



**NEW JERSEY  
CENTER OF EXCELLENCE**  
at Bridgewater

*A premier multi-tenant R&D campus  
designed for the next generation*  
**AVAILABLE FOR LEASE**

**Building K**

6,504 R.S.F.

OFFICE, LAB & HIGH BAY

**Building G**

25,949 R.S.F.

R&D, LAB & OFFICE

Inspire Collaborate Innovate

[www.njcoebriidgewater.com](http://www.njcoebriidgewater.com)



# Building G

## Specifications

### Building size:

±43,000 R.S.F.

### Year built/renovated:

1973/1991

### Floors:

3 Floors + Basement

### Available space:

- Partial 2<sup>nd</sup> Floor - 5,103 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

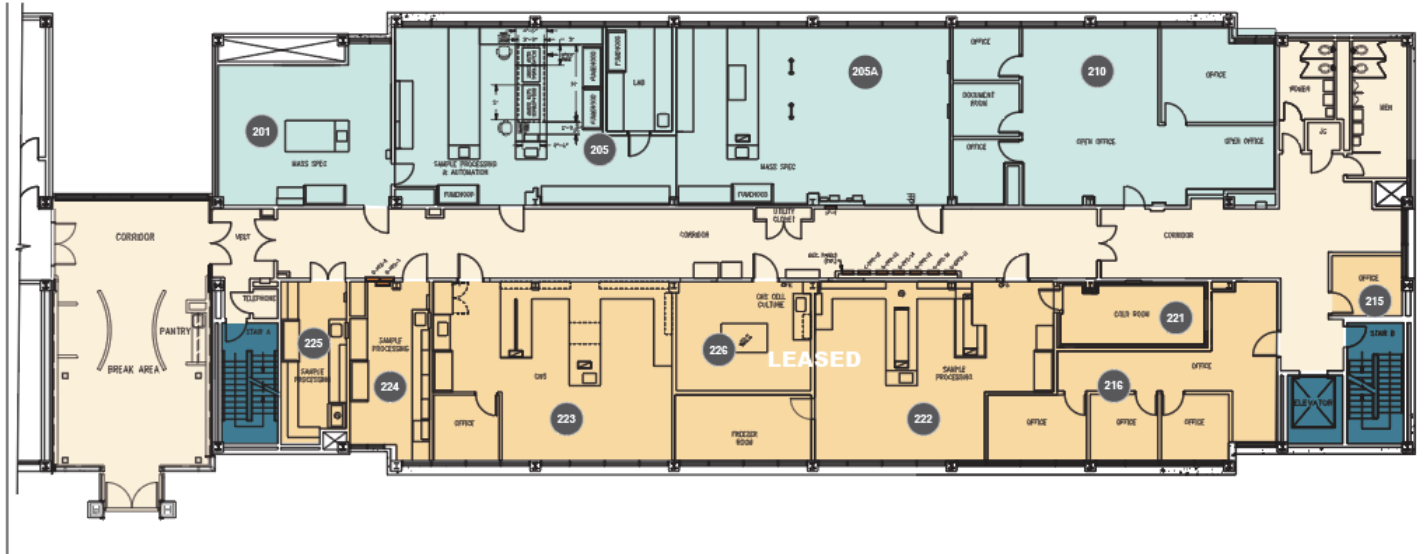


*Modern research and development facilities within a mature campus environment offers a premier opportunity for innovation and success.*



# Building G: 2<sup>nd</sup> Floor Plan

12,482 RSF available



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

## Office/Lab equipment list

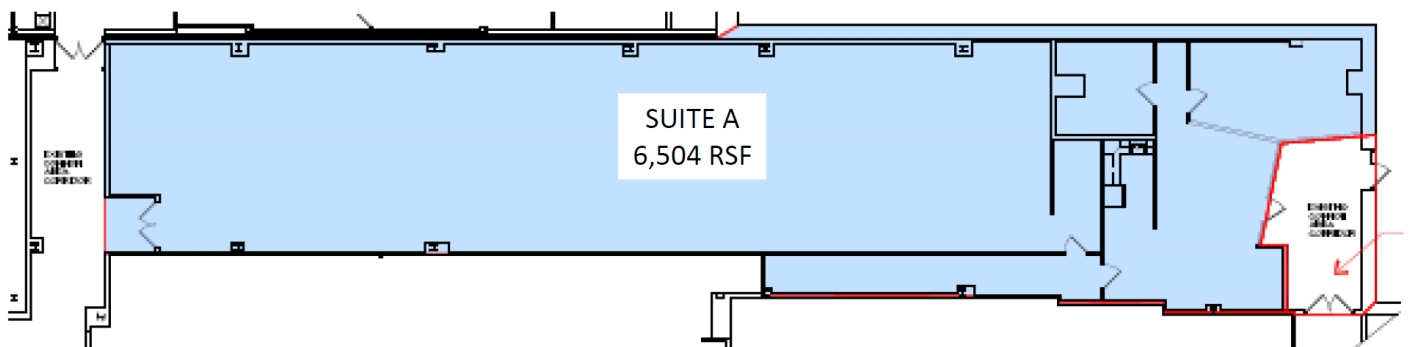
SUITE	RSF	SPECS
201	703	(1) sink (1) fume hood w/ cup sink (4) mass spec hook-ups
205, 205A & 210	4,427	To be built

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

SUITE	RSF	SPECS
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

## Building K: Ground Floor

6,504 RSF available





# 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 a full size basketball court.



FULL-SERVICE CAFETERIA



FITNESS CENTER



AUDITORIUM

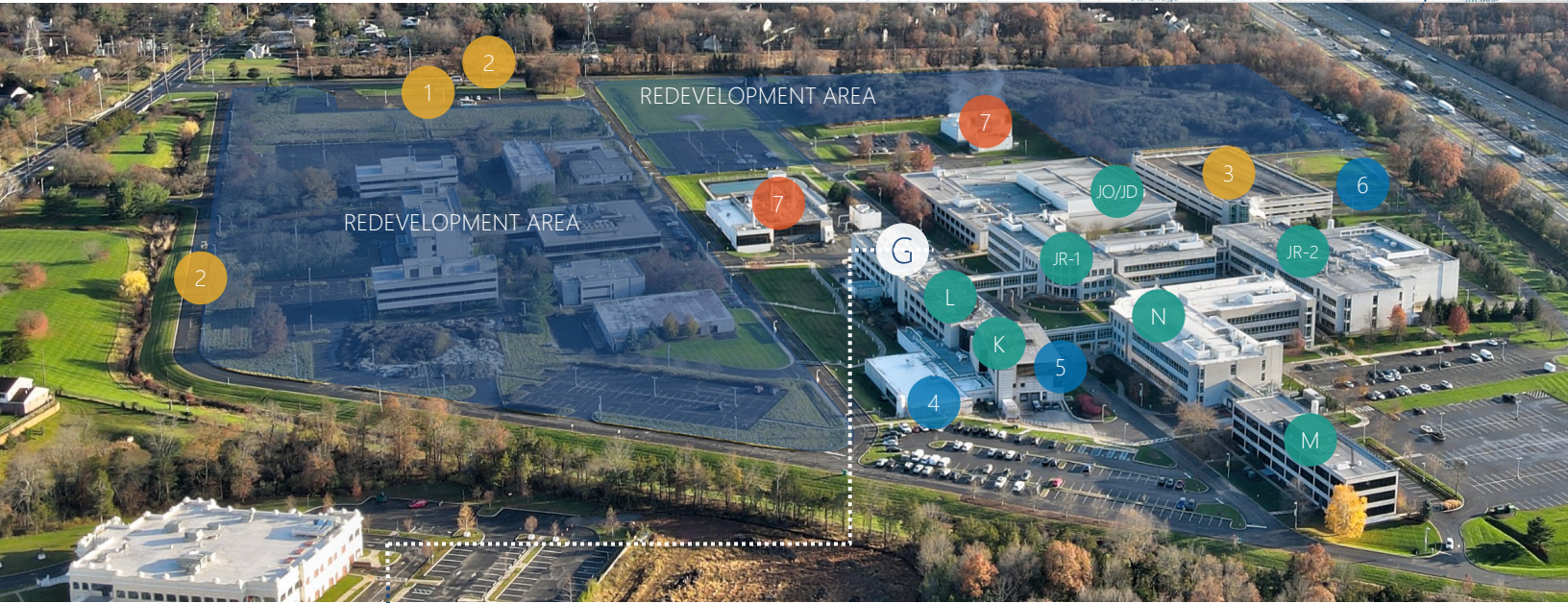
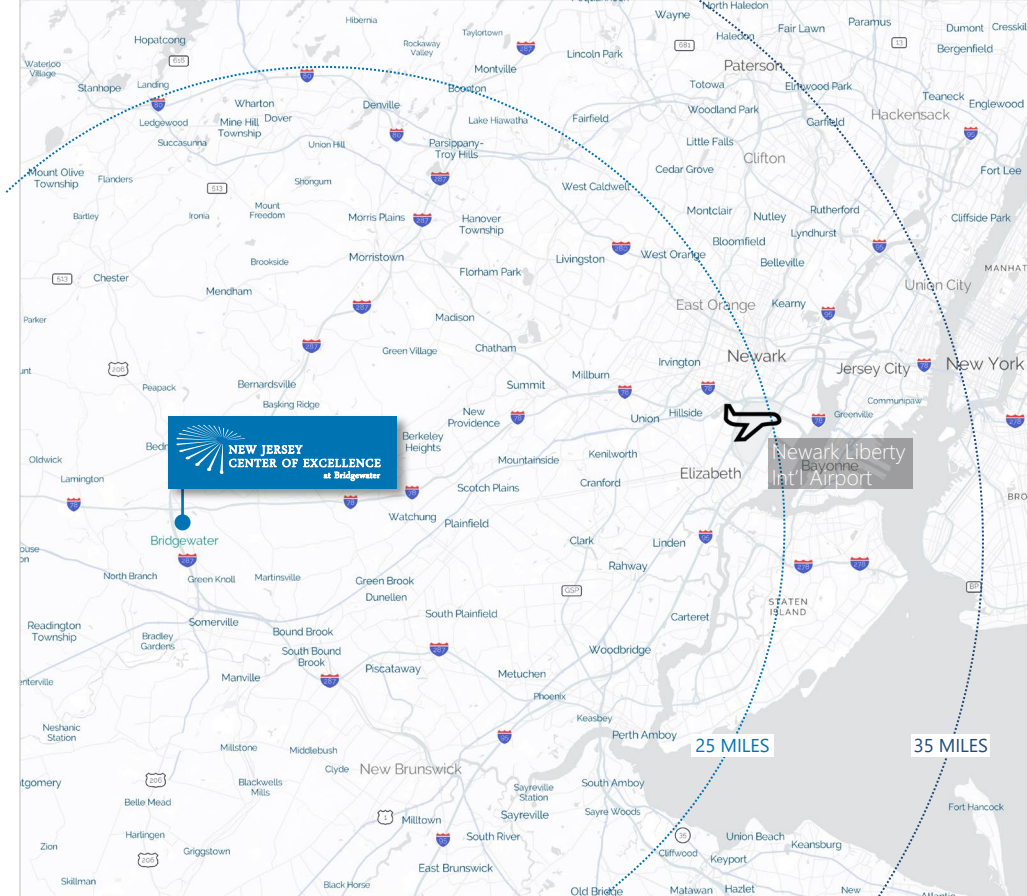


FULL-SIZE BASKETBALL COURT



# 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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