

THE GATEWAY

at Bridgewater

1041 Route 202/206 | Bridgewater, NJ



THOR EQUITIES

THE GATEWAY *to innovation*

at Bridgewater

Gateway at Bridgewater, is a new state-of-the-art R&D facility situated at the heart of the thriving, 850,000 SF, New Jersey Center of Excellence campus, set on 110 picturesque acres in Bridgewater, New Jersey. This premier and vibrant Hi-Tech/R&D campus is centrally located within the Boston - Washington, D.C. life science corridor, positioned south of Interstate 78/287 interchange in Somerset County, and is home to a growing list of prestigious tenants—Avantor, Ashland, Kashiv Pharmaceuticals, NestléHealthScience, Nevakar and many more.

As the newest building in the campus, this 66,000 SF three-story, high-tech, lab facility will utilize cutting edge technologies including direct dispatch elevators and touchless features; and will offer a modern, collaborative and healthy work environment for R&D companies.

In addition to the new Gateway building, the campus offers Building M, a 3 story, plus lower level, +/-58,000 SF building that will be delivered for lab ready build-out. With +/-14,500 square foot floor plates and virtually floor to ceiling windows the building offers tremendous natural light throughout the floors. This building will be delivered with comparable infrastructure to the Gateway building.



THE GATEWAY BUILDING HIGHLIGHTS:



+/- 66,000 SF



3-story, Class A state-of-the-art lab facility



Efficient, column free design



15,000 SF floor plates with 150PSF life load



16' slab-to-slab ceiling height



Touchless features throughout common areas and restrooms



Interconnected to Buildings C, K, JR-1, JR-2, L and M



All utilities provided from the Central Utility Plant



Full building generator back-up (both buildings)



Air Handling Units for each floor providing once-through lab air



Building level pH neutralization system



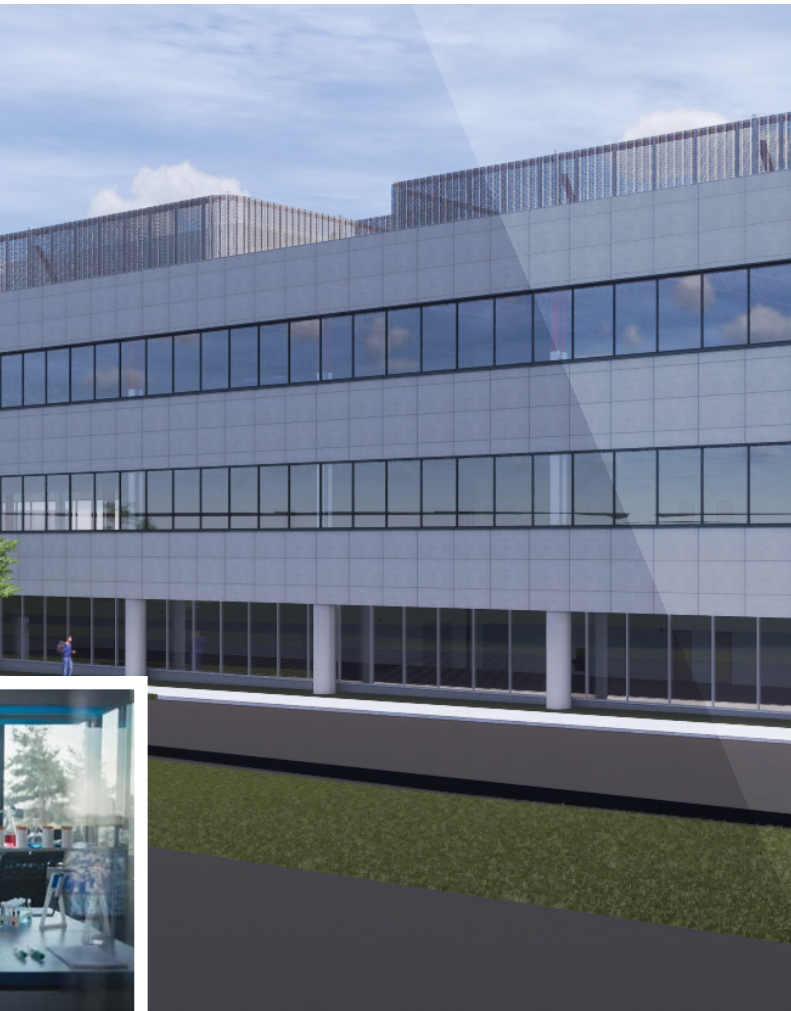
New restrooms provided on each floor



Building DI water, vacuum and compressed air stubbed out at each floor



Open common areas, including community stairwells with modern features and ample natural light



CAMPUS HIGHLIGHTS:

- Secure gated campus
- On-site Central Utility Plant (“CUP”) provides significant savings to tenants
- Redundant power feeds to the site, dual fuel sources for Cogen in the CUP, and generator back-up for each building
- On-site amenities include: property management, new full service cafeteria, new fitness center, basketball court, and conference facilities
- A mixed-use town center style village is planned for 62 acres of the campus and is proposed to include: multifamily residence, hotel, retail/restaurants, wellness center, grocery and community amenities such as fitness, public open spaces and outdoor recreation
- Walking path and auditorium



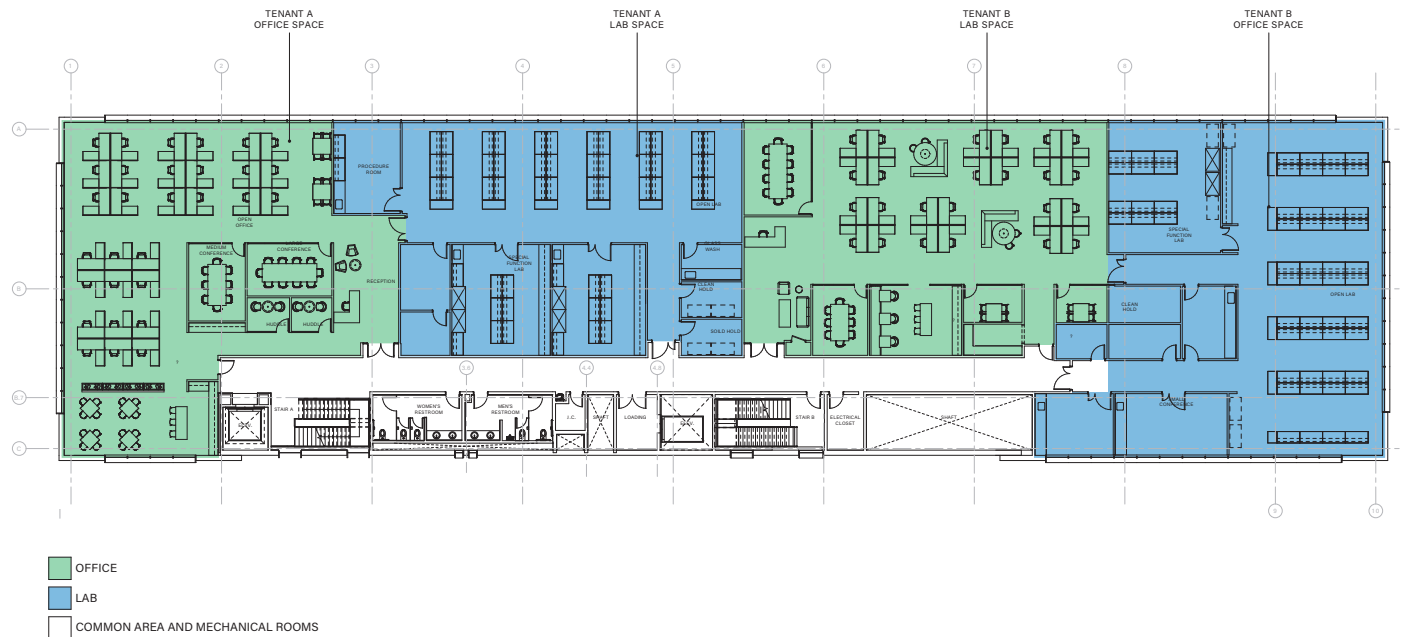
THE GATEWAY *to state-of-the-art design*

at Bridgewater

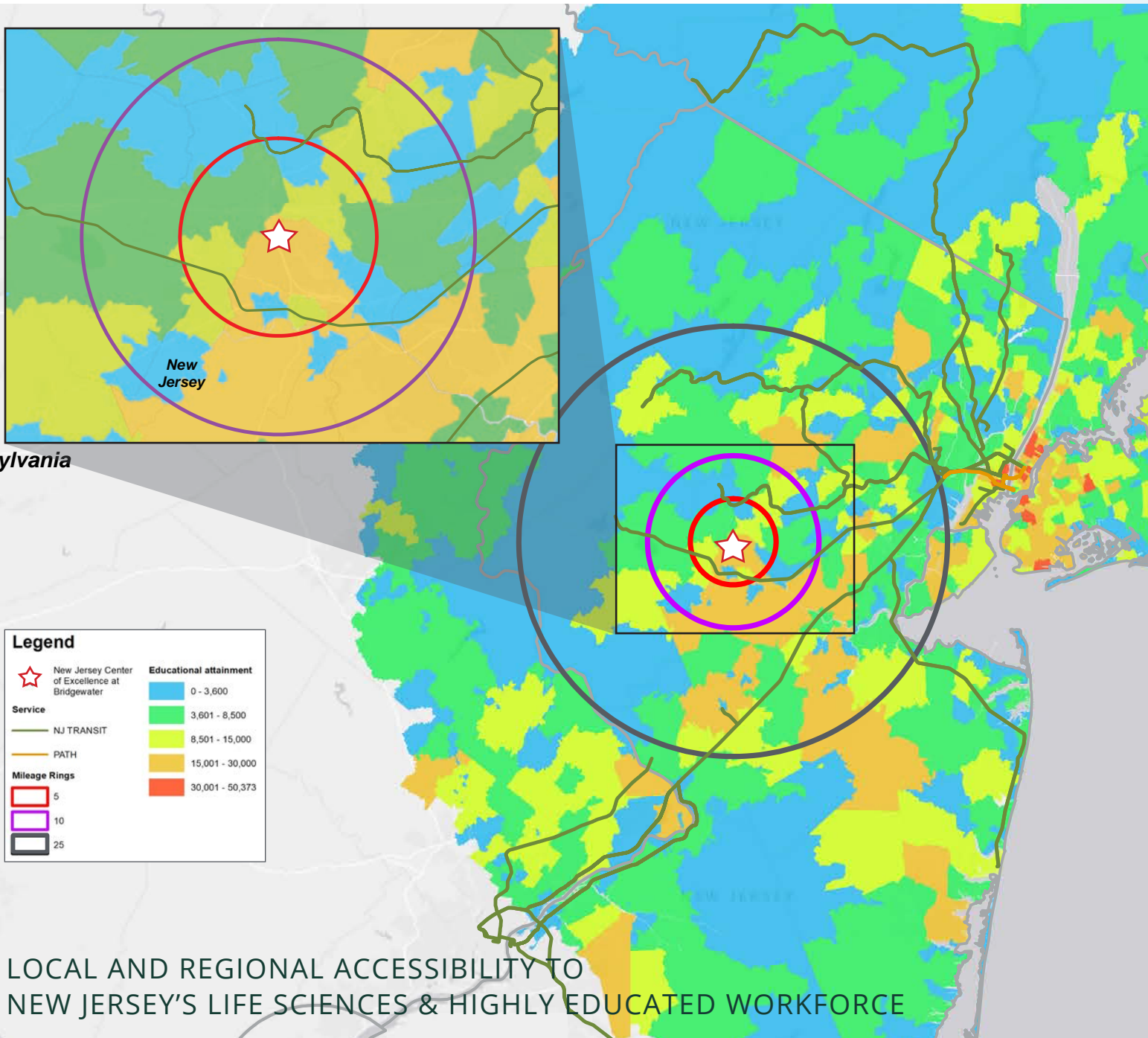
SINGLE TENANT FLOOR PLAN



MULTI TENANT FLOOR PLAN



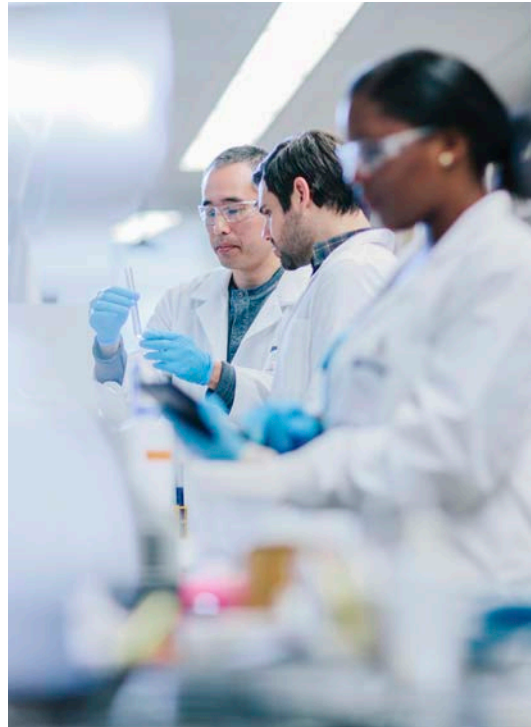
Gateway to talent



Commute Time	Occupation Management	Occupation Computer / Mathematical	Occupation Life / Social Sciences	Education Bachelor's Degree	Education Grad / Professional Degree	Total Labor	Total Education
Within 60 minutes	402,703	150,998	42,477	1,238,342	860,853	802,029	2,100,195
Within 30 minutes	70,167	30,514	10,245	193,685	161,928	139,739	355,613
Within 15 minutes	9,908	4,800	1,536	26,240	23,025	19,853	49,265

Note: Life Sciences' occupations were defined by BLS major codes; life and social sciences, health practices, computer/math, and management. Accessibility was defined by the reach of NJCOE @ Bridgewater to block groups or zip codes. Commuting from those areas to NJCOE @ Bridgewater were determined by either public transit for urban areas and driving from suburban areas. Source: JLL Research, Bureau of Labor Statistics

New Jersey Life Sciences ecosystem & greater transit network



HOSPITALS/MEDICAL CENTERS

Atlantic Health System

1. Morristown Medical Center, Morristown
2. Overlook Medical Center, Summit
3. Newton Medical Center, Newton
4. Chilton Medical Center, Pompton Plains
5. Hackettstown Medical Center, Hackettstown
6. Goryeb Children's Hospital, Morristown

Hackensack Meridian Health

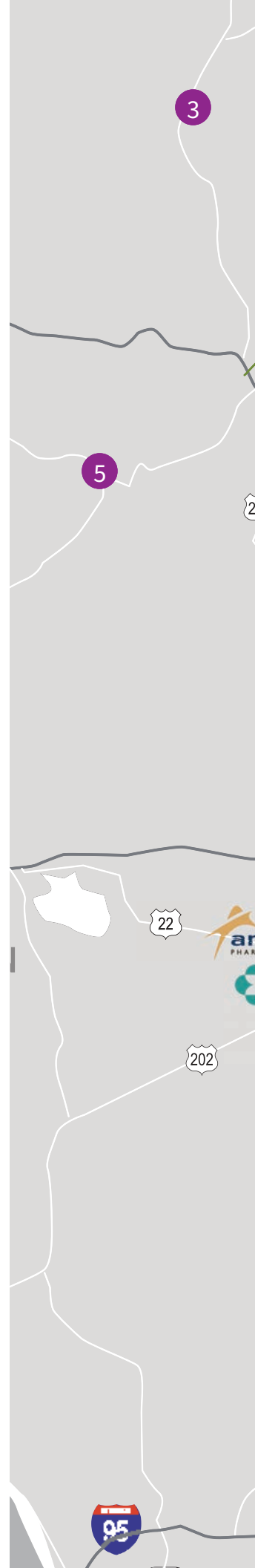
1. Hackensack University Medical Center, Hackensack
2. JFK Medical Center, Edison
3. Joseph M. Sanzari Children's Hospital, Hackensack
4. Mountainside Medical Center, Montclair
5. Palisades Medical Center, North Bergen
6. Raritan Bay Medical Center Perth Amboy, Perth Amboy
7. Pascack Valley Medical Center, Westwood

St. Joseph's Health

1. St. Joseph's University Medical Center / St. Joseph's Children's Hospital, Paterson
2. St. Joseph's Wayne Medical Center, Wayne
3. St. Joseph's Healthcare and Rehab Center, Cedar Grove

RWJ Barnabas Health

1. Children's Hospital of New Jersey / Newark Beth Israel Medical Center, Newark
2. Clara Mass Medical Center, Belleville
3. Jersey City Medical Center, Jersey City
4. PSE&G Children's Specialized Hospital, New Brunswick
5. Robert Wood Johnson University Hospital, New Brunswick
6. RWJ University Hospital Rahway, Rahway
7. RWJ University Hospital Somerset, Somerville
8. Saint Barnabas Medical Center, Livingston
9. The Bristol-Myers Squibb Children's Hospital at RWJUH, New Brunswick










 NEWARK LIBERTY
 INT'L AIRPORT
 NEWARK PENN
 TRAIN STATION


 at Bridgewater

LEGEND:

 **THE GATEWAY**
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Services:

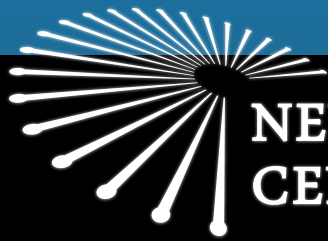
-  NJ TRANSIT
-  PATH

Life sciences statistics combined NY Metro*

- #1** LIFE SCIENCE EMPLOYEES
more than any other market (127K PEOPLE)
- #2** NIH FUNDING
(\$2.44 Billion)
- #2** LAB INVENTORY
(30 Million SF)
- #4** VC/PE FUNDING
(\$1.2 Billion)

**All statistics are derived from 2019 calendar year*

East Windsor



**NEW JERSEY
CENTER OF EXCELLENCE**
at Bridgewater

**Contact us for more information or tour
New Jersey Center of Excellence at Bridgewater campus.**

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