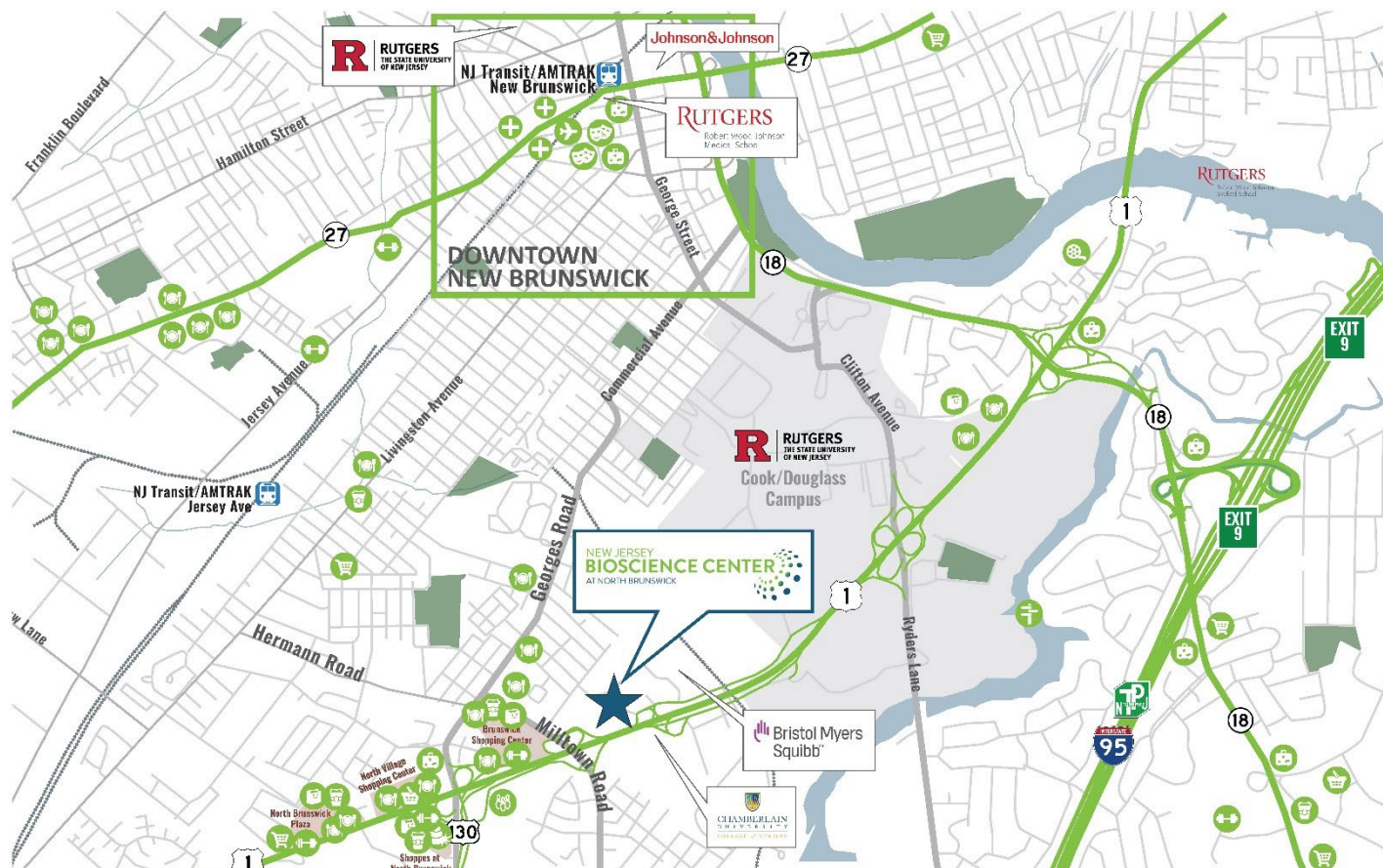
- 7,135 S.F. lab/office space
- LEED Silver Certified
- 9'6" lab ceiling height with pendant lighting
- Dual-level lighting control with photocells provides daylight harvesting in office zones
- Fully adjustable lab casework system on 4' modules
- Overhead service/utility carriers with mobile tables
- Five (5) 6' chemical fumehoods
- Window wall from 2'6" to 9' high along labs
- Flexible equipment areas including 120/208V emergency power in wire mold
- Eye washes at lab sinks and safety shower in each lab
- Private offices with vision glass

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

Convenient location – Minutes from Downtown New Brunswick

Campus is located on Route 1 South, minutes from Route 18 and I-95/NJ Turnpike Exit 9 - situated between New York City and Philadelphia with convenient access to I-287, I-295, Garden State Parkway and Routes 9, 27, 130 & 206.



Access to talent and abundant area amenities

New Jersey Bioscience Center is located in close proximity to Rutgers University, Rutgers RWJ Medical School and Princeton University, on the amenity rich Route 1 corridor, within minutes from a multitude of restaurants, retail, hotels, fitness centers, Topgolf and three regional malls.

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+/- 15 miles to Princeton
 +/- 35 miles to Downtown NYC
 +/- 60 miles to Center City Philadelphia
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+/- 13 miles to Princeton and Central Jersey Regional Airports
 +/- 23 miles to Newark Liberty International Airport
 +/- 70 miles to Philadelphia International Airport
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+/- 4 miles to Amtrak/NJ Transit's Northeast Corridor New Brunswick Station and Jersey Ave Station, direct to NYC Penn Station
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Corporate neighbors: Bristol Myers Squibb, Johnson & Johnson and Rutgers University.

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 the EDA offers 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/life-science/

For more information contact:

Jim Medenbach, Executive Managing Director
 Jones Lang LaSalle
 Direct: +1 973 829 4710 | Cell: +1 973 224 2426
jim.medenbach@jll.com

