



NEW JERSEY
CENTER OF EXCELLENCE
at Bridgewater

Inspire

Collaborate

Innovate

www.njcoebriidgewater.com

Building G

Building L

Building K

A premier multi-tenant R& D campus
45,118 RSF
AVAILABLE FOR LEASE

Buildings G, L & K Highlights:

Within the vibrant New Jersey Center of Excellence, Buildings G, L, and K offer modern and highly functional laboratory spaces ideal for a wide range of R&D activities. These facilities provide a flexible and efficient environment, supported by the campus's robust infrastructure, including redundant power and cost-saving central utilities. They present a reliable, turn-key solution for companies seeking an excellent working environment to advance their research within a premier life science hub.

Buildings Total Size:	132,688 SF (contiguous)
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# of Floors:	Three (3) plus basement
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Specifications:	<p>One (1) Air Handling Unit for each lab floor</p> <ul style="list-style-type: none">• 25,000 cfm each with 100% outside air <p>Central services:</p> <ul style="list-style-type: none">• Compressed air at 150 psi• Vacuum• DI water <p>Piping for nitrogen distribution</p> <p>Various walk-in temperature control chambers</p> <p>1,000kVA electric service at each building</p> <ul style="list-style-type: none">• 480V 3-phase, 208V 3-phase & 120V 1-phase <p>1,250kW diesel generator services all three buildings</p> <ul style="list-style-type: none">• 13-hour runtime @ 80% load
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Loading:	Building G – One (1) dock Building K – Two (2) docks with levelers
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Available Spaces:

Building G | 18,597 RSF

Entire 3rd floor* – 13,467 RSF (lab & office)

Partial 2nd floor – 5,130 RSF (lab & office)



TYPICAL R&D LAB

Building L | 14,336 RSF

Entire 3rd floor* – 14,336 RSF

(ISO 8 suites, lab & office)

*Buildings G & L | 3rd Floor

27,803 RSF Contiguous



SERVICE CORRIDOR

Building K | 12,185 RSF

Partial 3rd floor – 5,681 RSF (office)

Partial 1st floor – 6,504 RSF (high bay & office)



COLLABORATION AREAS

BUILDING L | 14,336 RSF
ISO8 Suites, R&D Lab & Office



BUILDING K | 12,185 RSF
High Bay & Office

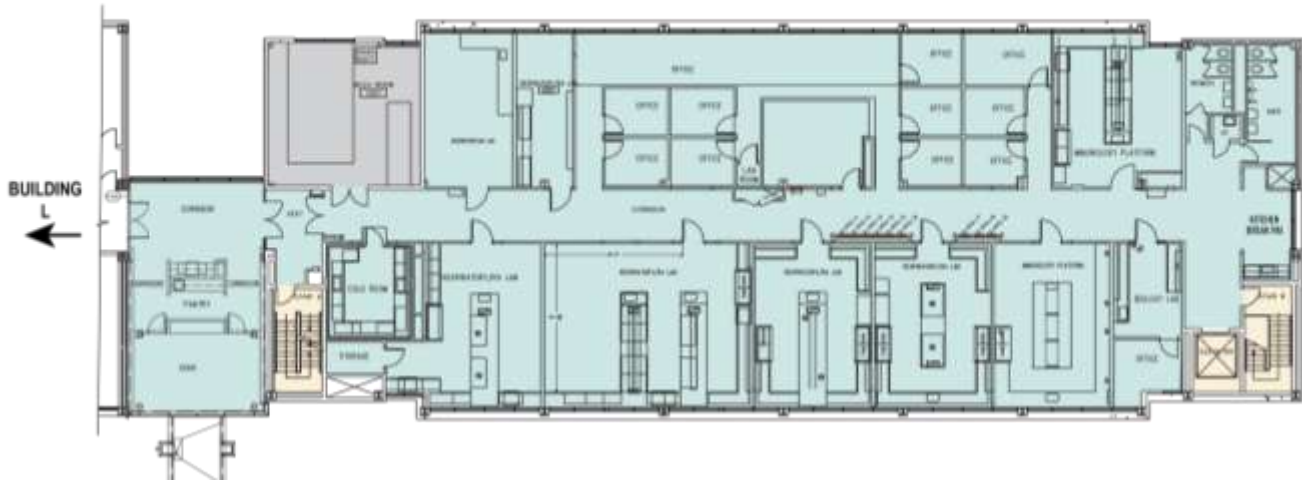


Availability & Floor Plans

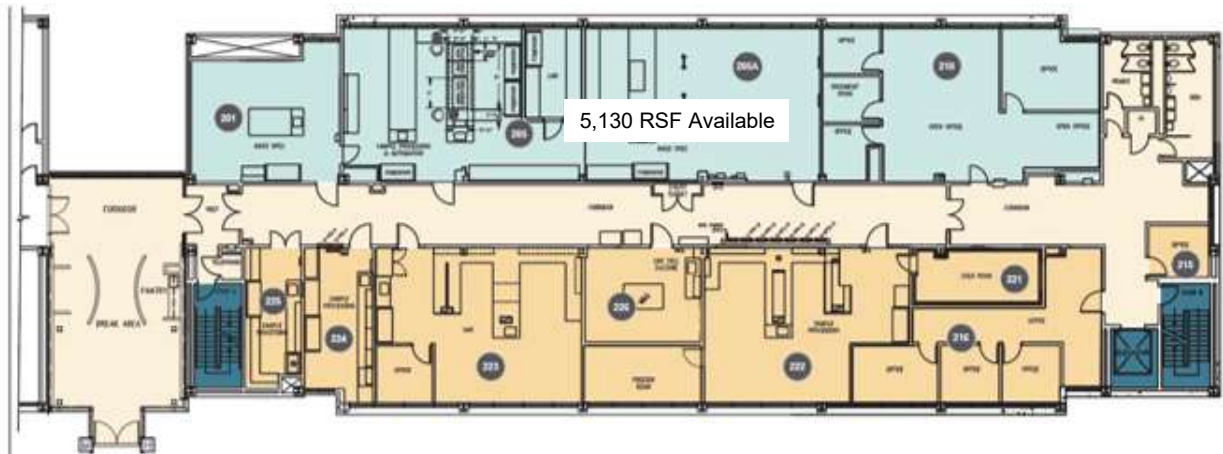
Building G

3rd Floor Plan | 13,467 RSF*

- AVAILABLE SPACE
- LEASED
- COMMON AREA
- VERTICAL CIRCULATION
- SERVICE UTILITIES

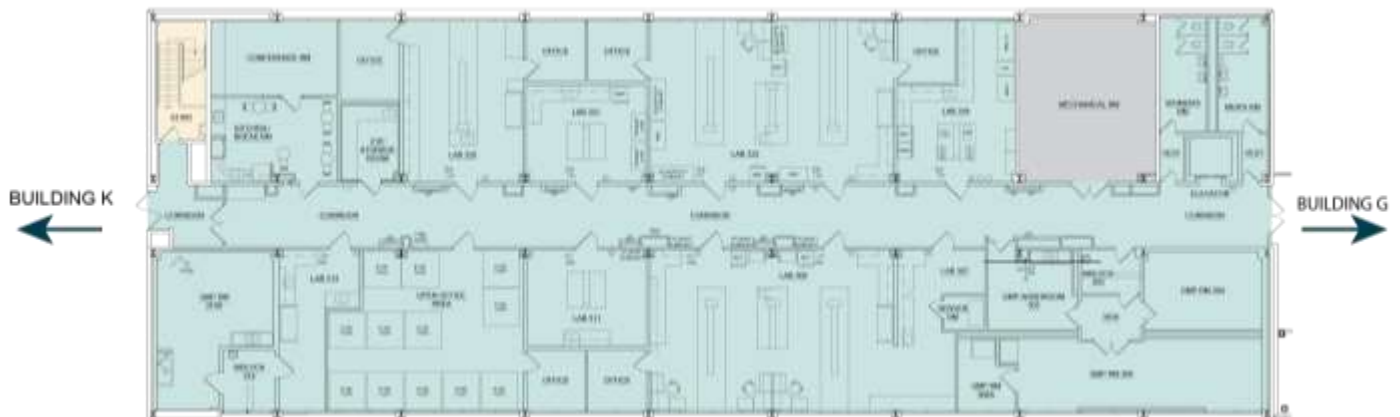


2nd Floor Plan | 5,130 RSF



Building L :

3rd Floor Plan | 14,336 RSF*

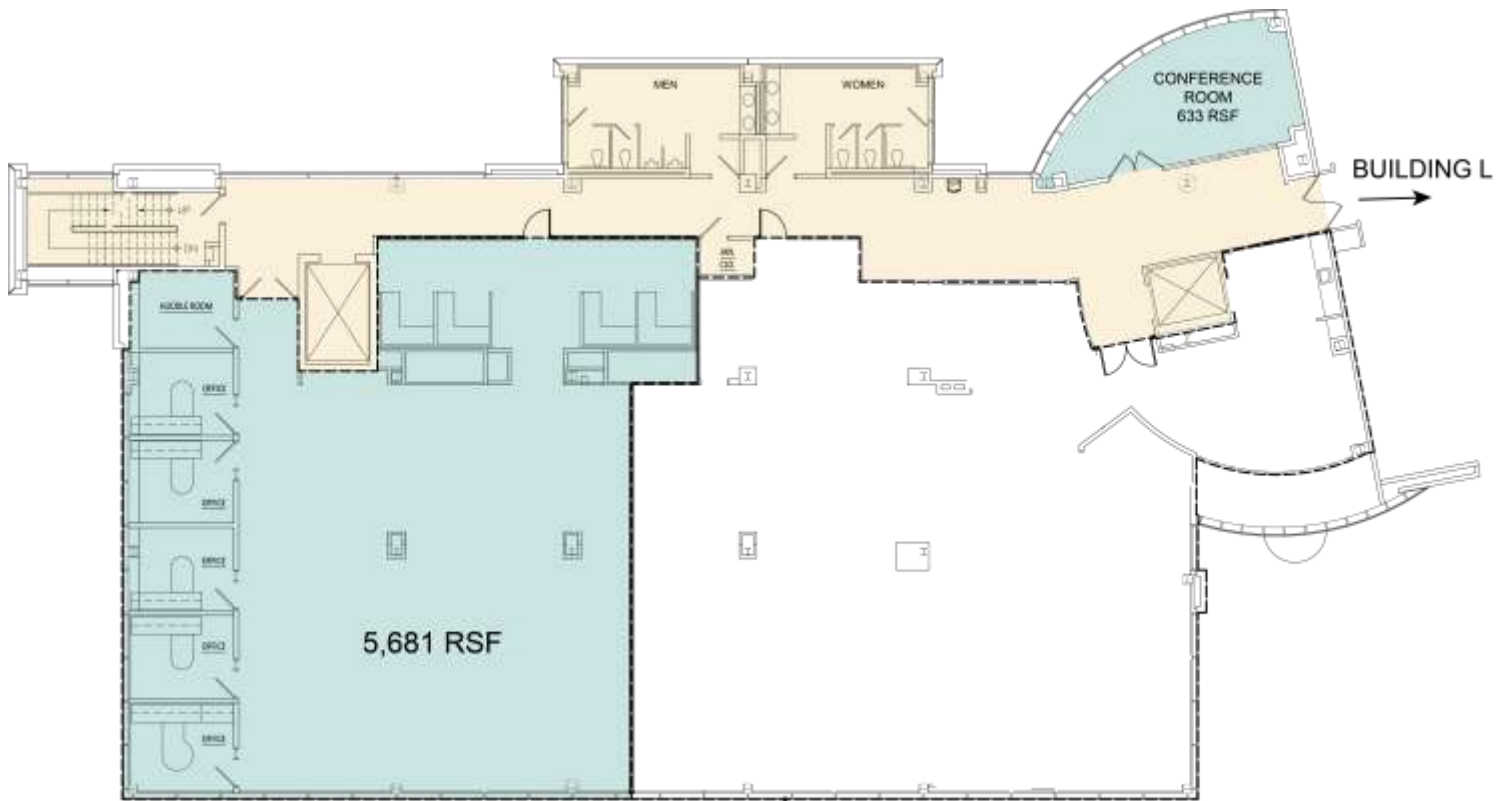


Availability & Floor Plans

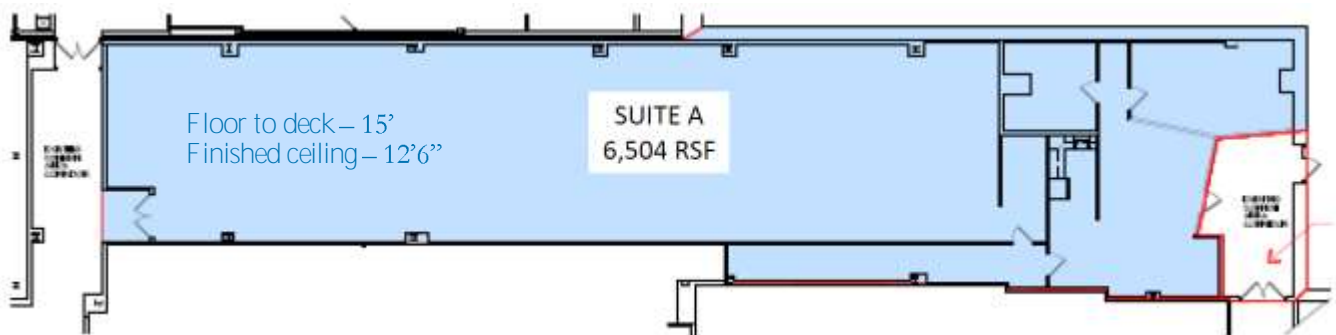
Building K

3rd Floor Plan | 6,314 RSF

- AVAILABLE SPACE
- LEASED
- COMMON AREA
- VERTICAL CIRCULATION
- SERVICE UTILITIES



Ground Floor Plan | 6,504 RSF



Campus Highlights



Premiere multi-tenant R&D campus, provides an enjoyable and productive working atmosphere.



On-site Central Utility Plant with 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 sports court.



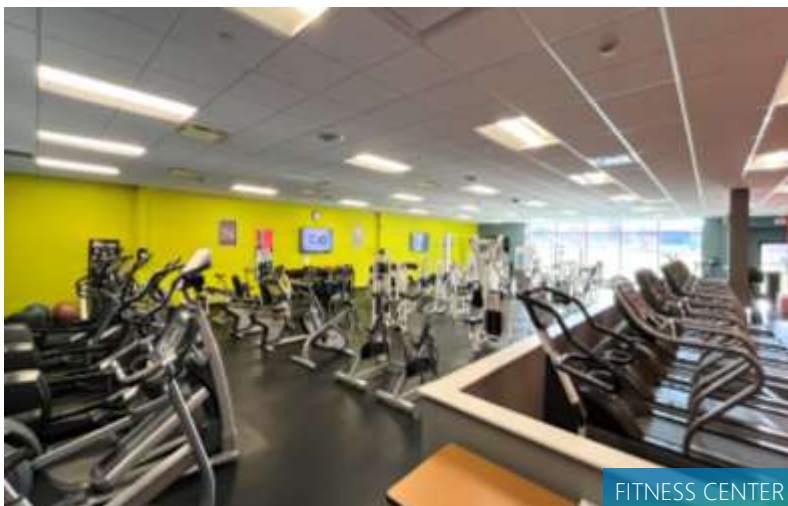
WALKING PATHS & OUTDOOR SEATING



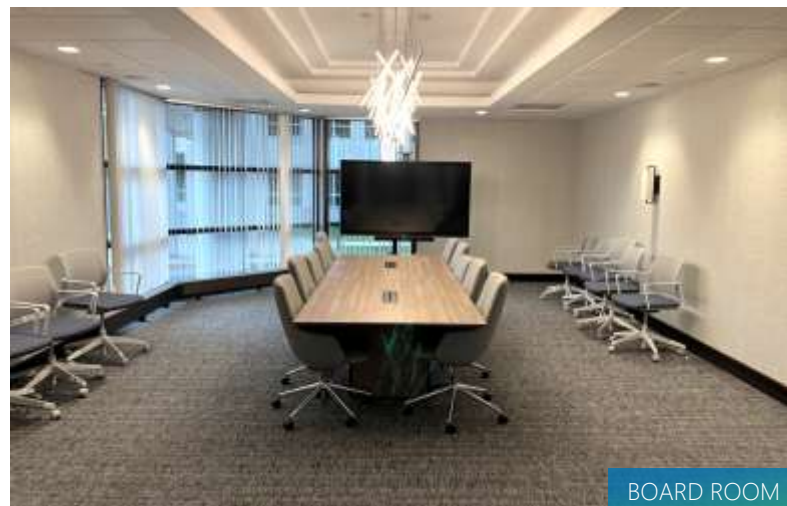
AUDITORIUM



FULL-SERVICE CAFETERIA



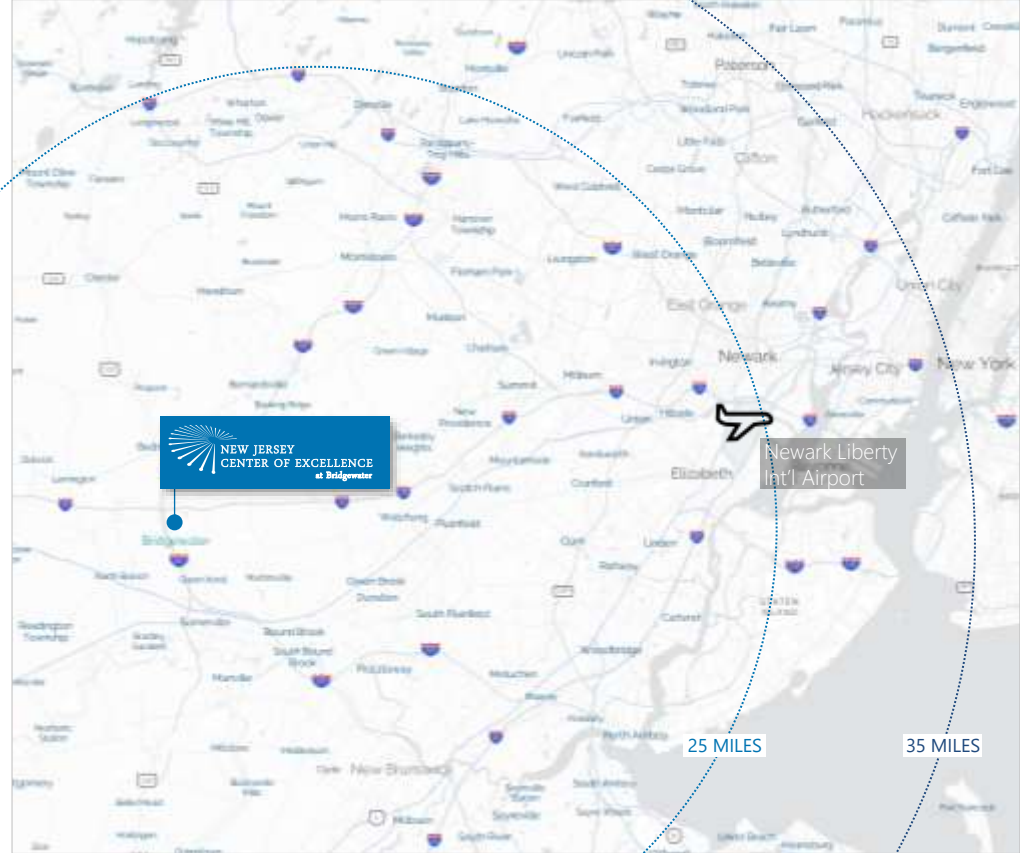
FITNESS CENTER



BOARD ROOM

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



Site plan



Notable tenants:

 insmed 	 Ashland Pharmaceuticals
 insmed 	 PTC Pharmaceuticals
 NEVAKAR	 Nestlé Health Sciences
 	

Key:

- | | |
|--|---|
|  Security Gate |  Cafeteria & Fitness Center |
|  Employee Gate |  Auditorium |
|  Parking Garage |  Sports Court |
| |  Central Utility Plant (CUP) |



For more information, please contact leasing agent:

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An investment property of:

