




RARE OPPORTUNITY - 101,632 SF CLASS A R&D LAB SPACE AVAILABLE NEW JERSEY CENTER OF EXCELLENCE AT BRIDGEWATER | JR-1



Subleasing / Leasing Brokers:

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THOR EQUITIES

SPACE OPPORTUNITY

Bridgewater, NJ - visible from I-287 and located less than one-half mile south of the interchange of I-78 and I-287. JR-1 is 45 minutes to lower Manhattan and 30 minutes from EWR - Newark Liberty International Airport.

JR-1 is 3-story R&D building that was constructed in 2002 and is approx. 140,000 RSF.

The New Jersey Center of Excellence at Bridgewater is an 800,000+ SF campus set on approximately +/- 33 acres located within Boston - Washington, DC life science corridor.

Availability: Negotiable

Term: Available through June 2027 / Longer direct term available

Asking Rent: Available upon request

Available Stacking Plan

Basement:	3,632 RSF
1st Floor:	12,000 RSF
2nd Floor:	43,000 RSF
3rd Floor:	43,000 RSF
TOTAL:	101,632 RSF



CAMPUS HIGHLIGHTS

- Secure gated campus
- Onsite 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
- Walking path and auditorium



NEW JERSEY CENTER OF EXCELLENCE | JR-1 | BRIDGEWATER, NJ

BLOCKING AND STACKING FOR 3RD FLOOR

3rd Floor – 43,000 RSF



■	FACILITIES
■	CHEMISTRY
■	GENE THERAPY
■	BIOLOGY DISCOVERY
■	HTS & COMPOUND MANAGEMENT
■	COMMON
■	NOT IN SCOPE

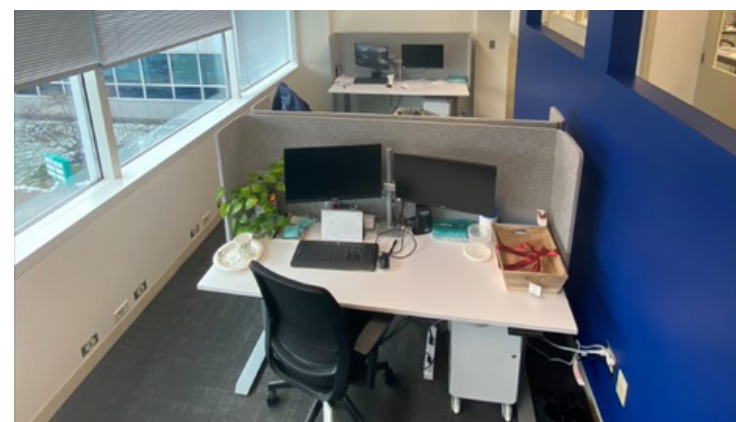
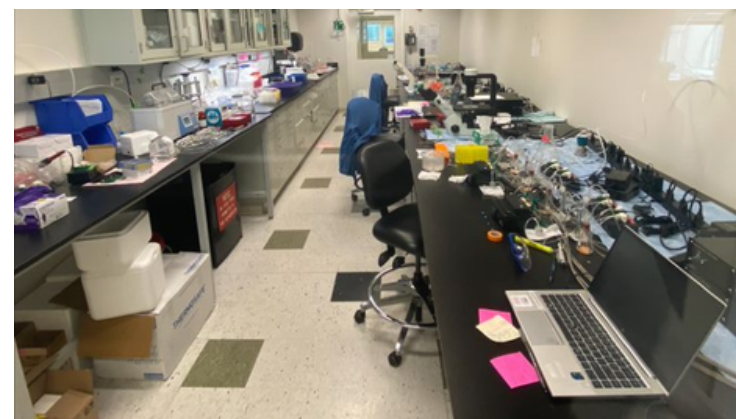
DEPT. SF	HEADCOUNT
4,960 SF	17 (300 SF/person)
12,110 SF	49 (250 SF/person)
7,895 SF	32 (250 SF/person)
13,135 SF	73 (180 SF/person)
4,125 SF	12 (350 SF/person)



NEW JERSEY CENTER OF EXCELLENCE | JR-1 | BRIDGEWATER, NJ

BLOCKING AND STACKING FOR 2ND FLOOR

2nd Floor – 43,000 RSF



	DEPT. SF	HEADCOUNT
FACILITIES	4,960 SF	17 (300 SF/person)
CHEMISTRY	12,110 SF	49 (250 SF/person)
GENE THERAPY	7,895 SF	32 (250 SF/person)
BIOLOGY DISCOVERY	13,135 SF	73 (180 SF/person)
HTS & COMPOUND MANAGEMENT	4,125 SF	12 (350 SF/person)
COMMON		
NOT IN SCOPE		

NEW JERSEY CENTER OF EXCELLENCE | JR-1 | BRIDGEWATER, NJ

BLOCKING AND STACKING FOR 1ST FLOOR

1st Floor – 12,000 RSF



DEPT. SF	HEADCOUNT
4,960 SF	17 (300 SF/person)
12,110 SF	49 (250 SF/person)
7,895 SF	32 (250 SF/person)
13,135 SF	73 (180 SF/person)
4,125 SF	12 (350 SF/person)

NEW JERSEY CENTER OF EXCELLENCE | JR-1 | BRIDGEWATER, NJ

BLOCKING AND STACKING FOR BASEMENT

Basement – 3,632 RSF



DEPT. SF	HEADCOUNT
4,960 SF	17 (300 SF/person)
12,110 SF	49 (250 SF/person)
7,895 SF	32 (250 SF/person)
13,135 SF	73 (180 SF/person)
4,125 SF	12 (350 SF/person)



For More Information Please Contact:



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