

# HELIX | H3

New Brunswick, New Jersey

**±300,000 - ±400,000 SF**

Build-to-Suit

Corporate Office/R&D Facility

Located in New Jersey's most dynamic  
transit-oriented city, New Brunswick,  
at **HELIX Health +Life Science Exchange**.

SJP|PROPERTIES

DEVCO

HR

JLL



Located in New Jersey's most dynamic transit oriented city, New Brunswick, at **HELIX Health + Life Science Exchange.**

**OPPORTUNITY**  
**TALENT**  
**ACCESS**  
**CULTURE & INNOVATION**

**NEW BRUNSWICK:**  
**A Rich History of Innovation**

**1808**  
Rutgers Alumnus, Daniel Dod, designs the engine for the Savannah  
The first steamship to cross the Atlantic May 22, 1819

**1869**  
World's first college football game is played in New Brunswick  
Rutgers beat Princeton 6 to 4

**1886**  
Johnson brothers establish Johnson & Johnson's HQ in New Brunswick

**1943**  
Duct Tape first produced by Johnson & Johnson

**1981**  
Rutgers alumnus, Dr. Michael Gottlieb, first to discover and report on AIDS

**1999**  
Crossroads Theatre Company is the First African American theater to win a Tony Award for Outstanding Regional Theater in the United States


**2020**  
Rutgers Professor, Thomas Nosker, created the synthetic lumber made from recycled plastic bottles, coffee cups and other plastics – used in bridges, railway ties, docks & picnic tables

**2020**  
One of the first COVID-19 vaccines was developed by Rutgers supercomputer



**2023**  
**HELIX** | **H3**  
New Brunswick, New Jersey

**HELIX** | **H3**





**New Brunswick Station**







# ABOUT HELIX HEALTH + LIFE SCIENCES EXCHANGE

**H1\*** 570,000 SF home of the NJ Innovation and Technology Hub, **Rutgers Robert Wood Johnson Medical School** and **Rutgers Translational Research Facility**.  
H1 is the first NJ project approved under the ASPIRE Tax Credit Program.

**H1 WILL BE ANCHORED BY:**

- Rutgers Medical School & Translational Research
- RWJ Barnabas Health
- Hackensack Meridian Health
- The New Jersey Economic Development Authority
- Princeton University

**H2** **+350,000 SF Build-to-Suit**  
H2, will be the new U.S. headquarters for **Nokia Bell Labs**

**H3** **±300,000 - ±400,000 SF Build-to-Suit**  
**Corporate Office/R&D Facility**

\* H1 is a development of New Brunswick Development Corporation (DEVCO) and is currently under construction.











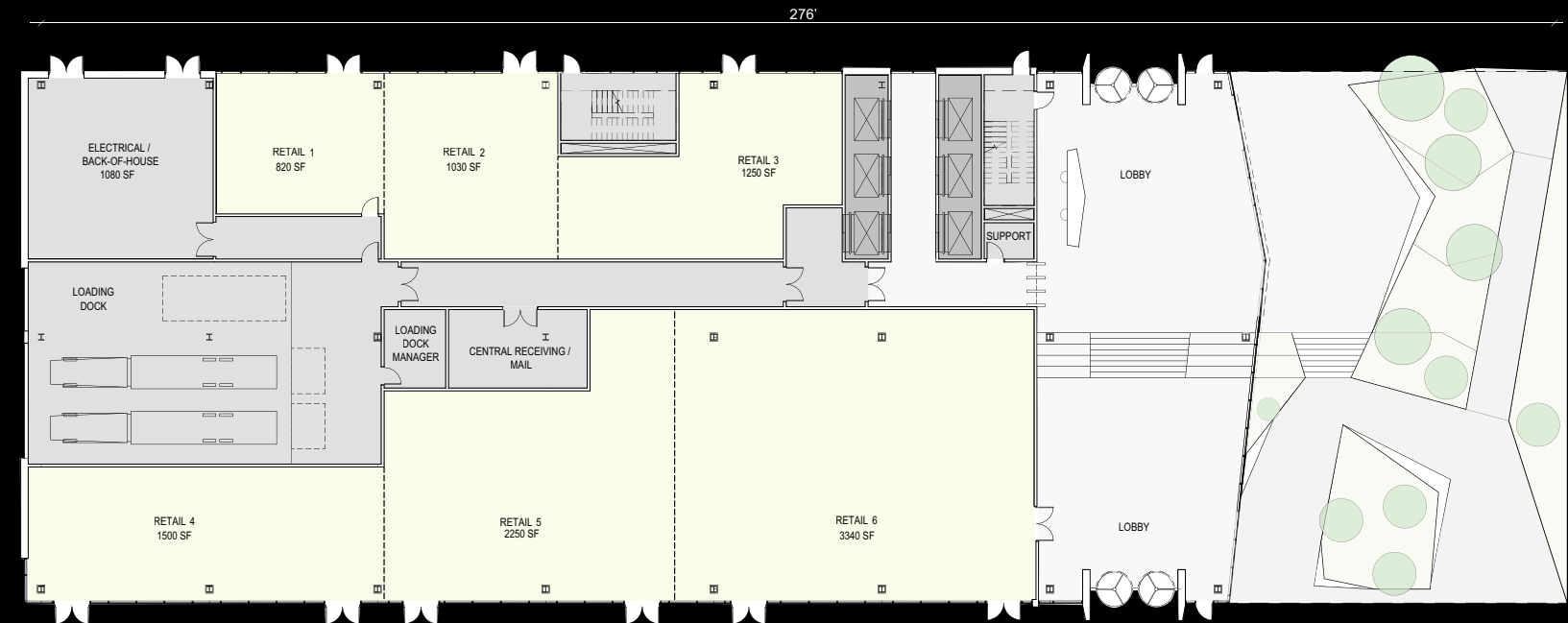


# HELIX | H3

- ±300,000 - ±400,000 SF with the ability to create a “building within a building”
- Delivery 18-24 Months
- Designed for a wide range of R&D uses (i.e. Bio/Chem lab, E-lab, Pilot, etc.)
- Achieves the highest levels of LEED and ESG requirements
- ±30,000 SF - highly efficient floor plates
- Flexible ceiling heights
- Extensive branding & signage opportunities
- Diverse mix of high-end retail
- Significant NJ Incentive Package available

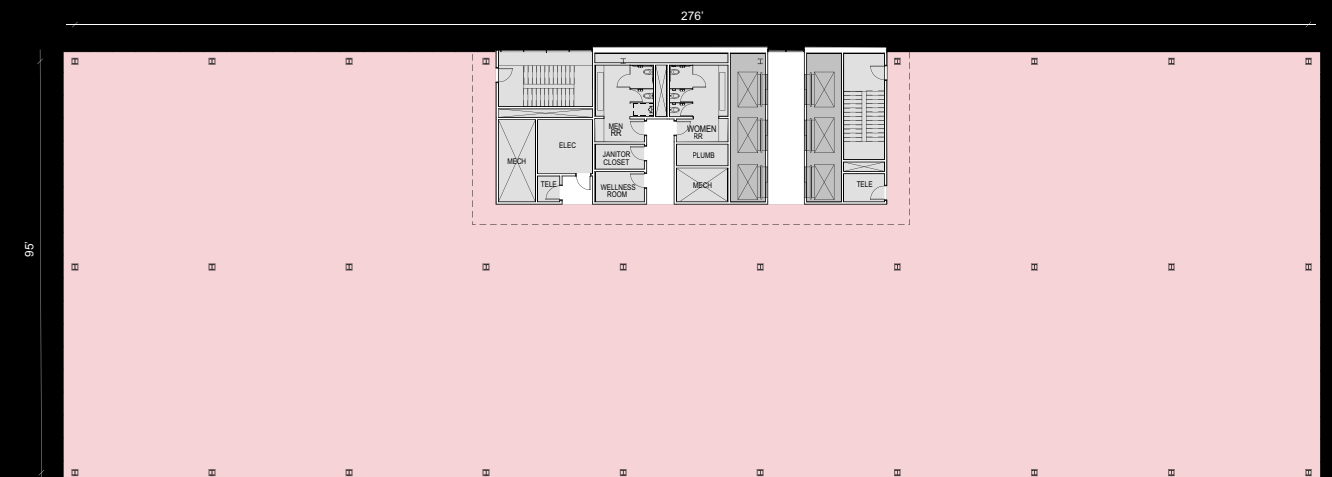


## Ground Floor Plan



■ Retail

## Typical Floor Plan - ±35,000 SF





NEW BRUNSWICK  
RICH IN ACADEMIA, AMENITIES  
AND CULTURE

Travel Times by Train (Amtrak)

New York City	51 Minutes
Newark	27 Minutes
Princeton Junction	15 Minutes
Metropark	14 Minutes

Travel Times by Car

2.0 Miles	6 Minutes to Route 1
2.8 Miles	7 Minutes to I-95/NJ Turnpike
5.0 Miles	14 Minutes to I-287
5.0 Miles	18 Minutes to Garden State Parkway





# NEW BRUNSWICK AMENITY RICH NEIGHBORHOOD

There is no shortage of amenities for the thousands of individuals who commute to New Brunswick each day, including a wide range of services, retail options, restaurant selections, entertainment, and educational opportunities.

In recent years, New Brunswick has seen nearly \$3B in public and private investment, with another \$1B in the pipeline.



**6,785**  
Parking spaces  
within ¼ mile at market rates



**172**  
Shopping  
& Services



**83**  
Restaurants  
& Eateries



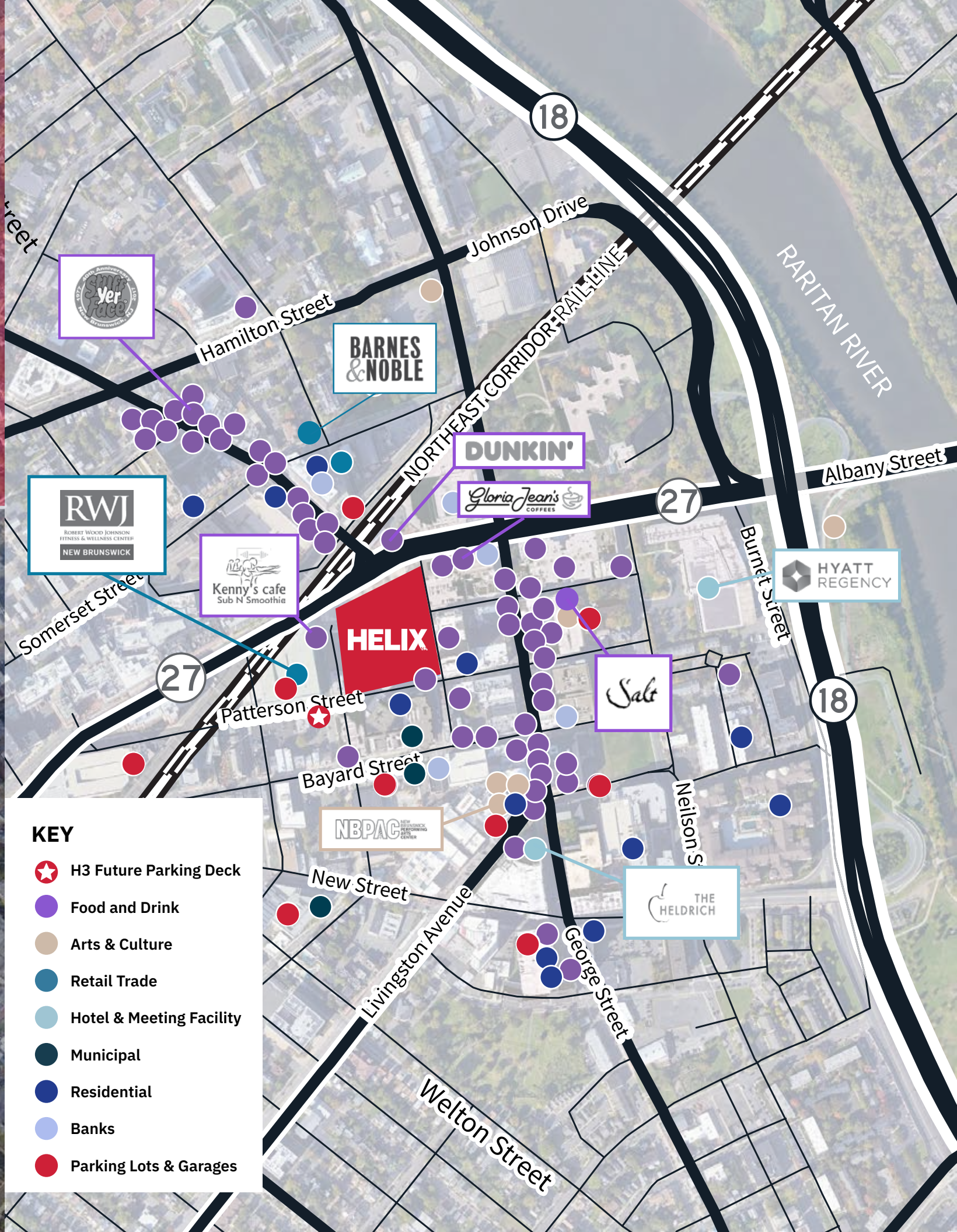
**17**  
Bars &  
Taverns



**8**  
Hotels/  
Conference Centers



**5**  
Entertainment  
Venues





NEW BRUNSWICK  
RICH IN CONNECTIVITY



**NJ TRANSIT  
TRAINS TO NYC**  
from New Brunswick  
Station run approximately  
every 15 minutes,  
starting at 4:14am  
through 1:27am.



**\$49M EXPANSION & MODERNIZATION PLANNED FOR  
NEW BRUNSWICK STATION**

Will include significant upgrades and overall enhancements to the station,  
and improved customer experience.

**Helix | H3**  
Connecting you to the East Coast

To Boston	5 Hours
To New York City	52 Minutes
To Philadelphia	52 Minutes
To Baltimore	2 Hours
To Washington D.C.	3 Hours





# NEW BRUNSWICK – RICH IN TALENT

## Labor & Demographics

**1,709,090**  
Total Population

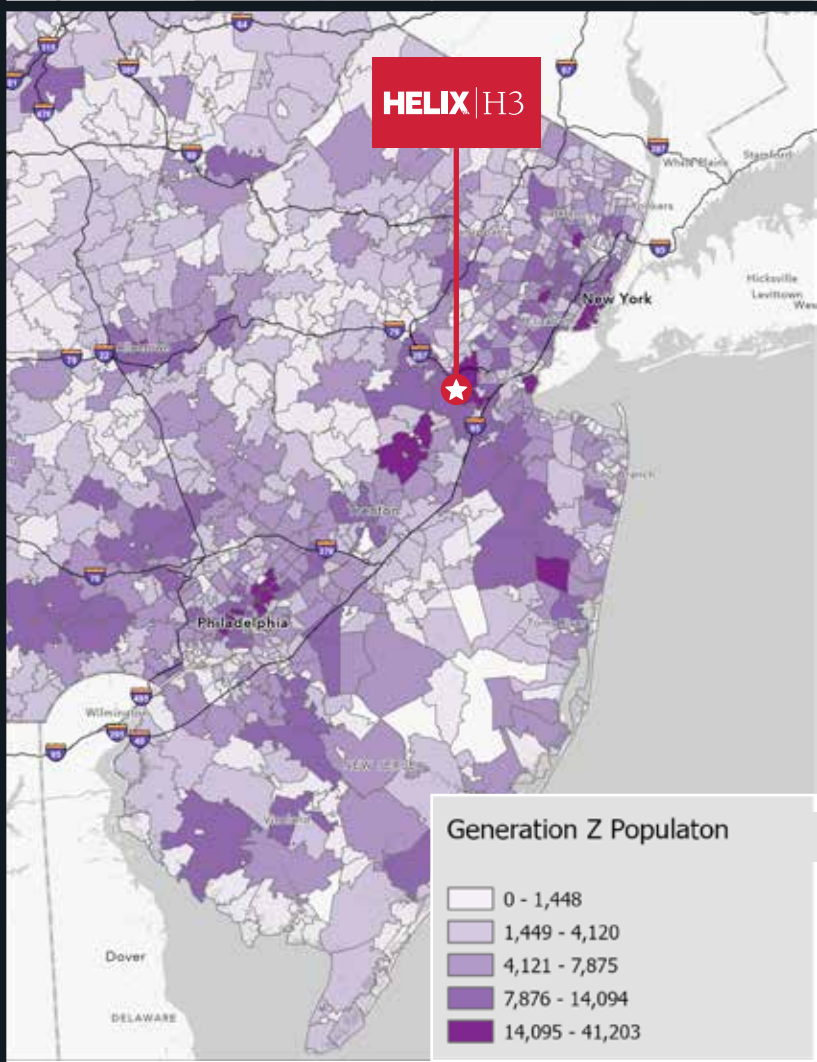
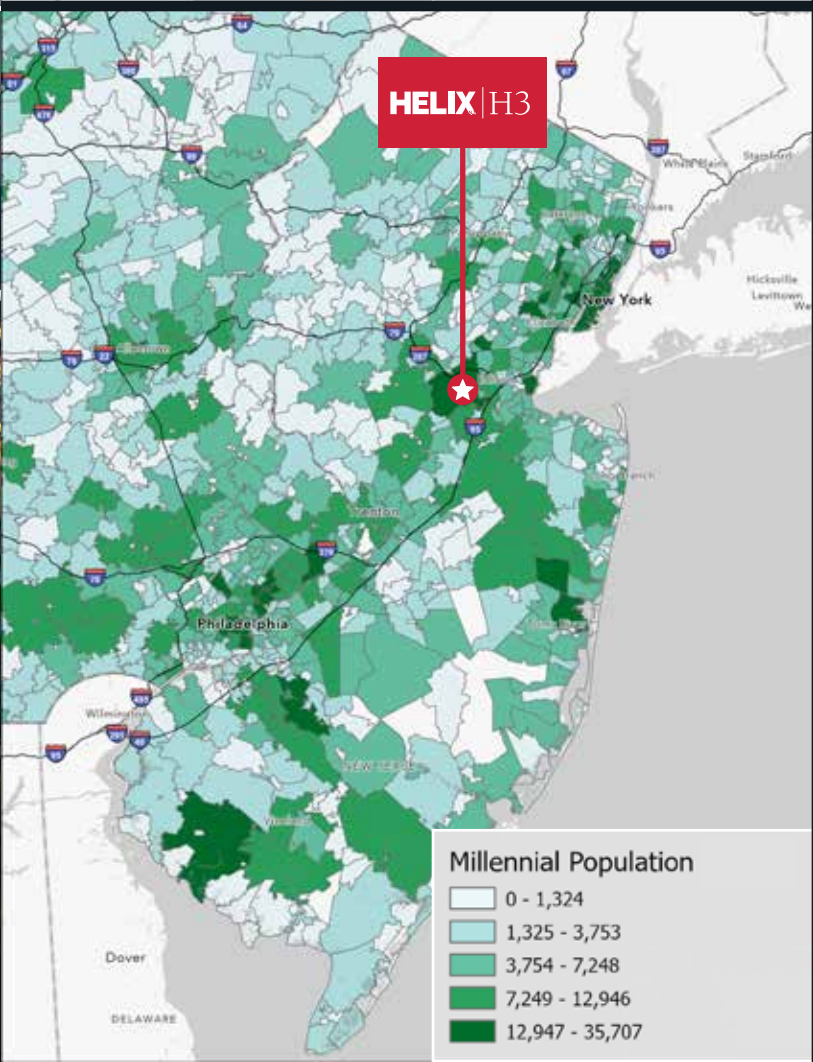
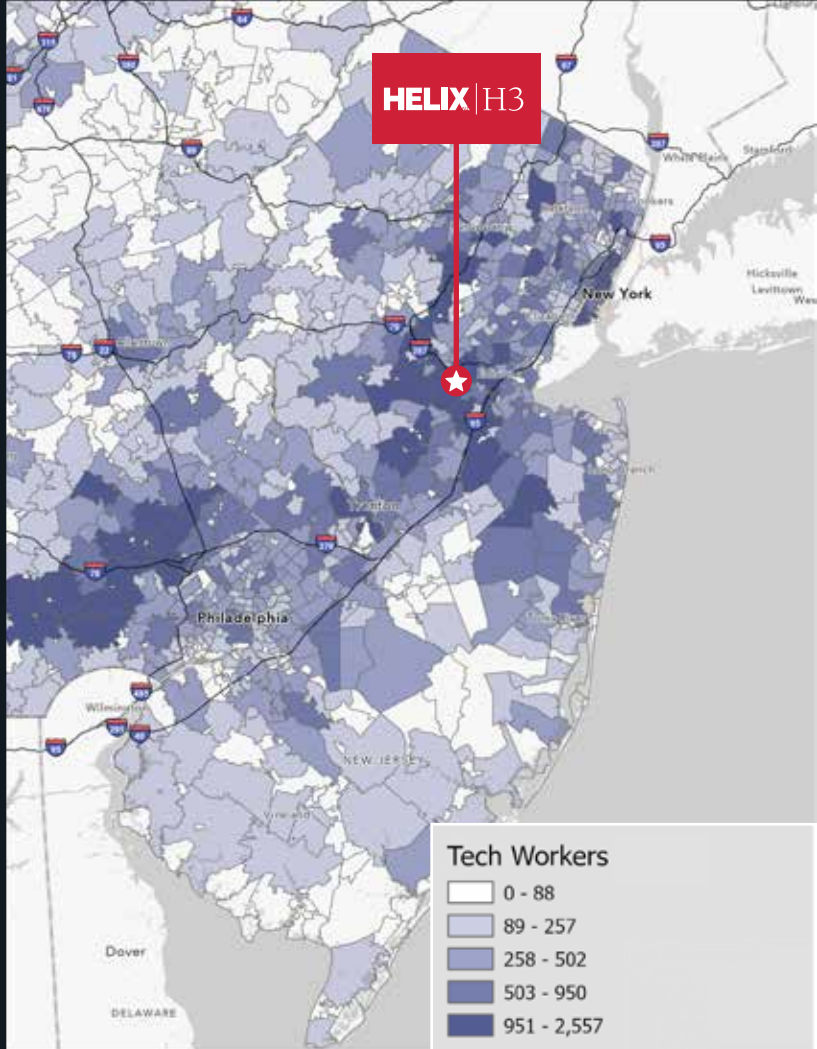
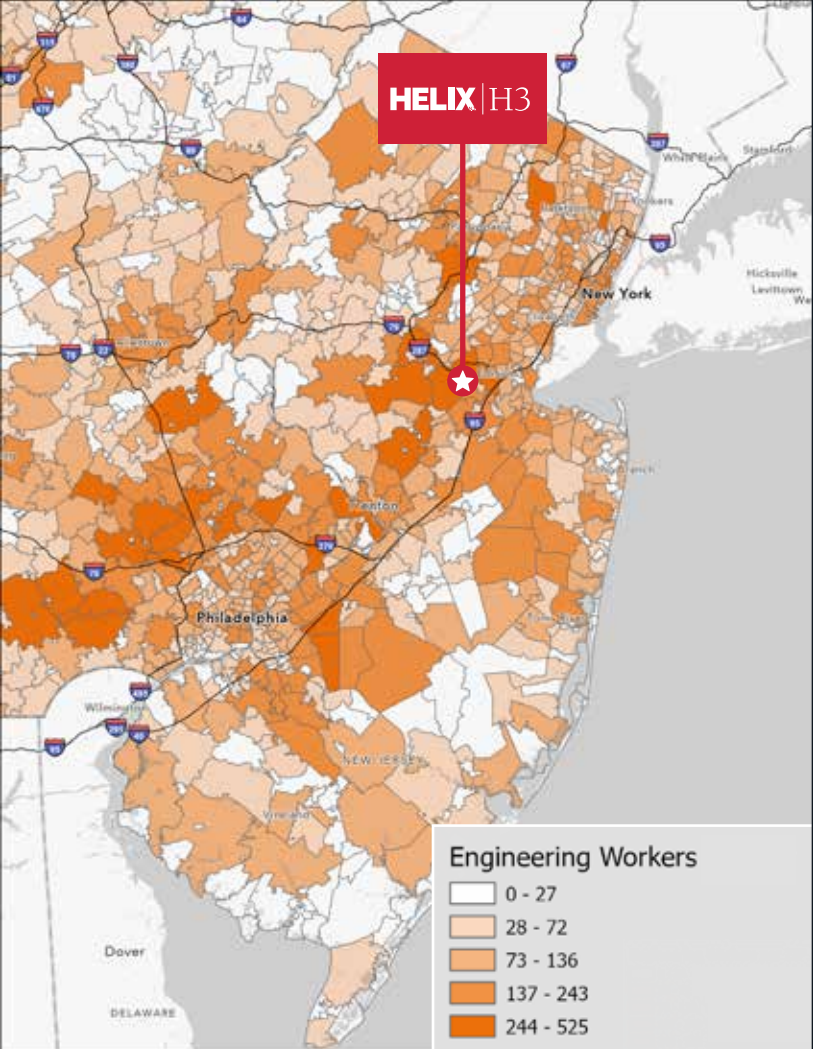
**36.6%**  
Labor/Total Population

**\$107,614**  
Median Household Income

**68.6%**  
College education

**40.3**  
Average Age

\* Labor stats were taken from a 15-mile radius of the property







HELIX H3

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