



A premier multi-tenant R & D campus
designed for the next generation

Building G

2,225 S.F. to 14,523 S.F.

FLEXIBLE, FULLY EQUIPPED OFFICE AND LAB SPACE
AVAILABLE FOR LEASE



Inspire Collaborate Innovate

www.njcoebriidgewater.com

Building G

Specifications

Building size:

46,300 R.S.F.

Year built/renovated:

1973/1991

Floors:

3 Floors + Basement

Available space:

- Partial 2nd Floor - ± 3,043 RSF
- Partial 1st Floor - ± 2,255 RSF
- Entire Basement - ± 9,225 RSF

Loading dock:

One (1) hydraulic elevator

Communication:

Verizon provides fiber

Energy features:

- Labs and associated offices are Variable-Air-Volume (VAV) and DDC controlled
- Fume hoods are VAV with sash position sensors to reduce airflow when closed
- 277V Low-energy florescent lighting with motion detector wall switches in offices

Specialty lab systems:

Various temperature controlled chambers.

Safety systems:

Safety showers and eyewashes in labs.

Security:

- Secure campus
- Card-access
- Video camera monitoring



TYPICAL R&D LABORATORY



SERVICE CORRIDOR



COLLABORATION AREAS

Modern research and development facilities within a mature campus environment offers a premier opportunity for innovation and success.



Building G: Lower Level Floor Plan

± 9,225 RSF available



Key: ■ Available space ■ Leased ■ Common area ■ Vertical circulation ■ Service/Utilities

Office/Lab equipment list

SUITE	RSF	SPECS
003	165	1. Office
004	161	1. Office
006	2,130	2. Sinks 2. Fume hoods 1. Point exhaust 2. Nitrogen stations 1. Argon station 4. Mass spec hook-ups
009	158	Open office
013	618	1. Sink 1. Point exhaust 1. Nitrogen station 2. Mass spec hookups

SUITE	RSF	SPECS
014	531	1. Sink 2. Bio hoods
015	536	1. Sink 2. Bio hoods Lab benches
018	1,412	1. Sink 1. Point exhaust 1. Fume hood Clean room 2. B3 hoods 2. Scientific incubator storage units 1. CO ₂ gas monitoring system

Building G: First Floor Plan

± 2,255 RSF available



Key: ■ Available space ■ Leased ■ Common area ■ Vertical circulation ■ Service/Utilities

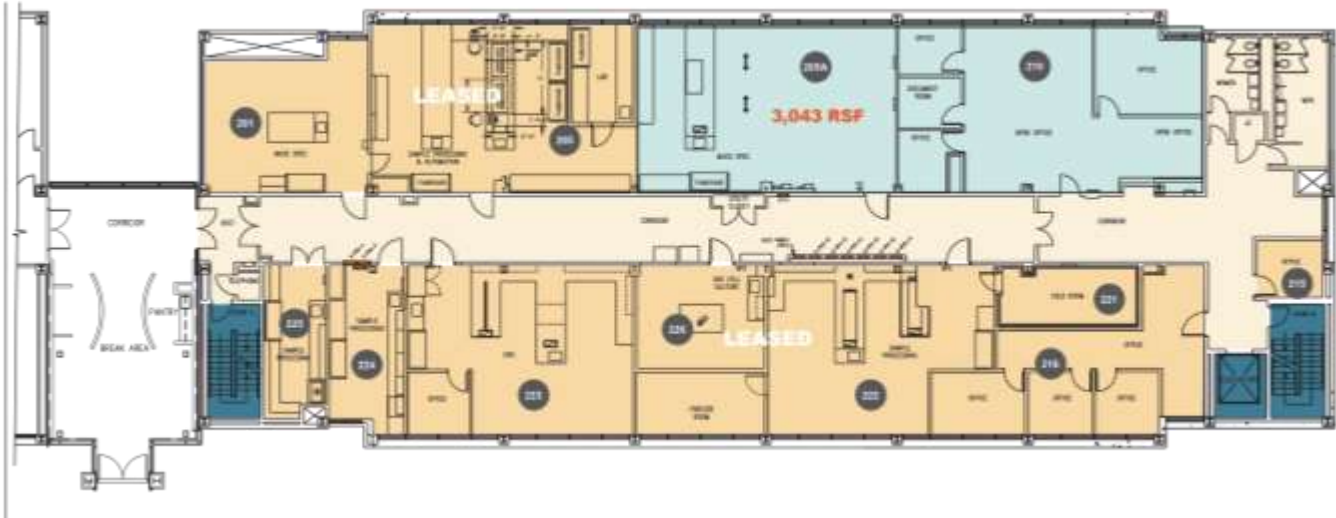
Office/Lab equipment list

SUITE	RSF	SPECS
102	Leased	1. Sink 1. Point exhaust 2. Connections for bio hoods 1. Chilled water line set for cooling use
103	Leased	1. Sink 1. Fume hood
105	Leased	1. Sink 1. Fume hood 2. Point exhausts lab benches
106	Leased	2. Sinks 2. Cup sinks 3. Connections for bio hoods 1. 5100 gas monitoring station
107	Leased	1. Open office w/ cubicles
117	Leased	1. Office

SUITE	RSF	SPECS
118	Leased	2. Sinks 1. Cup sinks 1. Container hood 1. Point exhaust 2. Flammable cabinets 2. Lab ventilators
118 A	Leased	1. Sink 1. Point exhaust 1. Flammable cabinet
119	Leased	1. Sink 1. Office
123 & 125	2,255	2. Sinks 2. Cup sinks 6. Point exhausts 1 Fume hoods w/ cup sink 4 Offices 1. Office
126	Leased	4° walk-in refrigerator

Building G: 2nd Floor Plan

± 3,043 RSF available



Key: ■ Available space ■ Leased ■ Common area ■ Vertical circulation ■ Service/Utilities

Office/Lab equipment list

SUITE	RSF	SPECS
201	Leased	(1) Sink (1) Fume hood w/cup sink (4) Mass spec hook-ups
205	Leased	(4) Sinks (1) Fume hood w/ cup sink (1) Fume hood (10) Point exhausts (5) Areas for mass spec hook-ups
205A & 210	3,043	(4) Sinks (1) Fume hood w/ cup sink (1) Fume hood (10) Point Exhausts (5) Areas for mass spec hook-ups Open office for cubicles (4) Private offices

SUITE	RSF	SPECS
215	Leased	(1) Office
216	Leased	(3) Offices Open Office
221	Leased	Cold Room / 20° freezer
222	Leased	(2) Sinks (1) Fume hood (4) Point Exhausts (1) Storage room / freezer room
223	Leased	(1) Office (1) Sink (1) Fume hood (2) Mass spec hook-ups
224	Leased	(1) Sink (1) Fume hood
225	Leased	(1) Sink (1) Fume hood w/ cup sink
226	Leased	(1) Sink (3) B3 fume hoods

Campus Highlights



Premiere campus on 110 picturesque acres, provides an enjoyable and productive working atmosphere for employees.



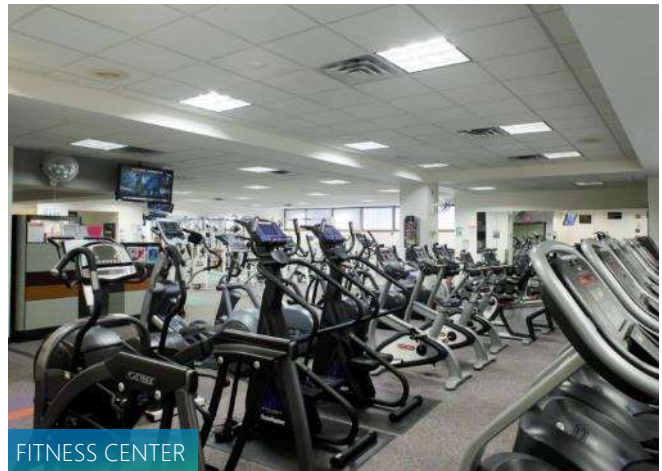
Redundant power feeds to the site, dual fuel sources for cogen in the central utility plant, and generator back-up for each building.



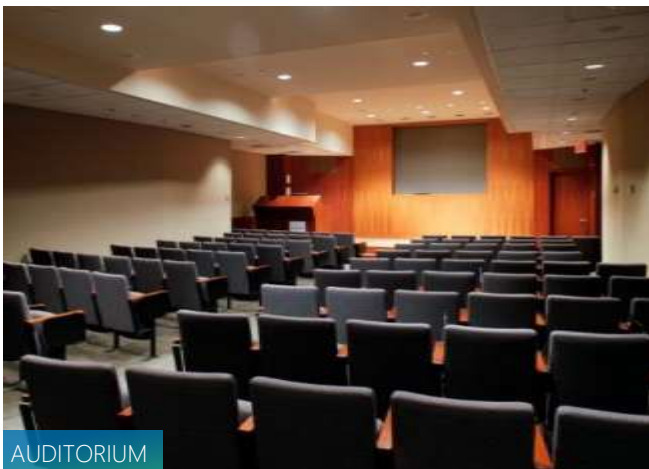
On-site amenities include a full service cafeteria, fitness center with locker rooms, auditorium and conference/training center and full size basketball court.



FULL SERVICE CAFETERIA



FITNESS CENTER



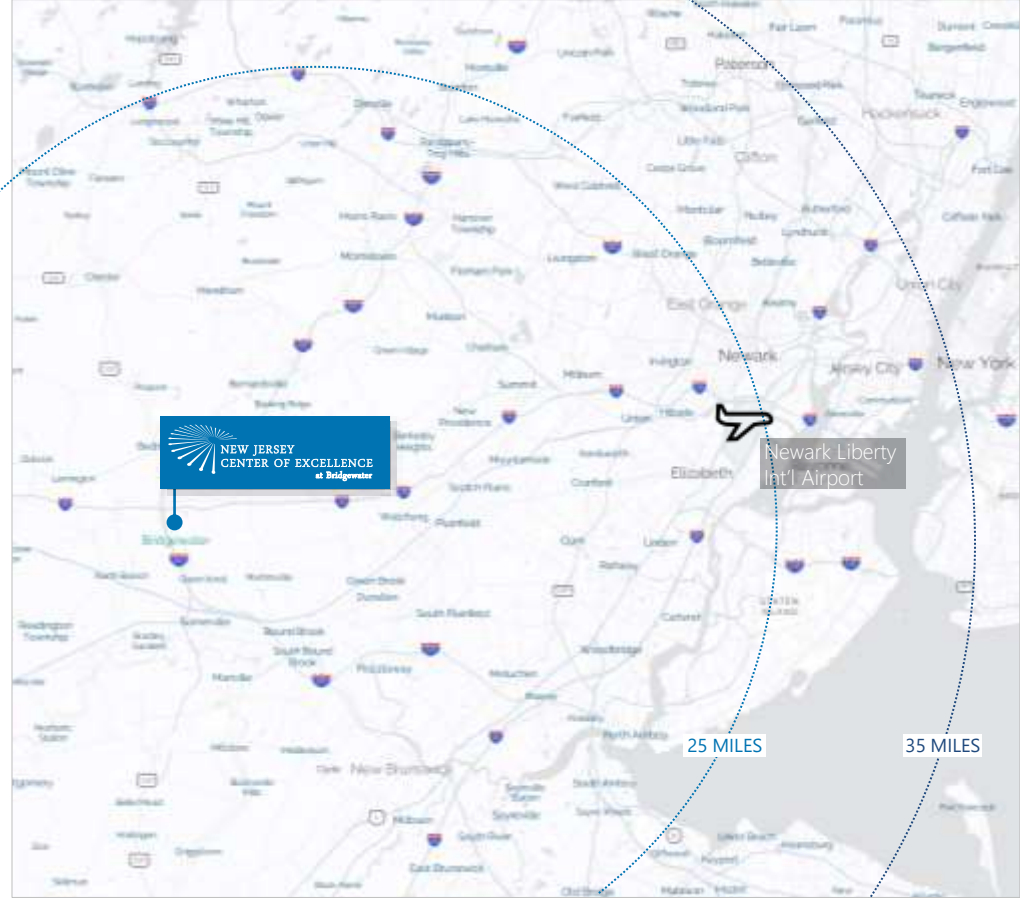
AUDITORIUM



FULL-SIZE BASKETBALL COURT

Location

- Centrally located within the Boston to Washington, D.C. life sciences corridor
- Located on U.S. Highway 202/206 in Bridgewater Township, Somerset County, New Jersey
- Visible from I-287 and is located three miles south of the interchange of I-78 and I-287
- Direct access to Newark Liberty International Airport and New York City via I-78
- Anchor tenants include Ashland, Kashiv Pharmaceuticals, Nestlé Health Science and can be divided for additional multiple occupants



G



- 1 Security Gate
- 2 Employee Gate
- 3 Parking Garage
- 4 Cafeteria and Fitness Center
- 5 Auditorium
- 6 Basketball Court
- 7 Central Utility Plant (CUP)



For more information, please contact leasing agent:

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