



BC4 | Premiere Step-Out Lab Space

A project of the New Jersey Economic Development Authority

685 Route 1 South, North Brunswick, New Jersey | njeda.gov/njbc



Designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.



The **Step-Out Labs at North Brunswick** is located within NJEDA's New Jersey Bioscience Center, a 50-acre, five building research park located close to Rutgers and Princeton Universities. Consisting of 300,000 SF of lab and office space, the site was developed to meet the lab needs of life science companies ranging from entrepreneurial startups to growing R&D companies to large established biopharma corporations.

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

Campus Tenants include: AIM Immunotech, Ascendia Pharmaceuticals, MiRNA Scientific, Rutgers University and Sonder ResearchX.

Building features

- +/- 60,500 S.F. two-story building
- 24/7 secured card access facility
- Public WiFi throughout building
- HVAC system with individual temperature controlled lab suites and once-through, 100% outside air
- Fully furnished offices have height adjustable desks
- 3,000 KVA back-up generator
- 4,000 amp electrical service
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Shipping/receiving area; loading dock with direct access to elevator

The **Step-Out Labs at North Brunswick** provides a life sciences workplace environment for post incubation and rapidly growing biopharma companies including companies graduating out of the **Incubator at North Brunswick**.

The **Step-Out Labs** consist of 29,953 SF of affordable lab and office space that is "plug-and-play" ready. The space is strategically designed with shared common areas and abundant amenities to create a first-class life sciences environment and provides an environment where post incubation tenants can focus on core scientific activities rather than administrative and facility functions.

The following amenities will be shared by **Step-Out Labs'** occupants:

- Furnished reception area
- Furnished conference room
- Furnished *Scientist Square* collaboration café with kitchen
- Packages/Mail room
- Glass wash station
- Public WiFi
- Loading dock
- Janitorial services in the common areas

Create the lab/office space to fit your requirements!

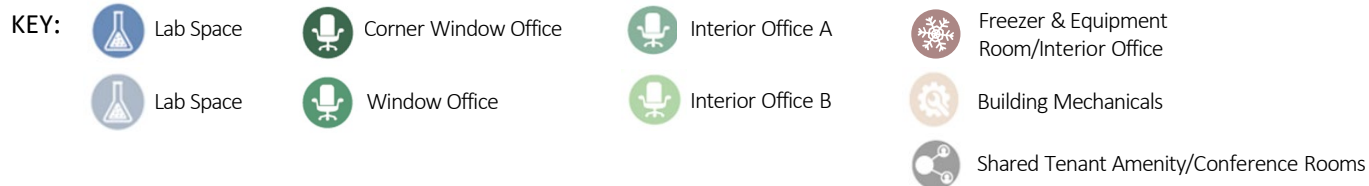
Available for lease:

Minimum of one (1) Lab Space **PLUS** three (3) Additional Spaces

"Additional Spaces" defined as: any office space, open area, or freezer/cold room (see floor plan for specific areas available for lease)

Lease term:

3 years+



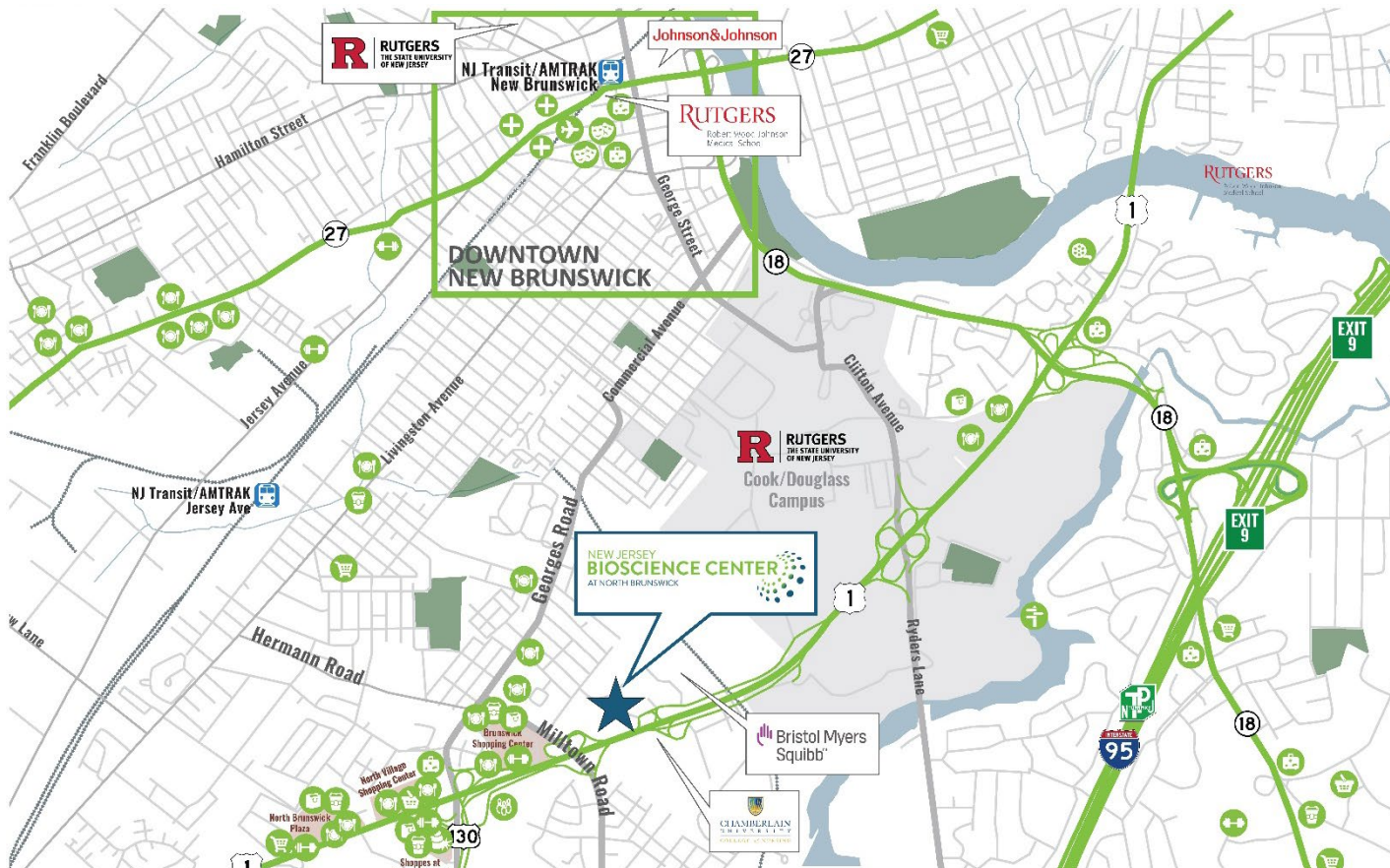
Space features

- Eleven (11) wet labs
- 10' lab ceiling height with pendant lighting
- Fully adjustable lab casework system
- Cold room with independent equipment
- Flexible equipment/freezer room areas including 120/208V emergency power
- Eye washes at lab sinks and safety showers
- Labs featuring chemical or bio fume hoods with nonflammable storage base cabinets
- *Scientist Square* collaboration café with 16' high atrium skylight and kitchen
- Interior glass partitions throughout the office area



Convenient location – Minutes from Downtown New Brunswick

Campus is located on Route 1 South, minutes from Route 18 and I-95/NJ Turnpike Exit 9 - situated between New York City and Philadelphia with convenient access to I-287, I-295, Garden State Parkway and Routes 9, 27, 130 & 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
- +/- 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.gov/life-science/

For more information contact:

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