

14,336 SF  
AVAILABLE FOR SUBLEASE



1025 ROUTE 202/206  
BRIDGEWATER, NJ

**CBRE**

NJ CENTER OF  
EXCELLENCE - BUILDING L

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# OPPORTUNITY OVERVIEW

## Sublease located in NJ Center of Excellence

The NJ Center of Excellence is a Life Sciences / R&D Multi-Tenant Campus. It sits in a suburban setting on 110 acres, south of the Interstate 78/287 interchange. The campus offers many amenities including

- On-site Central Utility Plant
- Generator back-up for each building
- Fitness Center
- Full Service Cafeteria
- Conference Facilities
- Property Management
- Basketball Court

- PARTIAL 3RD FLOOR
- RSF: 14,336
- TERM: 09/30/2027
- OCCUPANCY: IMMEDIATE
- RATE: UPON REQUEST



# SPACE DETAILS

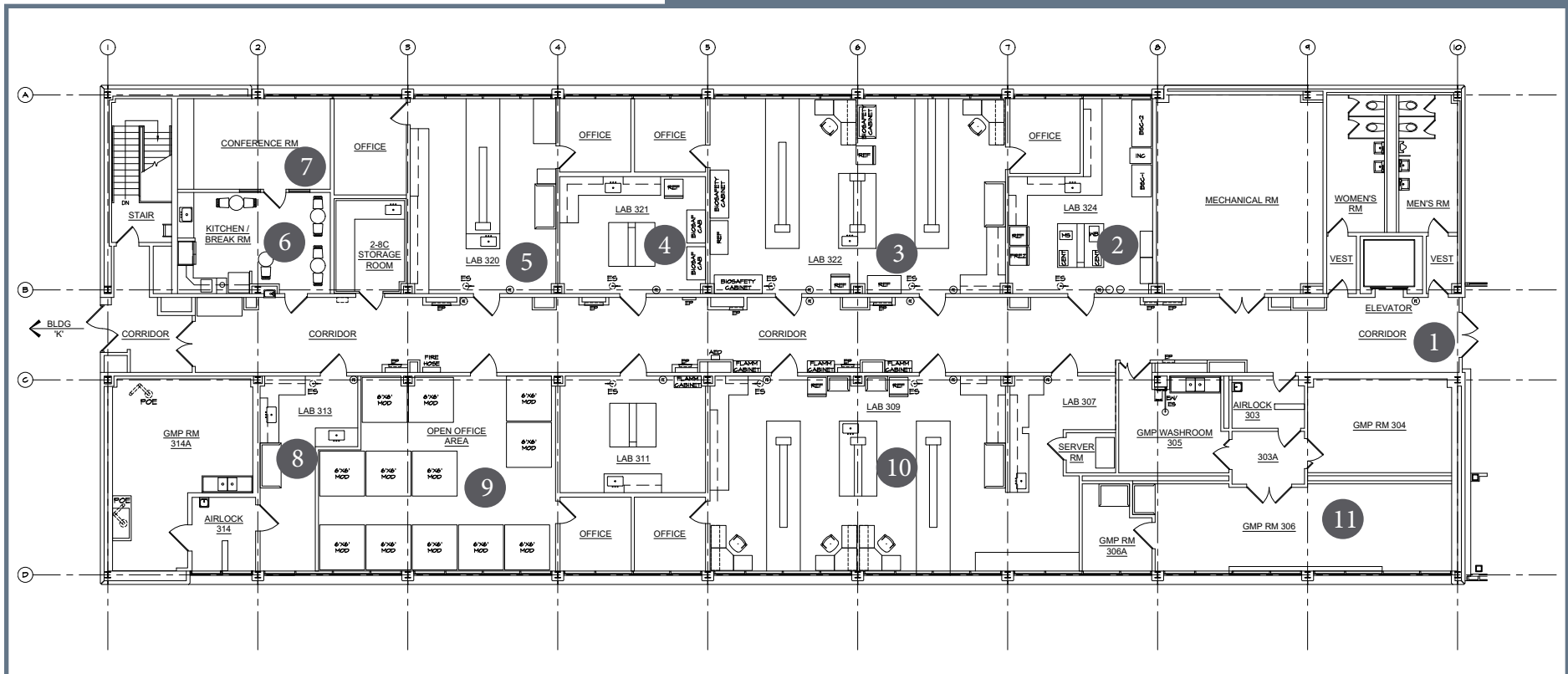
## Plug and Play Lab Space

Lab Benches	11 Can fit one (1) or more people, depending on use
Cell Culture Lab	1 Can support 2 people and includes 2 bio safety hoods and 2 incubators
GMP Suites	2 Totaling +/- 1,200 RSF meeting ISO 8 classification
Fume Hoods	6 Fume Hoods in GMP Suites: 2
Glass Wash	1
2-8 Walk-in Refrigerator	1
Portable Freezers	2 -80 Degrees C
Office Work Stations	12
Conference Rooms	1
Break Area	1



# FLOOR PLAN

14,336 RSF



Click each number  
for a virtual tour of that space

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