



@ THE HELIX

New Brunswick, New Jersey

Delivering April 2026

Furnished & Equipped
Enterprise R&D Suites
4,993 RSF - 12,817 RSF
Available For Lease



Located in New Jersey's most dynamic transit-oriented city, New Brunswick, at **The Health & Life Science Exchange (HELIX NJ)**, an innovation district providing industries and universities the critical ecosystem to research, learn, work, and collaborate.

Visit helixnj.com/njih
for more information.

DEVCO





Introducing, the **New Jersey Innovation Hub (NJIH)**, located in New Jersey's most dynamic transit oriented city, New Brunswick, at **The Health + Life Science Exchange (HELIX NJ)**.

NJIH will seamlessly connect science and business, accelerating the pace at which innovations can get to market. Occupying three floors in **H-1 @ The HELIX NJ**, it will connect early stage endeavors with industry leadership, and will offer an incubator/coworking solutions and larger enterprise suites for established, larger organizations.



H-1 **Under Construction | Delivery expected April 2026**
570,000 SF home of the NJ Innovation and Technology Hub, Rutgers Robert Wood Johnson Medical School and Rutgers Translational Research Facility. H-1 will have a 2-story ground floor amenity space – open to the public with a 10,000 SF market hall with indoor/outdoor dining options adjacent to plaza, and a conferencing/events center.

H-2 **360,000 SF | Under construction**
The new U.S. headquarters for Nokia Bell Labs

H-3 **In Development | 39 Story residential/office**
98 beds: Rutgers School of Medicine Student Housing
265 units: Market rate residential
142,761 sf of office space



NEIGHBORHOOD HIGHLIGHTS



Abundant Parking:

+/-2,000 spaces within two blocks from H-1.

+/-4,700 spaces across eight (8) neighboring parking facilities within 5-minute walk of The HELIX NJ. (Hourly/monthly rates available through [New Brunswick Parking Authority](#).)



Walkable Amenities:

83 restaurants & eateries, **17** bars & taverns, **8** hotels/event spaces, **5** arts & entertainment venues, and Big10 sports.



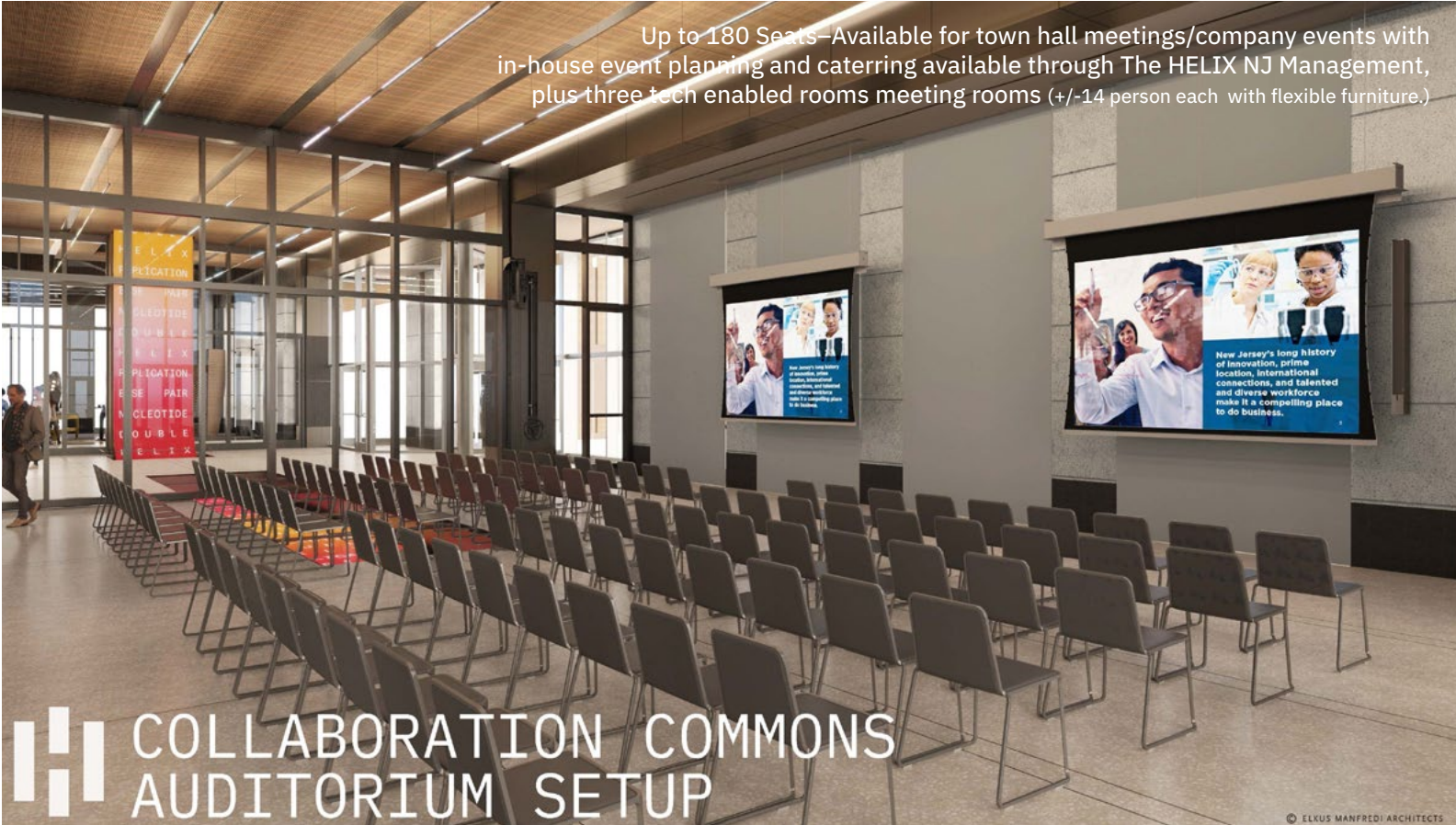
Centrally designed public space connecting all elements of the 4.5 acre district.



24/7 Lobby Security



Up to 180 Seats—Available for town hall meetings/company events with in-house event planning and catering available through The HELIX NJ Management, plus three tech enabled rooms meeting rooms (+/-14 person each with flexible furniture.)

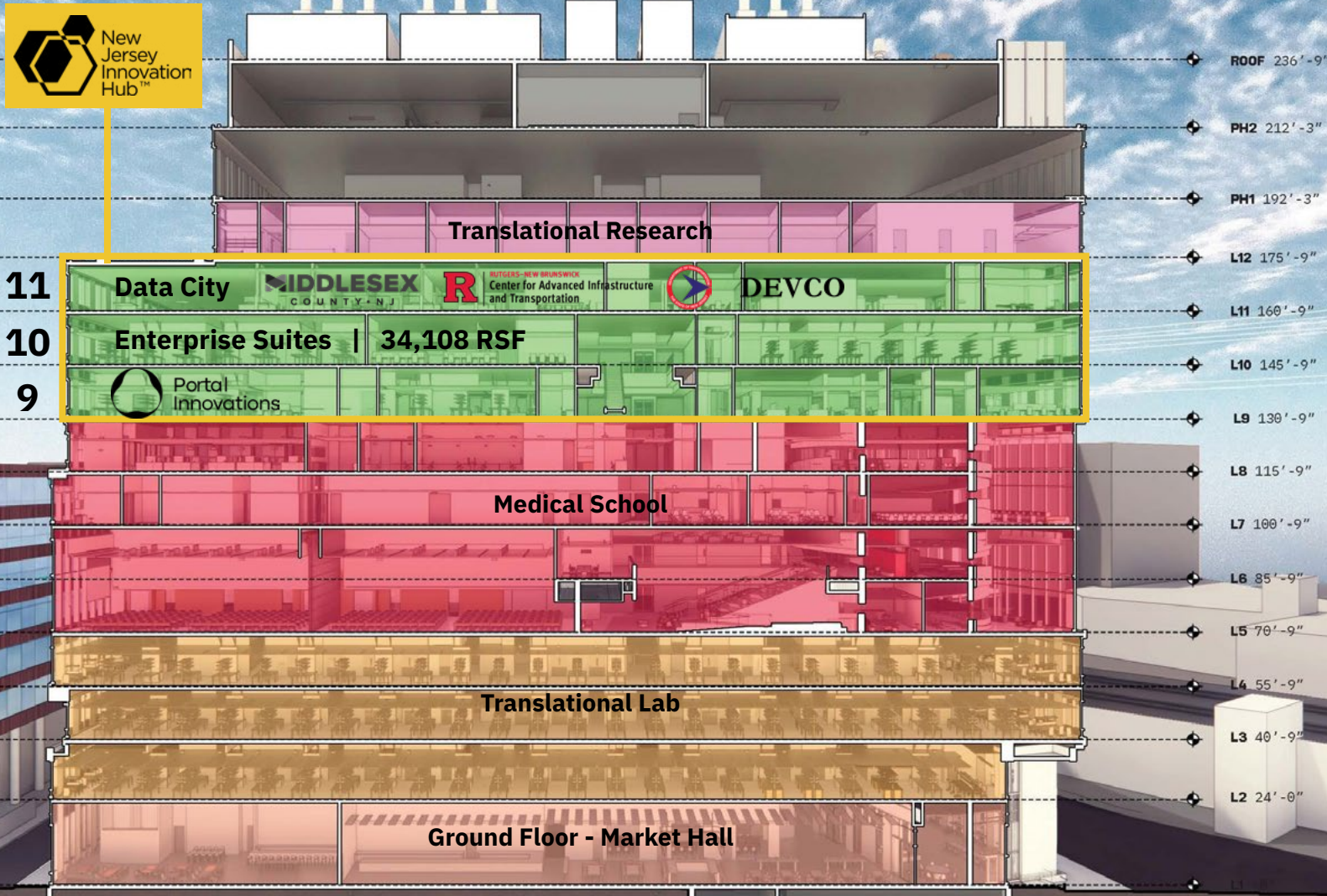


HELIX

H-1

STACK PLAN

CURRENTLY UNDER CONSTRUCTION
DELIVERY APRIL 2026



H-1 Building Specifications

Building Size:	574,295 RSF / 12-stories
Floor Load:	20# Dead Load / 125# Live Load
Ceiling Height:	15'-0" Floors 10 & 11 (Slab to Slab) 9'-0" Maximum (Finished)
HVAC:	System Specifics (Lab/Office) CFM/SF 2 Lab / .5 Office Air Changes/Hour for Lab System 12ACH
Electrical:	Feed to Building - Three (3) @ 26KV Laboratory Normal Power: 10.5 W/SF Laboratory Optional Standby Power: 5 W/SF Office Normal Power: 4W/SF
Generator(s):	Two (2) @ 2,000 Kva Diesel Watts/SF Standby Power Lab: 5W/SF
Loading:	Two (2) dock doors

Central Lab Services:	Compressed Air, DI Water, Vacuum and CO2 to Tissue Culture rooms
Elevators:	Passenger: Four (4) 3,500 lb. MRL with Destination Dispatch. Freight: One (1) 5,000 lb.
Parking:	1,400 spaces in adjacent structure contracted through NBPA
Security:	On-Site Staffed Security Desk (24x7), CCTV and Badge Access (card system/app)
Utility Providers:	Electric & Gas: PSE&G, Water & Sewer: City of New Brunswick, Telephone/Fiber: Verizon, Altice/Light Path and Crown Castle
On-Site Amenities:	Market Hall: 180 Seats available for Town Hall Meetings/Company Events; Restaurant: 90 Seats available for Town Hall Meetings/Company Events; Tech-Enabled Meeting Rooms: Three (3) +14 person rooms with flexible furniture; Collaboration Commons- WiFi enabled work café, space can be configured for multiple modalities (i.e. boardroom, classroom, town hall, etc.)

NJIH | 10th Floor Suite Plan

Delivering April 2026: Next-generation R&D lab/office suites combining modern design with cutting-edge laboratory capabilities. Turnkey spaces include premium furnishings, adaptable casework, advanced fume hoods, biosafety cabinets, and comprehensive centralized services including process gases, vacuum, and water systems.

Tenants will have access to common conferencing and collaborative kitchen located on NJIH 9th Floor, and the ability to access specialty lab rooms and lab services via Portal Innovations.

Available Suites

Suite A 5,118 RSF	LAB	OFFICE
Suite B 5,889 RSF	LAB	OFFICE
Suite C 5,351 RSF	LAB	OFFICE
Suite D 4,993 RSF	LAB	OFFICE
Suite E 12,817 RSF	LAB	OFFICE

COMMON AREA LEASED

Wet/Dry Labs, Lab Support and Office Space Summary

Wet Lab Benches (60"x30")	202
Equipment Count:	
Biosafety Cabinets	12
Freezers	32
Incubators	24
Sinks	13
Chemical Fume Hoods	6

Support Space Count:	
Tissue Culture	8
Flex Room	4
Receiving/Lab Support	5
Storage	5
Imaging	1

Office Space Count:	
Private Offices	7
Workstations	90
Conference Room Seats	33
Cafe/Kitchen	5



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.

AMTRAK
NJ TRANSIT
The Way To Go.



**\$70M EXPANSION & MODERNIZATION PLANNED FOR
NEW BRUNSWICK STATION | STARTING FALL 2025**

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

**H-1 @ The HELIX NJ
Connects 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 ACADEMIA, AMENITIES AND CULTURE

Travel Times by Train (Amtrak)

Metropark	14 Minutes
Princeton Junction	15 Minutes
Newark	27 Minutes
New York City	52 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



AMENITY RICH NEIGHBORHOOD



6,785

Parking spaces
within ¼ mile



172

Shopping
& Services



83

Restaurants
& Eateries



17

Bars &
Taverns



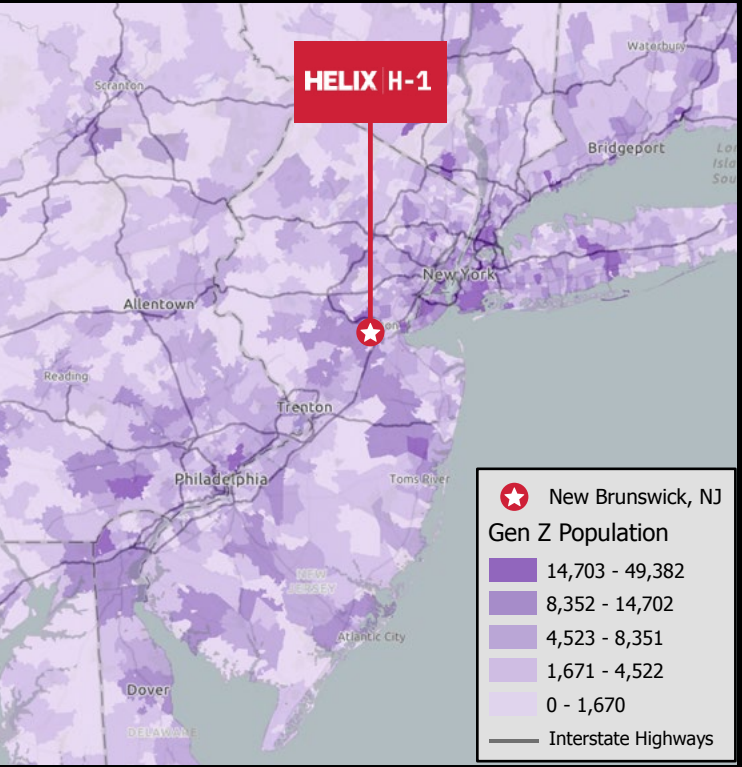
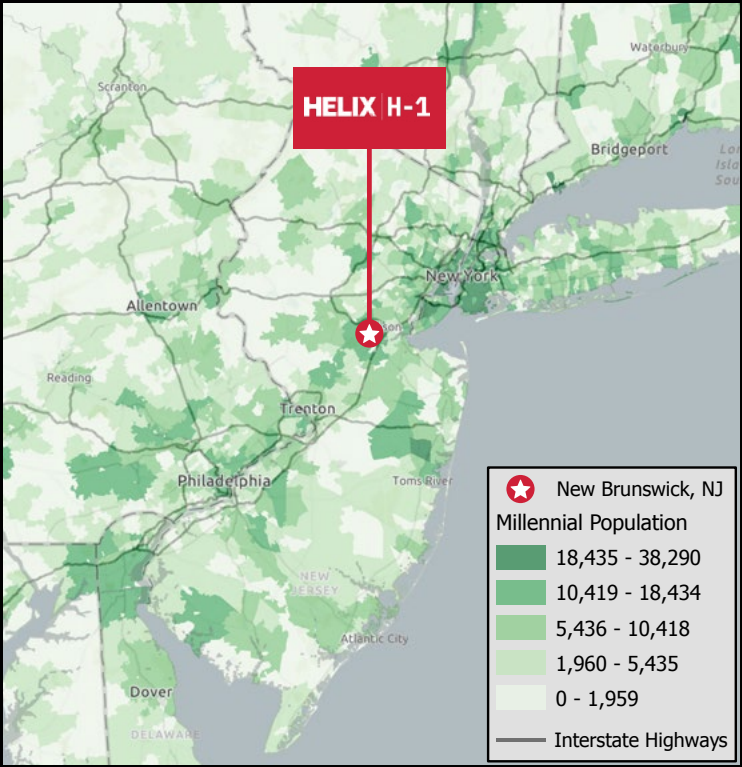
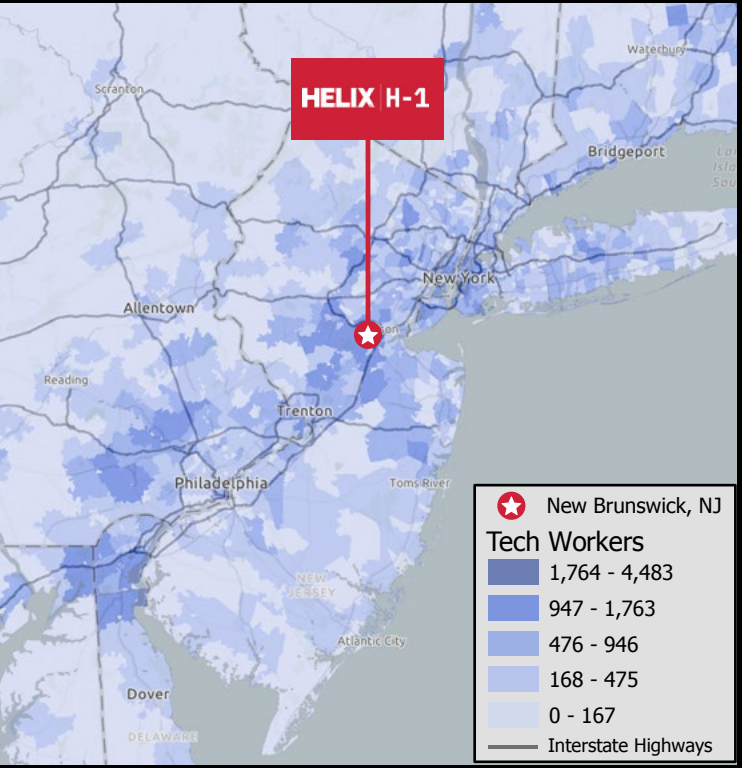
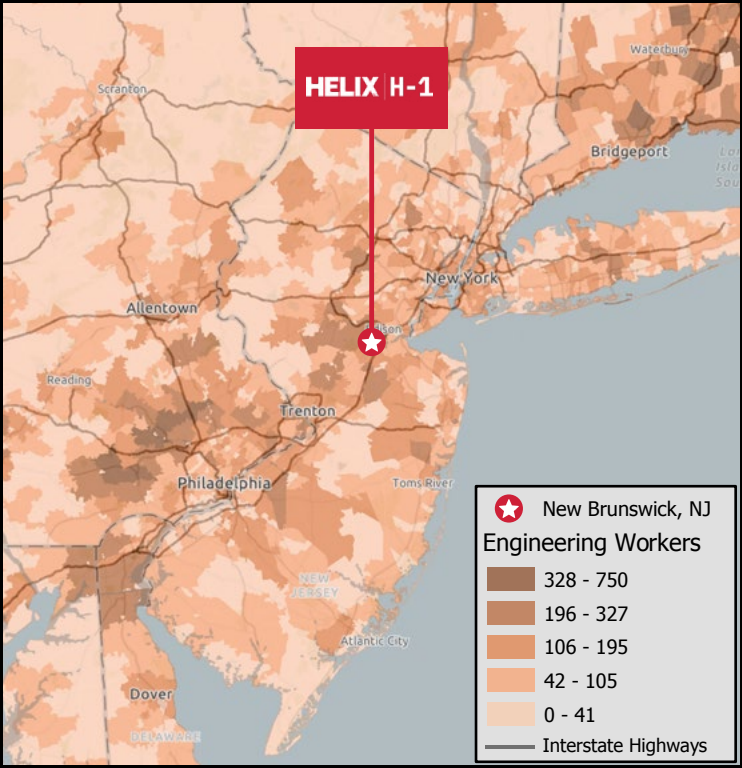
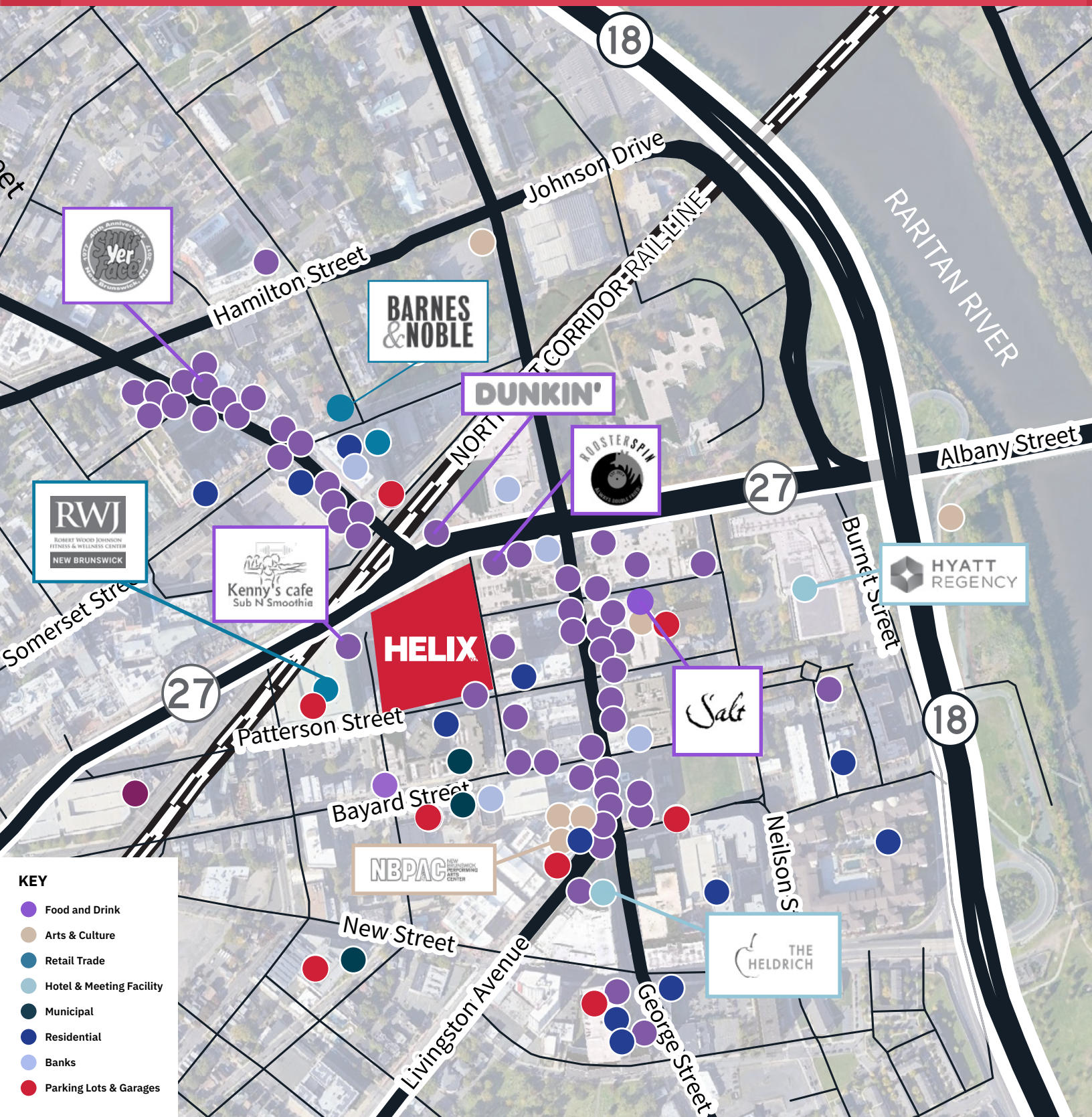
8

Hotels/
Conference Centers



5

Entertainment
Venues



SURROUNDED BY TALENT

Demographic Snapshot (15-Mile Radius)

1,707,740
Total population

945,134
Labor /
total population

\$115,471
Median Household
Income

602,805
College education

40.7
Average age

ACCESS
CULTURE
INNOVATION
OPPORTUNITY
TALENT



NOCIA
BELL
LABS

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