



Where R&D Meets Your New Reality

Plug-and-play laboratories with premium amenities, flexible use, and superior value

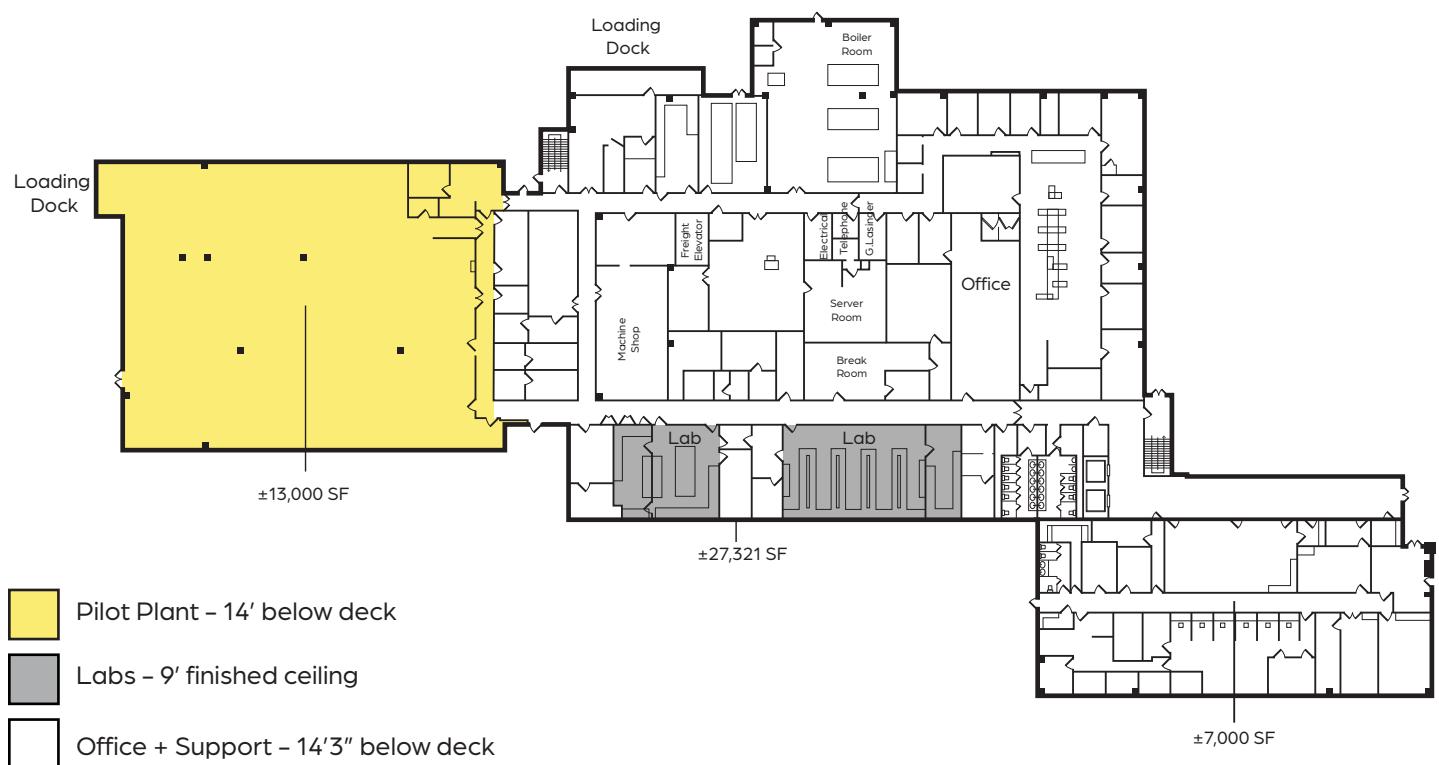
2121 NJ-27, Edison, NJ

Floor plans

Floor One Plan

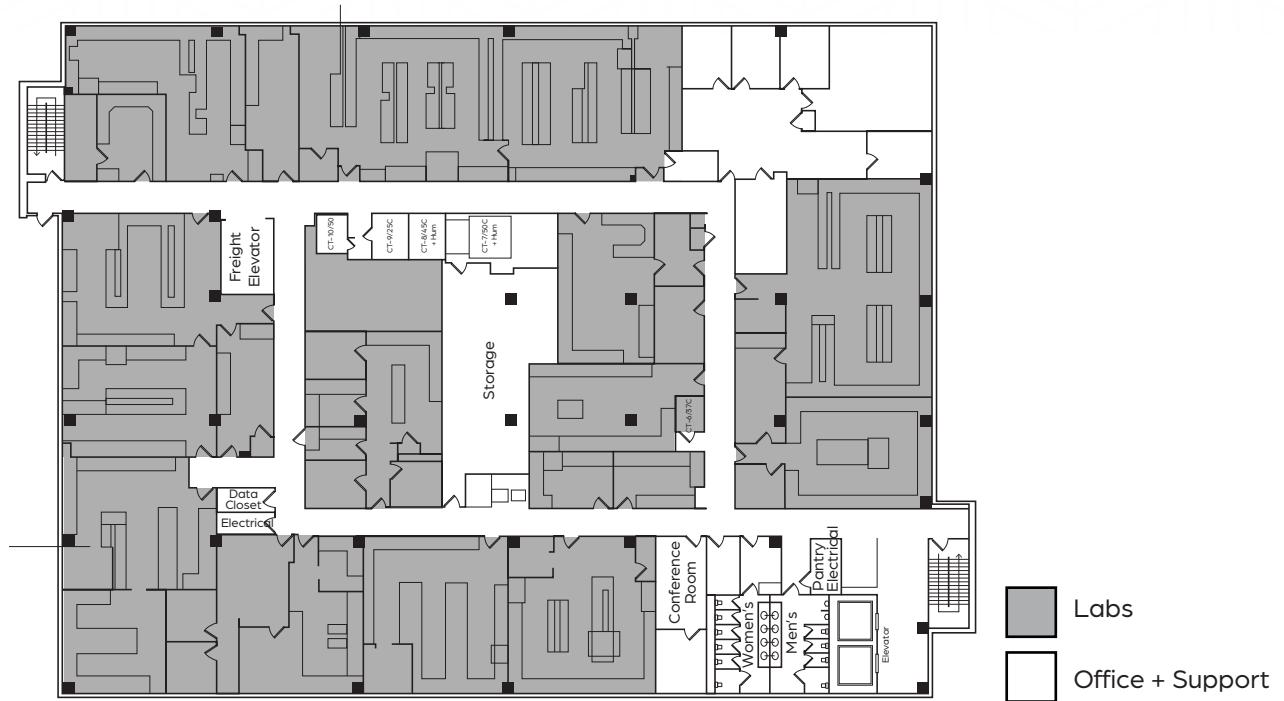
±47,321 SF

±15,000 SF Pilot and ±32,321 SF Lab & Office



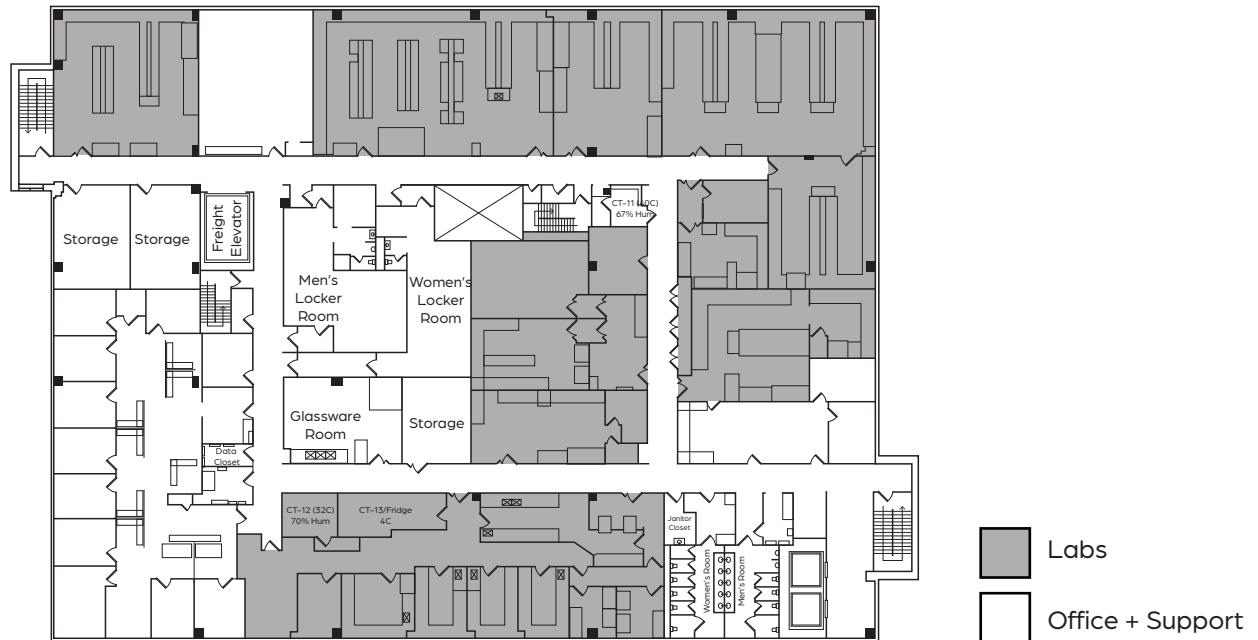
Floor Two Plan

±26,000 SF Lab & Office



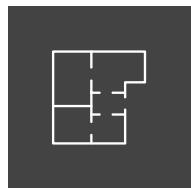
Floor Three Plan

±26,000 SF Lab & Office



The Labs @ Lincoln Place offers immediate occupancy, allowing you to execute on your core mission sooner. You'll enjoy premium amenities typically found in trophy properties, while divisible floor plates let you right-size your operations. The exceptional value and functionality you'll find at The Labs @ Lincoln Place will truly maximize your real estate footprint.

Opportunity highlights



Move-in ready divisible lab space – plug-and-play



Exceptional amenities, including full-service café, fitness center with locker rooms, and conference space



Planned capital improvements, select lab renovations, new common area finishes, renovated restrooms and LED lighting



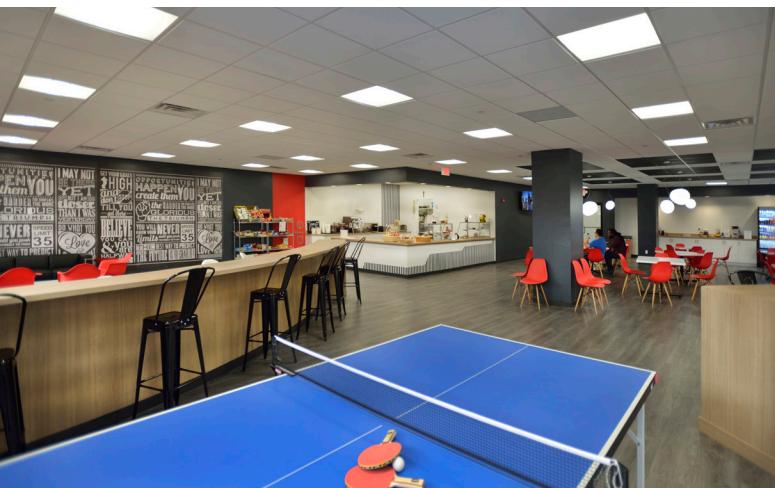
New ownership with an outstanding track record of tenant satisfaction



Convenient access to major highways (I-287; NJ Turnpike; Route 1) and EWR Airport

Lab specs

- Building size: 99,321 SF total
- Existing R&D laboratory and support space
- 48 fume hoods
- Central compressed air and vacuum
- Two (2) new Trane water-cooled chillers and compressors
- New roof
- Walk-in temperature control chambers
- Glass wash and autoclaves



Map

DOWNTOWN METUCHEN

2 miles | 5 minutes

- 12+ Restaurants
- 5+ Cafes and Casual Eateries
- Whole Foods Market
- SportsPlex at Metuchen

ROUTE 1 CORRIDOR

2 miles | 6 minutes

- McDonalds
- Applebees
- TopGolf Edison
- Chick-fil-A
- Tommy's Tavern + Tap
- Tio Taco + Tequila
- Starbucks and more.

ROUTE 287

1 mile | 3 minutes to Exit 2B

ROUTE 95/NJ TURNPIKE

4 miles | 6 minutes to Exit 10

GARDEN STATE PARKWAY

7 miles | 10 minutes to Exit 129

ROUTE 1

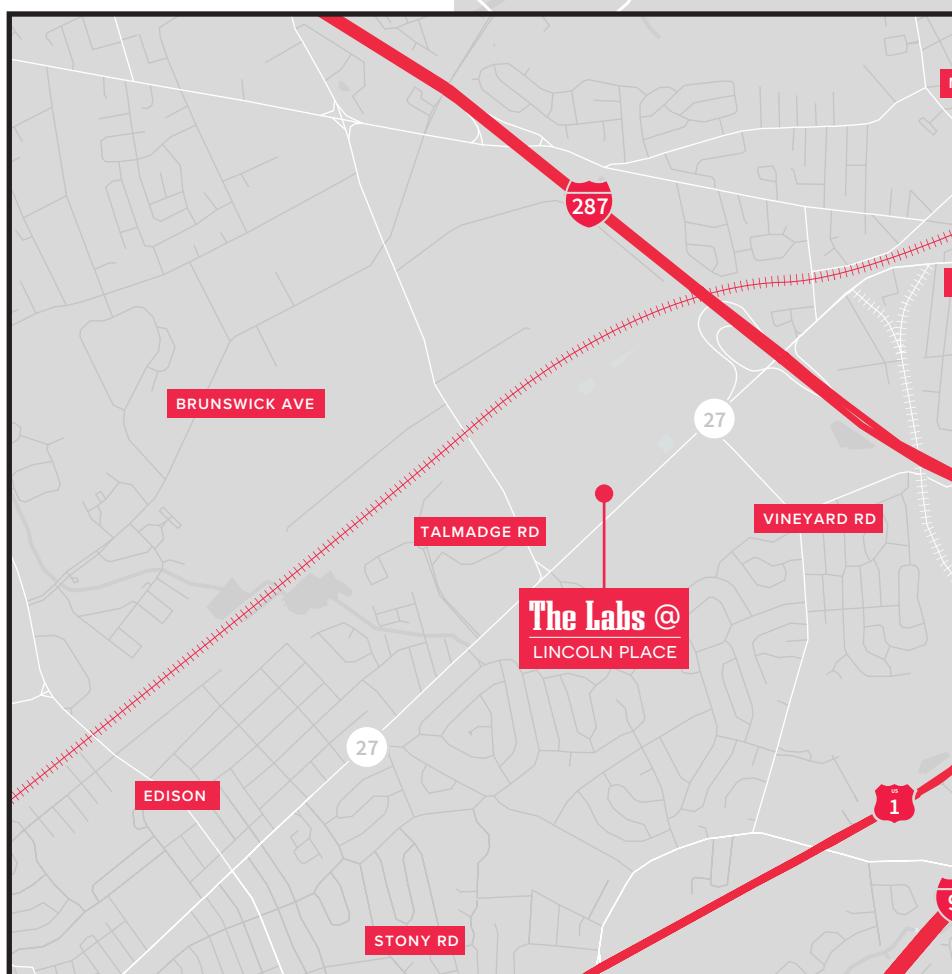
2.5 miles | 5 minutes

NEWARK INTERNATIONAL AIRPORT

18 miles | 21 minutes

RUTGERS BIOSCIENCE CENTER

4.4 miles | 16 minutes



ROUTE 18

4 miles | 8 minutes

EDISON TRAIN STATION

2 miles | 6 minutes

METUCHEN TRAIN STATION

2 miles | 8 minutes

METROPARK TRAIN STATION

4.5 miles | 13 minutes

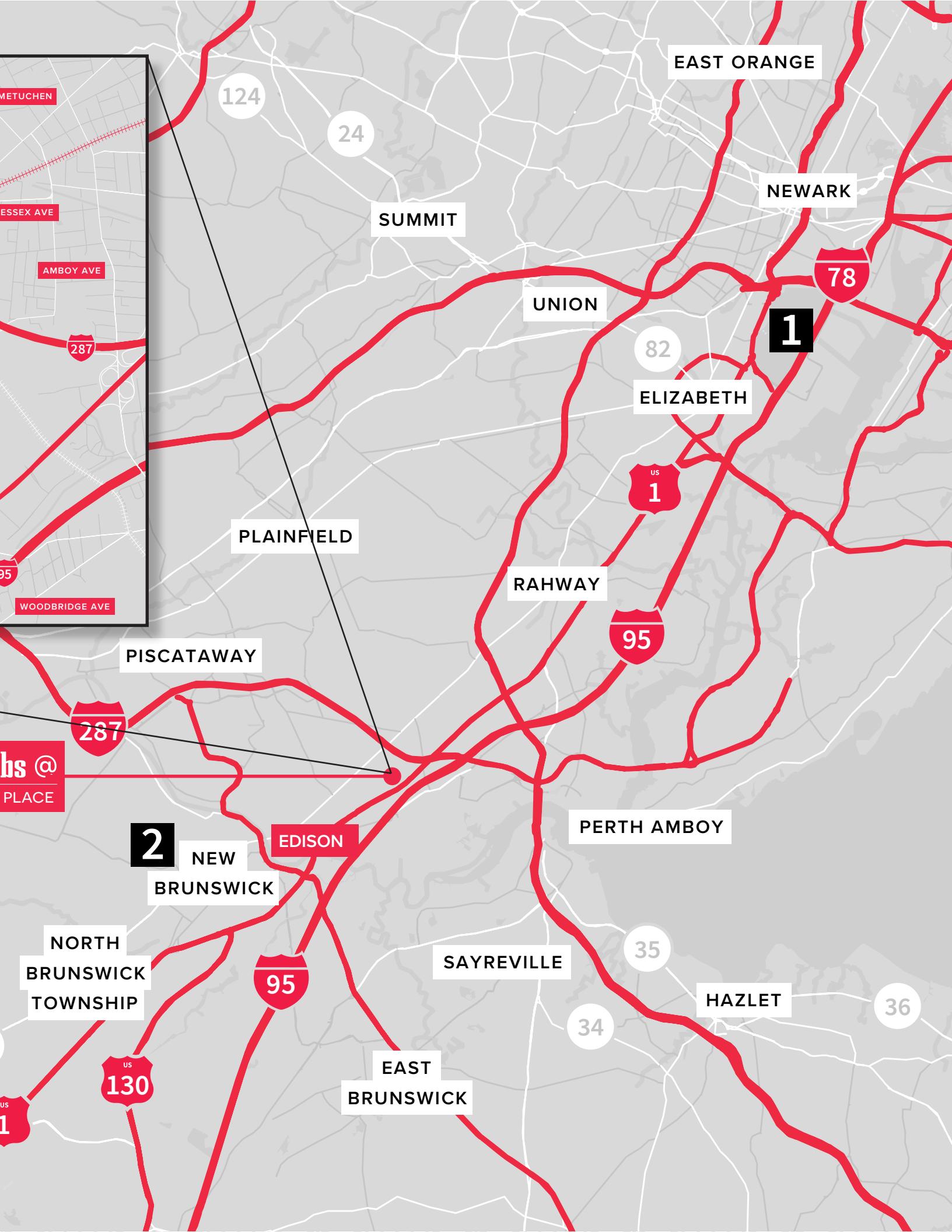
The La

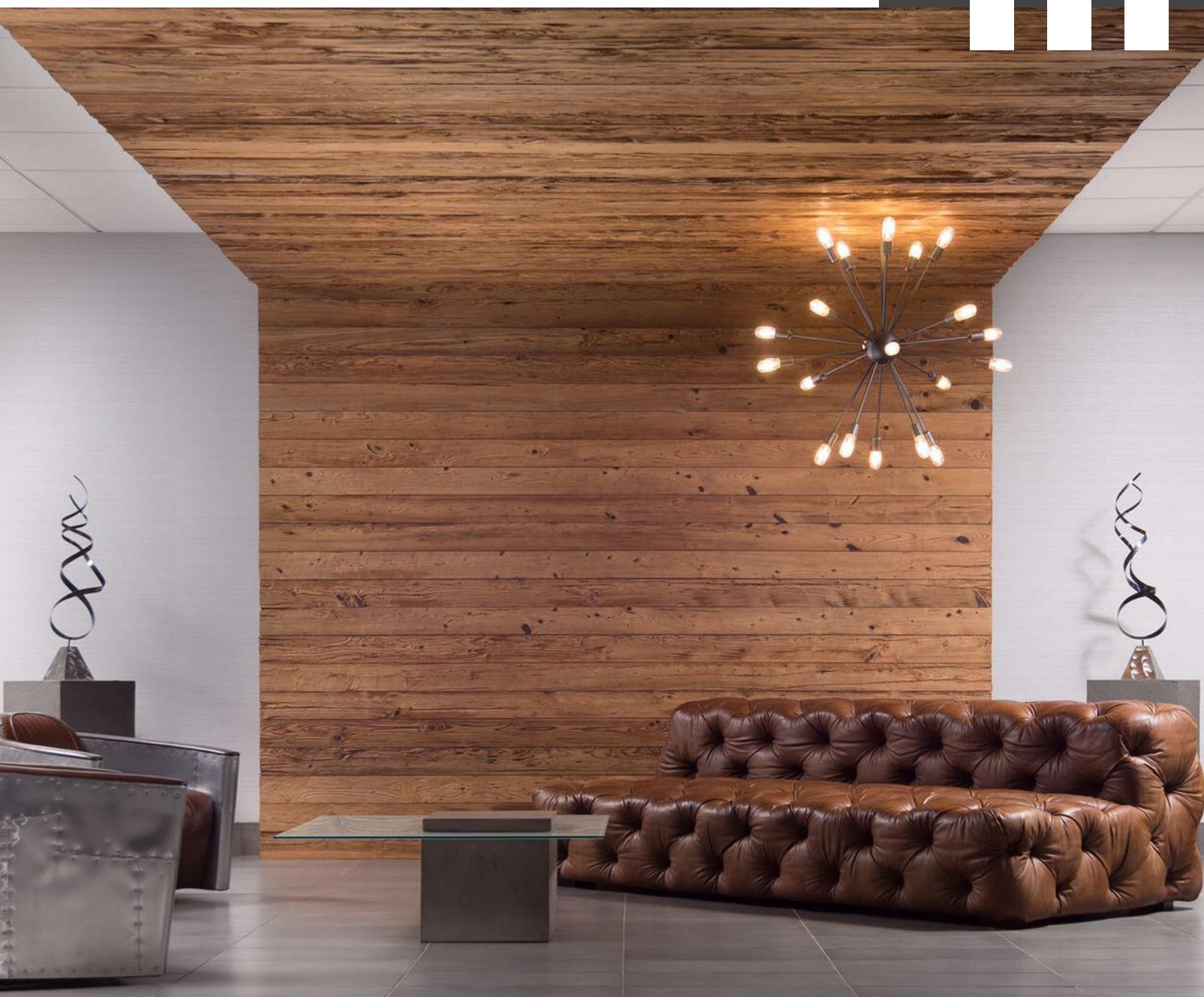
LINCOLN

27

1

2





For more information and to arrange a private tour contact :

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