



CONVENIENT AND IMMEDIATE ACCESS TO MAJOR HIGHWAYS

The New Jersey Center of Excellence at Bridgewater offers convenient access to Interstates 78 and 287 as well as the Garden State Parkway, New Jersey Turnpike/I-95 and Routes 22 and 28.

The campus is located directly off Route 202/206 and has over a 1/4 mile of frontage on Interstate 287.

REGIONAL MAP



LOCAL MAP



FOR LEASE



inspiration | collaboration | excellence | innovation | convenience | commitment



1041 U.S. Highway 202/206, Bridgewater, New Jersey

www.njcoebridgewater.com



Real value in a changing world

For more information, please contact exclusive leasing broker, Jones Lang LaSalle:

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An investment property of:



Situated in a quiet suburban setting on 110 picturesque acres, the **New Jersey Center of Excellence at Bridgewater** is a premier research and development campus located on U.S. Highway 202/206 in Bridgewater Township, Somerset County, New Jersey. Centrally located within the Boston – Washington, D.C. life science corridor, the campus encompasses +/- **1.2 million square feet** of lab, office, GMP production and warehouse facilities and also includes a full service cafeteria, fitness and conference center. The site is the new home for Asland Specialty Chemicals, Kashiv Pharmaceuticals and can be divided for additional multiple occupants.



RESEARCH & DEVELOPMENT BUILDINGS

Buildings JR-2 and JR-1



The Research & Development section of the campus consists of seven (7) interconnected laboratory/vivarium/office buildings.

The highlight of the New Jersey Center of Excellence are the newest buildings, JR-1 and JR-2. Built in 2002 they are state of the art laboratory buildings and share one (1) 2000 kW diesel generator. Buildings K, L and G are traditionally designed laboratory/office buildings and share one (1) 1,250 kW diesel generator.

Building	# Floors	Size (S.F.)	Offices	Work Stations	Chemistry Labs	Biology Labs
JR-1	4	138,900	111	81	29	29
JR-2, Lab	4	100,000	73	98	0	78
JR-2, Vivarium	4	98,440	4	34	N/A	N/A
K	4	50,100	22	30	0	12
L	4	49,000	33	52	0	55
G	4	46,300	24	39	0	39

OFFICE BUILDINGS

Buildings D, A and B



The office section is 270,000 SF total, constructed between 1968 and 1972, with four (4) office buildings, one office/laboratory building, maintenance shop, cafeteria, fitness and conference center. Buildings E & R have one (1) 400 kW diesel generator and Building O has one (1) 1,500 kW diesel generator for the data center.

Building	# Floors	Size (S.F.)	Offices	Work Stations	Description
A	4	62,200	107	34	Office - Main Entrance to Campus
B	4	32,300	75	33	Office
D	4	32,300	69	24	Office
E	3	38,000	40	33	Office / 22 Chemistry Labs
O	3	64,600	63	75	Office, Interconnected to Building A

AMENITIES



Building	# Floors	Size (S.F.)	Offices	Work Stations	Description
C	2	15,300	N/A	N/A	Conference and Fitness Center
CC	1	16,000	N/A	N/A	Cafeteria
R	1	9,300	N/A	N/A	Maintenance Shop

CENTRAL UTILITY PLANT (CUP)

Buildings F



The CUP provides electricity via a cogeneration system, chilled water for environmental cooling, steam for heating and compressed air primarily for HVAC control and is housed in a 22,980 SF building (F) with a 1,220 SF Main Cooling Tower building (CT.) The 4.5 MW cogeneration system supplied approximately 70% of the electrical power for the site in 2011. Electrical power is also provided by JCP&L via a 35kv line between the Somerset and Readington substations and the site can be isolated from either substation.