

Premiere Lab Space

A project of the New Jersey Economic Development Authority

631 - 691 Route 1 South, North Brunswick, New Jersey
5 building research park with 3 build-to-suit sites | www.njeda.com

NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

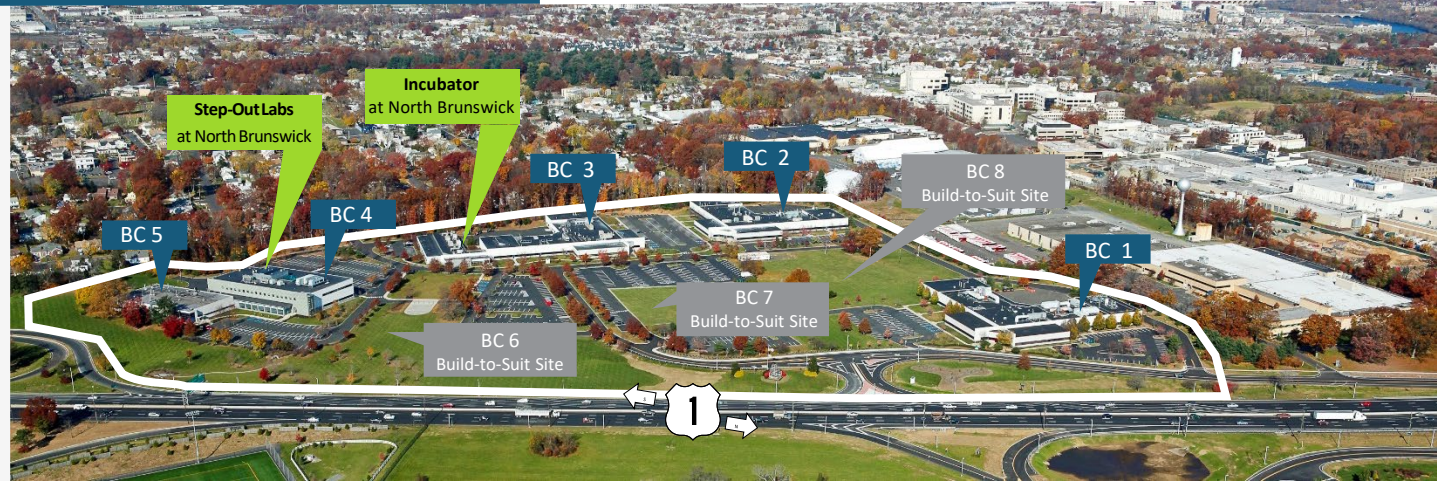


Located in the heart of New Jersey's "Research Corridor" the 50-acre research park is designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.

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 300,000 S.F. of lab and office space, with over \$70 million invested in facilities and improvements.

Campus Tenants include: AIM Immunotech, Ascendia Pharmaceuticals, Boehringer Ingelheim Doehler, Genomic Prediction, miR Scientific and Rutgers University.



Available space for lease:

Building	Type	S.F.	Available S.F.
BC 1	Lab/Office	75,000 S.F.	FULLY LEASED
BC 2	Lab/Office	60,000 S.F.	FULLY LEASED
BC 3	Lab/Office	42,000 S.F.	4,000 SF
	Incubator	46,000 S.F.	3,000 SF
BC 4	Lab/Office	27,680 S.F.	FULLY LEASED
	Step-Out Labs	29,953 S.F.	3,000 S.F.
BC 5	Shell	19,869 S.F.	19,860 S.F. *

*Additional 4,487 S.F. basement level

Available build-to-suit site for lease:

Site	Type	S.F.
BC 6	BTS Site	90,000
BC 7	BTS Site	180,000
BC 8	BTS Site	90,000

The **Incubator at North Brunswick** is the leading facility in the region dedicated to life sciences and biotechnology companies. A 46,000 S.F. facility, with labs ranging from approximately 900 – 1,300 S.F., are "plug and play" ready. Units can be combined. Tenant companies have shared access to conference rooms, reception services, two kitchens, loading docks, an NMR, dishwashing and autoclave. Separate private offices are also available.

The **Step-Out Labs at North Brunswick** provides a life sciences workplace environment for post incubation and rapidly growing biopharma companies including companies graduating out of the Incubator. The **Step-Out Labs** offers 29,953 S.F. of lab and office space that is "plug-and-play" ready.





BC 2



BC 2 - Lab space



BC 5



BC 4 – Scientist Square collaboration area



BC 4 – Lab space

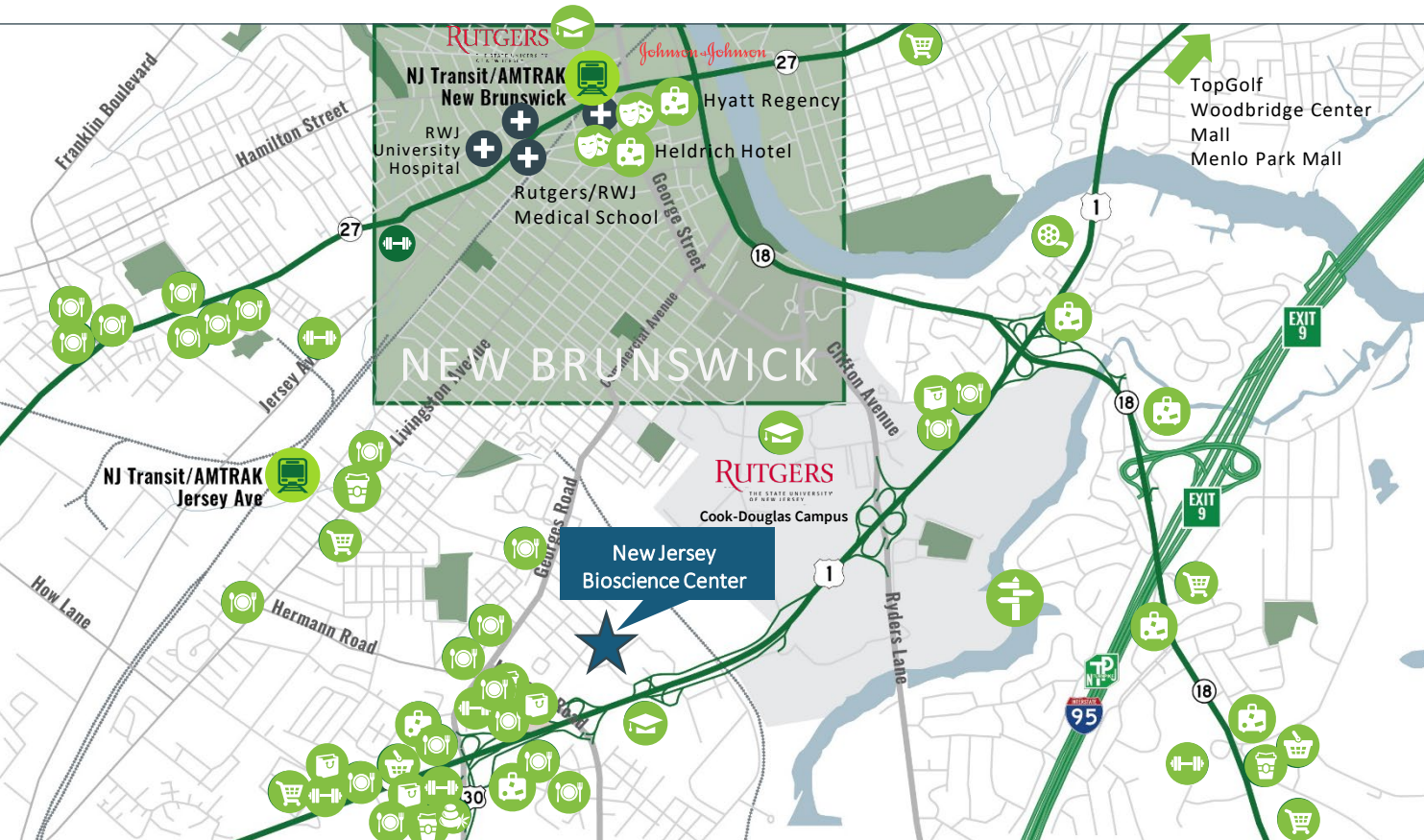
CONCEPTUAL SITE PLAN:



* Site plan is conceptual, subject to tenant(s) requirements
 Uses - Office, Lab, Biomanufacturing, Clinical Research

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: 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.com/life-science/.

For leasing information contact:

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

