



***BC4 | Premiere Lab Space | 12,251 SF Available***  
*A project of the New Jersey Economic Development Authority*

685 Route 1 South, North Brunswick, New Jersey | [www.njeda.com/life-science/](http://www.njeda.com/life-science/)

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.

# NEW JERSEY BIOSCIENCE CENTER

AT NORTH BRUNSWICK



The **New Jersey Bioscience Center** is a 50-acre, five building and three redevelopment site, research park in North Brunswick with walking trails. Consisting of 300,000 S.F. of lab and office space, with over \$70 million invested in facilities and improvements, including a shared conference facility; was developed to meet the lab and office needs of entrepreneurial startups, to emerging R&D companies, to large established corporations in the biosciences.

Step-Out Lab Tenants are: Adali Nortye, BioAgeis Therapeutics, Bionex Pharmaceuticals, Chobani, Kamat Pharma, Meridian Life Science and Oyster Point Pharma.

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



On-site conference facility



## BC 4 building features

- +/- 60,500 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
- Shared shipping/receiving and loading dock area

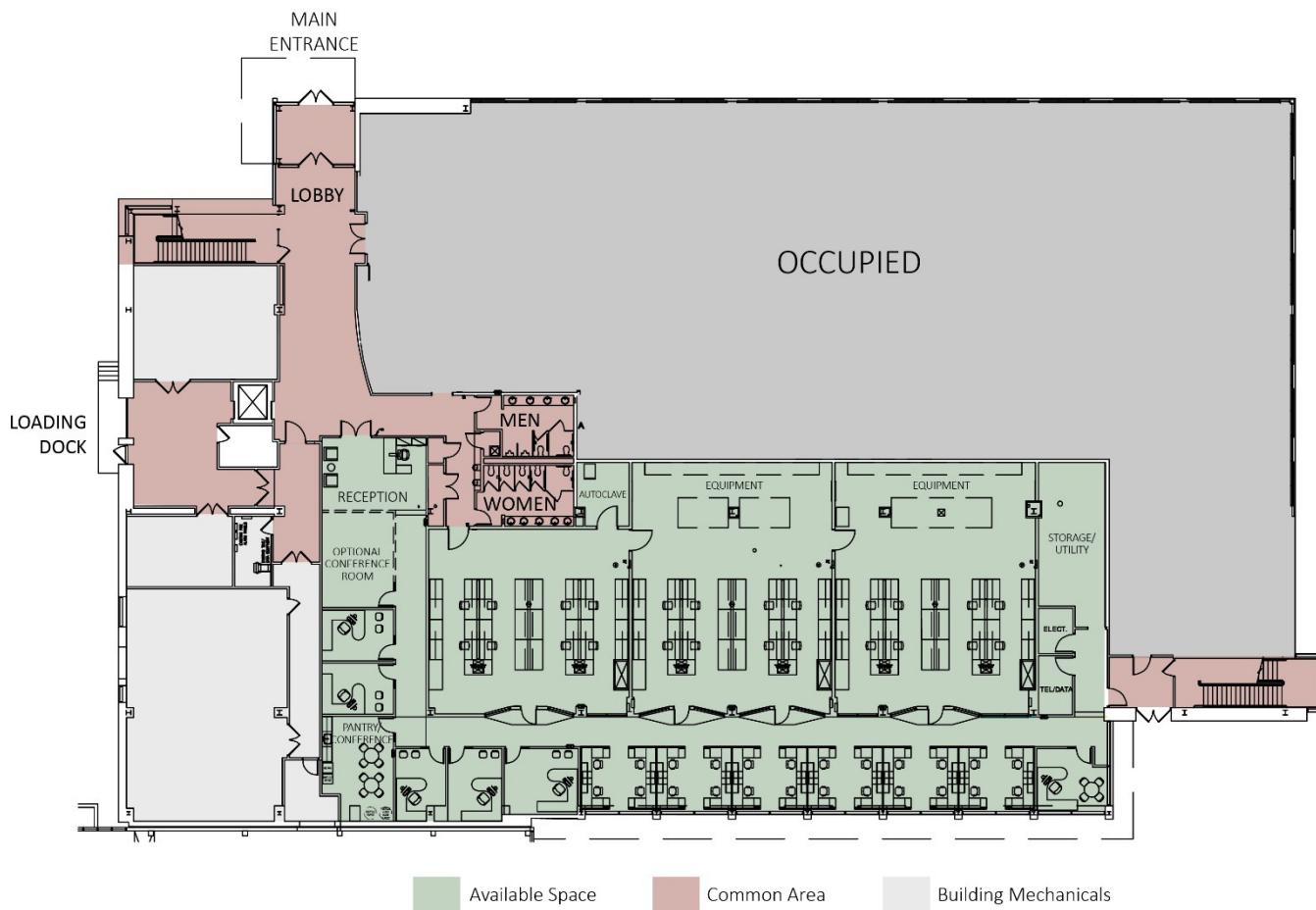
## First floor utilities and services

- HVAC system with individual temperature controlled suites
- Highly efficient chilled beam mechanical system with central boilers, chiller and energy recovery system

## First floor utilities and services (con't)

- Sub-metered tenant electric
- Dual-level lighting control with photocells provides daylight harvesting in office zones
- 24/7 cooling in tel/data rooms
- Pre-wired communication outlets with connection to tenant tel/data room and fiber to main demarc room
- Piping infrastructure for central lab gasses
- Autoclave room with available utilities
- Ice maker and glass wash infrastructure
- Central lab waste system
- Storage room and central utility space





## Space features

- **12,251 S.F. first floor lab/office space**
- LEED Silver certified space
- 24/7 secured card access facility
- 9'-6" lab ceiling height with pendant lighting
- Fully adjustable Fisher Hamilton Max Lab casework system on 4' modules
- Overhead service/utility carriers with mobile tables
- Flexible equipment areas including 120/280V
- Emergency power available
- Seven (7) six (6') foot chemical fumehoods
- Window wall from 2'-6" to 9' high along laboratories
- Haworth open cubicles provided

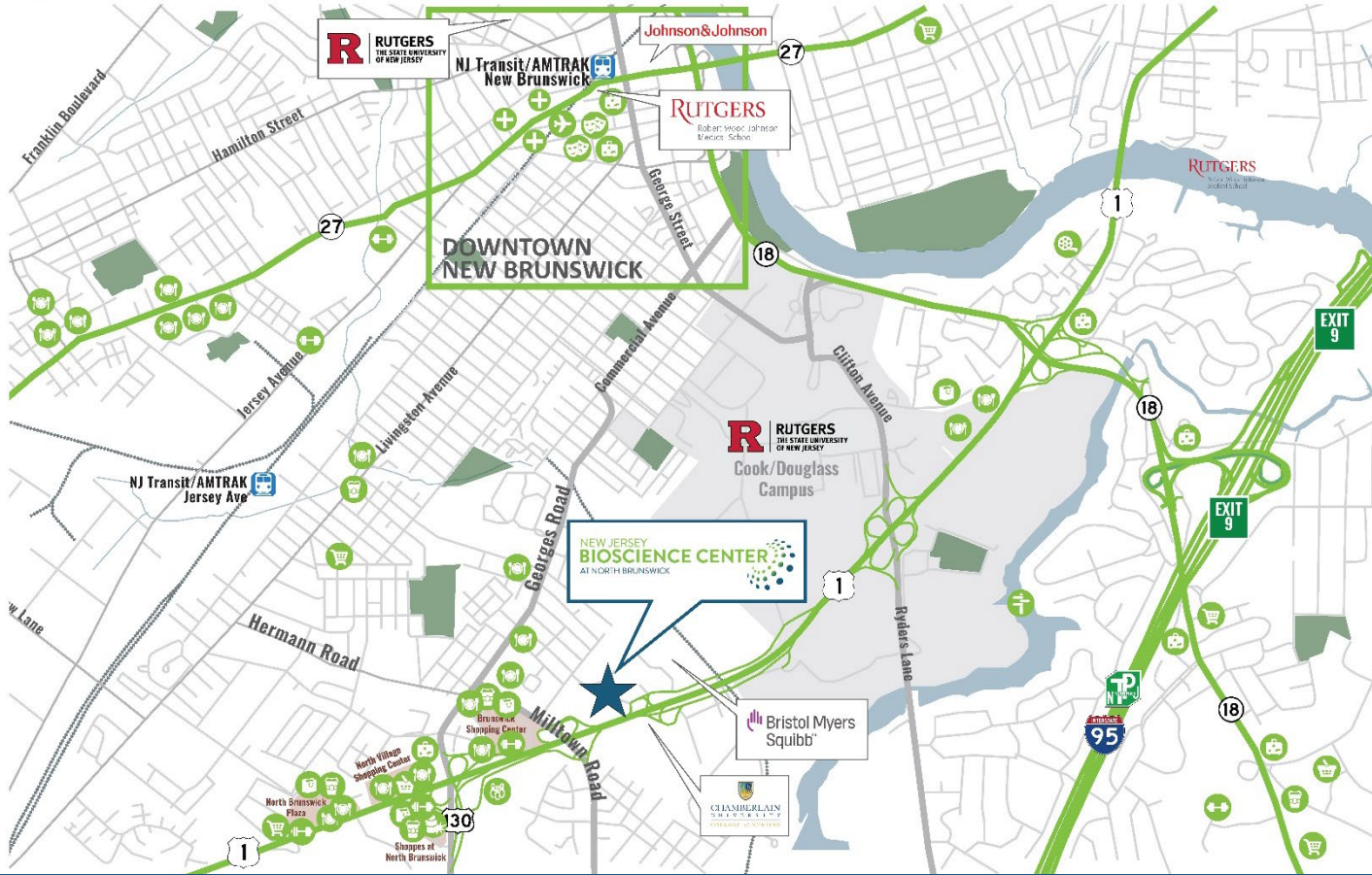
## Park features

- Walking paths in campus
- Picnic area with pergola



## 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

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.



- +/- 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/](http://www.njeda.com/life-science/).

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