Premiere Lab Space | 74,752 SF Available

A project of the New Jersey Economic Development Authority

BC1 - 631 Route 1 South, North Brunswick, New Jersey | www.njeda.com/njbc

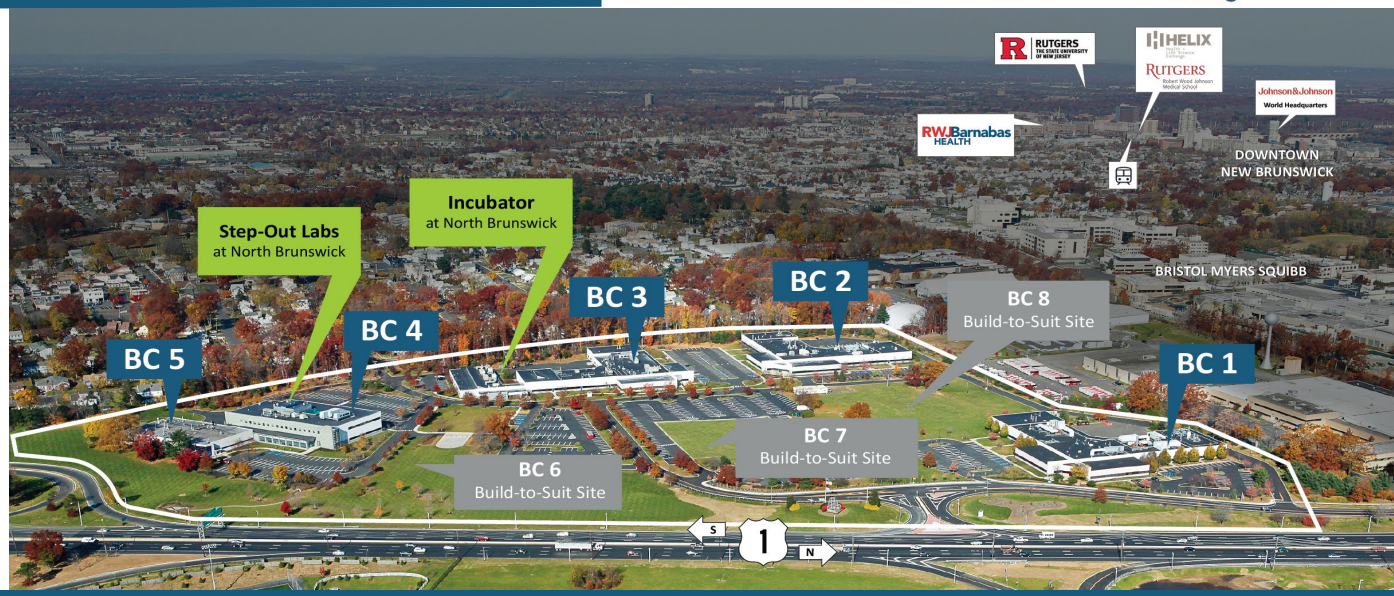
NEW JERSEY
BIOSCIENCE CENTER
AT NORTH BRUNSWICK

Located in the heart of New Jersey's "Research Corridor" the 50-acre research park is designed to accommodate the lab, biomanufacturing and office needs of the bioscience industry.

NEW JERSEY BIOSCIENCE CENTER AT NORTH BRUNSWICK

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

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



BC1 offers dynamic laboratory spaces that adapt to unique needs, featuring flexible configurations that seamlessly accommodate both sophisticated instrumentation and open benchtop research. This versatile facility empowers you to run multiple research streams simultaneously under one roof, all supported by shared infrastructure that maximizes efficiency and reduces overhead costs. BC1's adaptable environment grows with an organization's evolving requirements, delivering the flexibility that drives innovation forward.

- 60,000 SF building constructed in 1997 with a 14,752 SF expansion in 2014
- Additional Mezzanines with finished staircases totaling 4,664 SF
- One – 2,200 SF Lab with Four, 4' Chem Hoods
- Nine – 600 SF Labs each with Two Chem Hoods
- Seven – 600 SF Labs, each with One Chem Hood
- Six – 300 SF Labs, each with One Chem Hood
- Four – 600 SF Labs, each with Three Chem Hoods
- One – 600 SF Lab with Stainless Steel Hood
- Lab casework, fume hoods and epoxy resin countertops in labs
- Two labs in shell condition in D Wing (900 SF each)
- Archive or document center with movable carriage system

- Walk-in Stability Chambers
- Cummins Natural Gas Generator (60kw) serves two Stability Chambers & lab outlets in Lab D1011
- NMR Room infrastructure – NMR removed
- Pilot Plant – Class D Manufacturer
- Pilot Plant has epoxy floor and washdown walls in process rooms
- Gases – House Nitrogen, Oil Free Compressed Air and House Vacuum
- Bottled Gases – Select Local Systems
- USP Grade Water System – Piped to B&D Wings and Pilot Plant
- Process Lab for research work containing walk-in workspace with HEPA filtration
- Glass Wash – Two glass wash rooms

- Computer Room with Pre-action Fire Suppression System
- One File Server room (MDF), Three IDF closets
- Two – 320 Ton Chillers serve 60,000 SF
- Two – 150 Ton Chillers serve 14,752 SF
- Six – Air Handlers
- Electric Service – 2500 Amp at 480/277 Volt
- Two – Hot water boilers for heating and re-heat system, 3600 MBH
- Two – Steam boilers for D Wing heating and humidification, 1600 MBH
- One – Steam boiler for A, B & C Wings humidification, 1680 MBH
- One – Steam boiler used for hot water in Pilot Plant & humidification, 1680 MBH
- Roof – New 20-year warranty membrane in 2014
- LED Lighting in approximately 45% of building

D Wing
Pink: office/cubicle/personnel/conf space – approx. 7450 SF
Orange: laboratory space – approx. 4800 SF
Green: mechanical/support space – approx. 3250 SF
Total: 14,752 SF

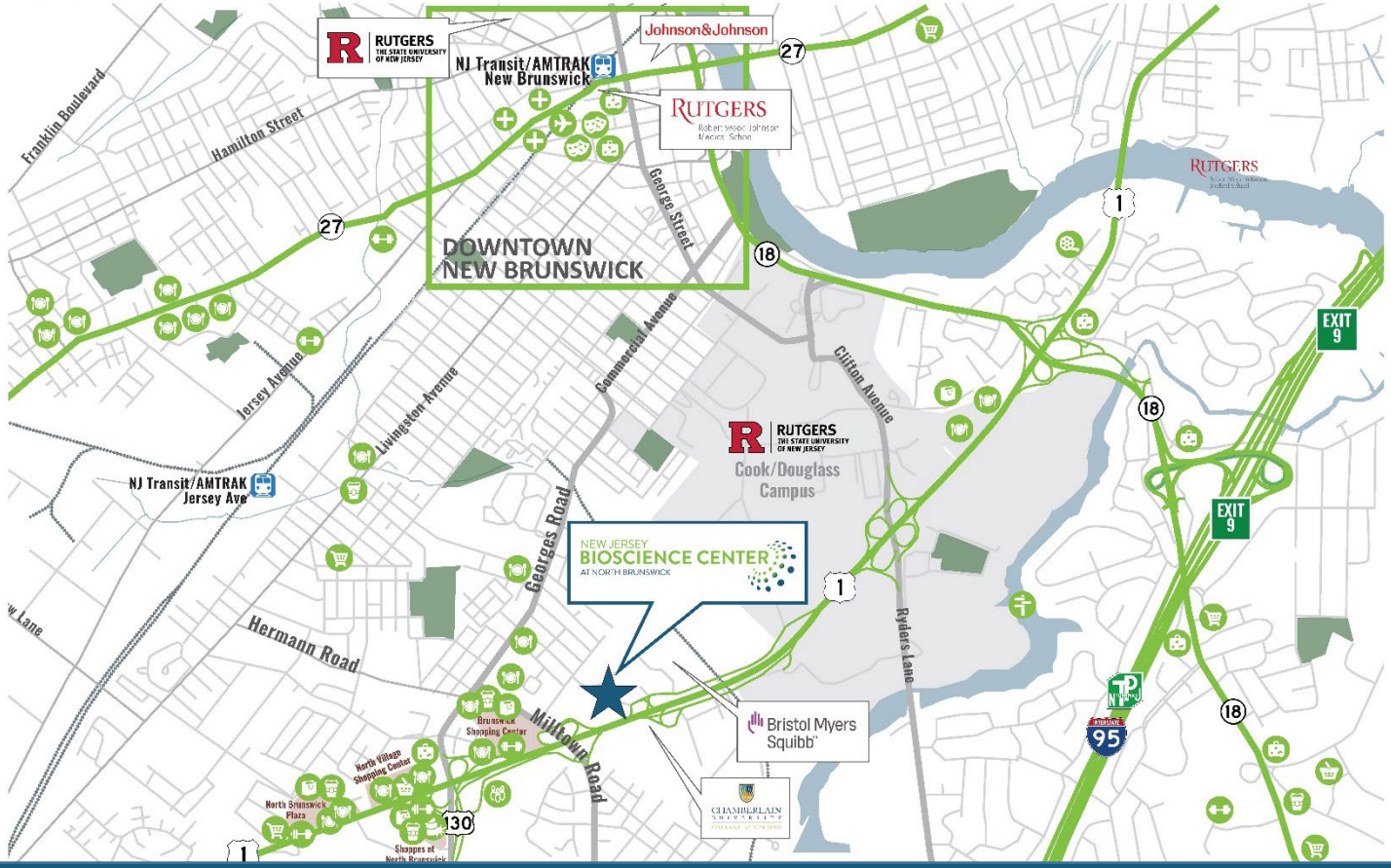
Original Building – Wings A, B, C
Pink: office/cubicle/personnel/conf space – approx. 28,000 SF
Orange: laboratory space – approx. 20,000 SF
Blue: GMP Pilot plant space – approx. 8000 SF
Green: mechanical/support space – approx. 4000 SF
Total: 60,000 SF

Ceiling Height - Underside of Steel:

• Building:	15’ – 15’ 10”	
• Pilot Plant:	20’ 6”	
• Mezzanine A Wing:	8’ 10”	+/- 2,508 SF
• Mezzanine C Wing:	9’ 6”	+/- 836 SF
• Mezzanine D Wing:	15’	+/- 1,320 SF

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:

NJ EDA

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/

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