



NEW JERSEY
CENTER OF EXCELLENCE
at Bridgewater

55,200 SF
State-of-the-Art
R&D Building

1041 Route 202/206 | Bridgewater, NJ
Building M



New Lab Ready Shell


Building M will be a newly converted state-of-the-art R&D facility situated in the thriving, ±800,000 SF, New Jersey Center of Excellence campus, set on 110 picturesque acres in Bridgewater, New Jersey. This premier and vibrant Hi-Tech/R&D campus is centrally located within the Boston to Washington, D.C. life science corridor, positioned south of Interstate 78/287 interchange in Somerset County, and is home to a growing list of prestigious tenants, including Avantor, Ashland, Kashiv Pharmaceuticals, NestléHealthScience, Nevakar and PTC Therapeutics.

Building M will under go a major renovation to convert it to a clean lab ready shell delivered ready for tenant fit-out. The building will feature a new roof, new mechanical systems for 100% once-through lab air, new building DI water, compressed air and vacuum systems, new loading dock and freight elevator, new entry lobby and restrooms.

BUILDING HIGHLIGHTS:



+/- 57,400 SF




3-story, Class A state-of-the-art lab facility plus lower level




± 14,000 SF floor plates, virtually column free



Efficient design



15' slab-to-slab average ceiling height




Touchless features throughout common areas and restrooms




Interconnected to Buildings G, L, K, JR-1, JR-2, and M



All utilities provided from the Central Utility Plant



Generator back-up for life-safety and lab exhaust




Air Handling Units for each floor providing once-through lab air




Building level pH neutralization system




New restrooms provided on each floor



Building DI water, vacuum and compressed air stubbed out at each floor



Efficient floor plates with full height windows providing abundant natural light.



Access to the campus cafe, fitness and conference centers

CAMPUS HIGHLIGHTS:

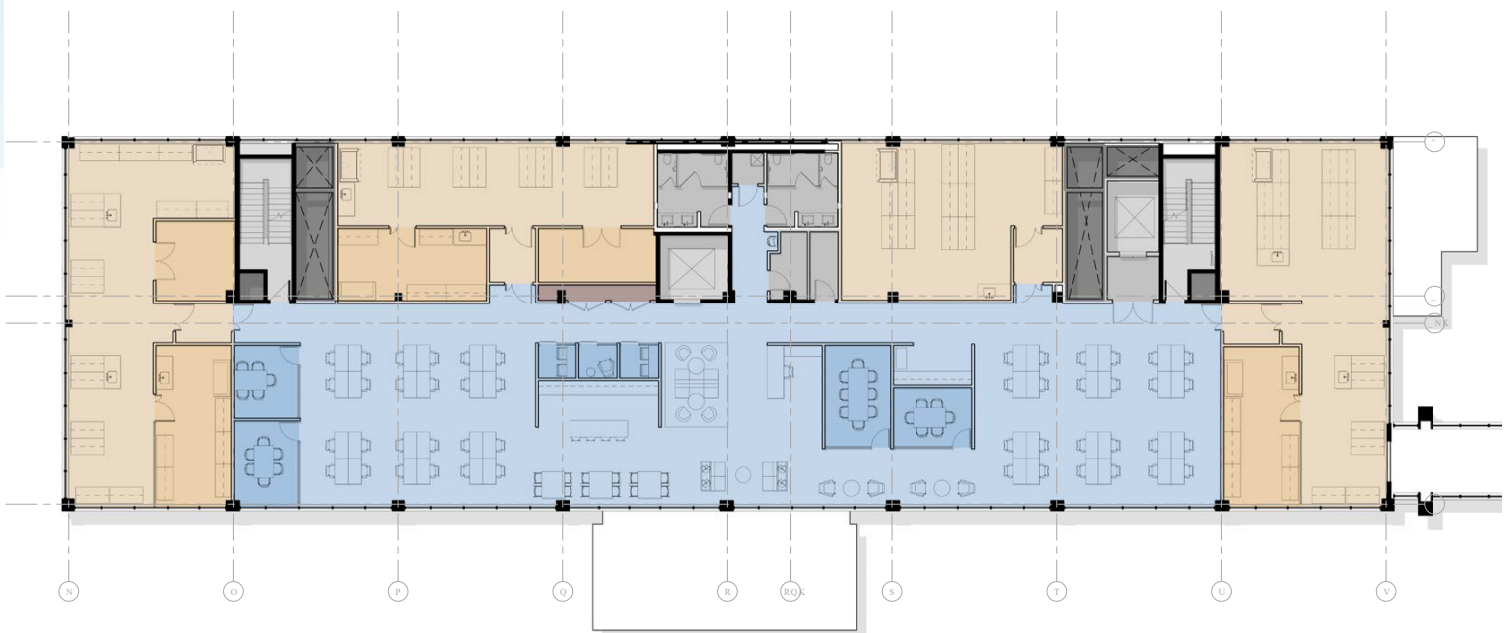
- Secure gated campus
- On-site Central Utility Plant (“CUP”)
- Redundant power feeds to the site, dual fuel sources for Cogen in the CUP, and generator back-up for each building

AMENITIES:









- New full service café
- 110 seat auditorium and conference room (2023 renovation)
- New fitness center
- Basketball court
- Walking path
- Property management



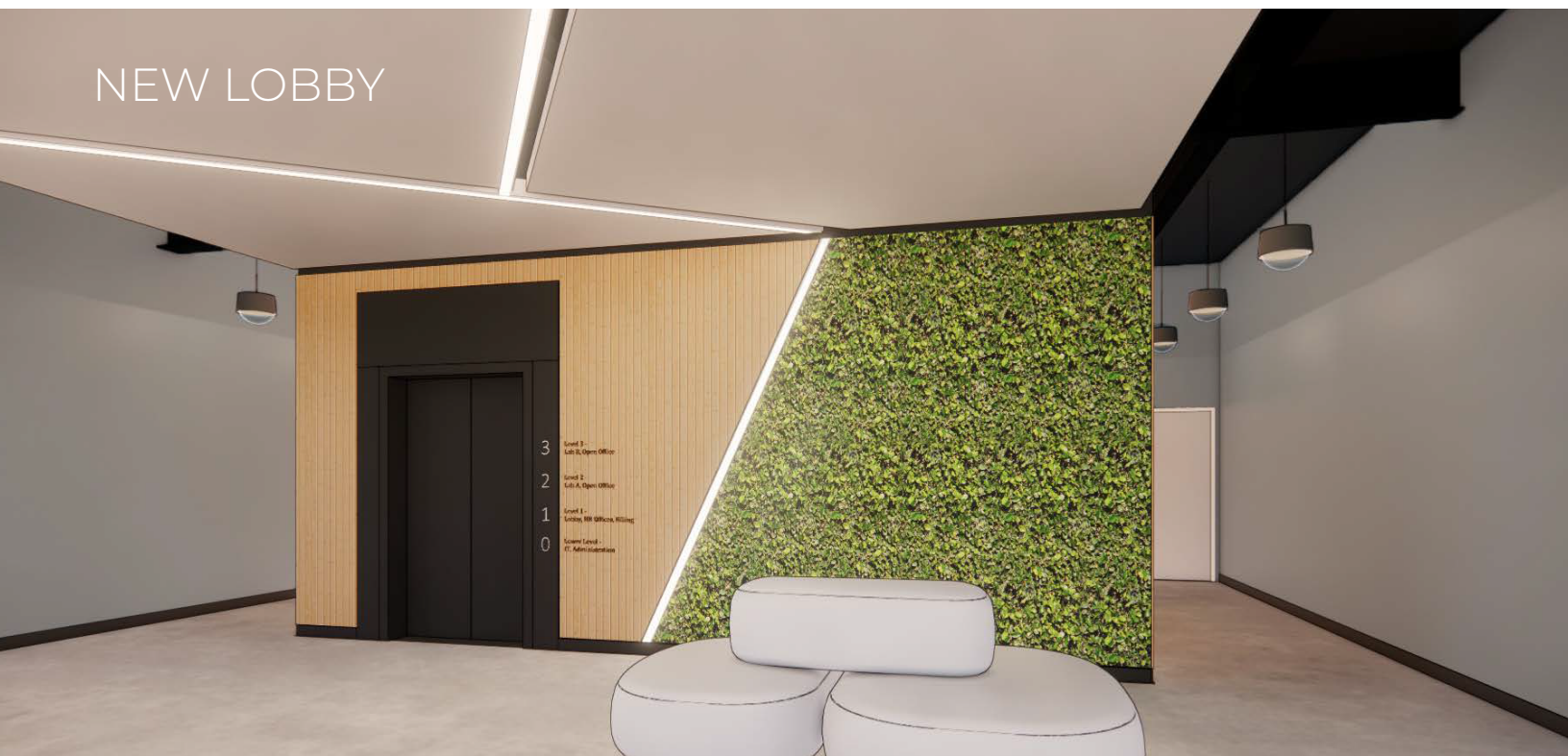
CONCEPT FLOOR PLAN



LEGEND

 OFFICE - OPEN	 BUILDING - VERTICAL CIRCULATION
 OFFICE - CLOSED MEETING	 BUILDING - SUPPORT
 LAB - OPEN	 BUILDING - SHAFT
 LAB - SUPPORT	 TENANT - SUPPORT

NEW LOBBY



Local talent

#1 STATE FOR EMPLOYED BIOCHEMISTS AND BIOPHYSICISTS

Source: Bureau of Labor Statistics, Occupational Employment & Wages, May 2018

#1 CONCENTRATION OF SCIENTISTS & ENGINEERS
Per square mile in the U.S.

Source: JobsEQ, December 2019

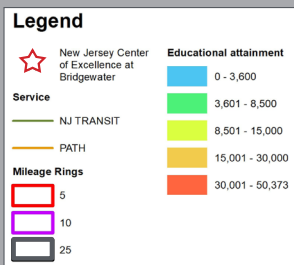
#13 OF THE TOP 20 GLOBAL PHARMACEUTICAL COMPANIES

Source: Pharmaceutical Executive, 2020

NJ is home to **17 Fortune 500** companies and **225** foreign national U.S. headquarters.

NJ is home to **8 of the world's top 10 companies** for R&D productivity, including Johnson & Johnson and Merck & Co.

Source: ChooseNJ.com



LOCAL AND REGIONAL ACCESSIBILITY TO NEW JERSEY'S LIFE SCIENCES & HIGHLY EDUCATED WORKFORCE

Commute Time	Occupation Management	Occupation Computer / Mathematical	Occupation Life / Social Sciences	Education Bachelor's Degree	Education Grad / Professional Degree	Total Labor	Total Education
Within 60 minutes	402,703	150,998	42,477	1,238,342	860,853	802,029	2,100,195
Within 30 minutes	70,167	30,514	10,245	193,685	161,928	139,739	355,613
Within 15 minutes	9,908	4,800	1,536	26,240	23,025	19,853	49,265

Note: Life Sciences' occupations were defined by BLS major codes; life and social sciences, health practices, computer/math, and management. Accessibility was defined by the reach of NJCOE @ Bridgewater to block groups or zip codes. Commuting from those areas to NJCOE @ Bridgewater were determined by either public transit for urban areas and driving from suburban areas. Source: JLL Research, Bureau of Labor Statistics

New Jersey Life Sciences ecosystem & greater transit network



HOSPITALS/MEDICAL CENTERS

Atlantic Health System

1. Morristown Medical Center, Morristown
2. Overlook Medical Center, Summit
3. Newton Medical Center, Newton
4. Chilton Medical Center, Pompton Plains
5. Hackettstown Medical Center, Hackettstown
6. Goryeb Children's Hospital, Morristown

Hackensack Meridian Health

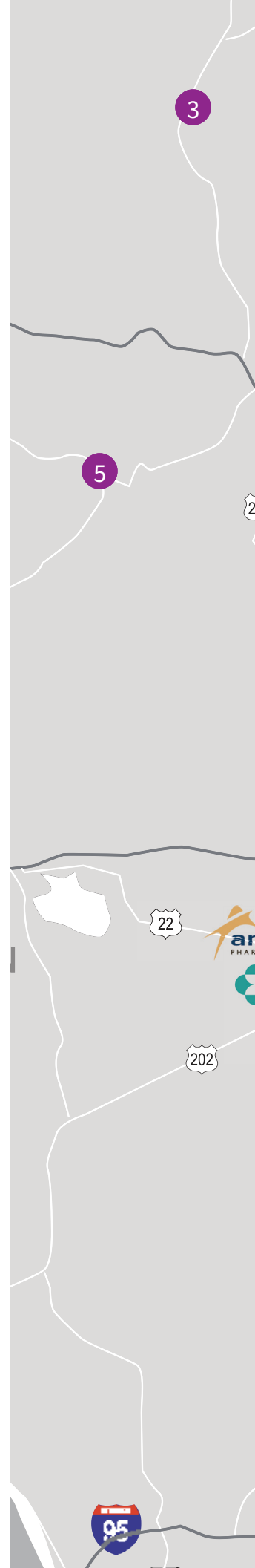
1. Hackensack University Medical Center, Hackensack
2. JFK Medical Center, Edison
3. Joseph M. Sanzari Children's Hospital, Hackensack
4. Mountainside Medical Center, Montclair
5. Palisades Medical Center, North Bergen
6. Raritan Bay Medical Center Perth Amboy, Perth Amboy
7. Pascack Valley Medical Center, Westwood

St. Joseph's Health

1. St. Joseph's University Medical Center / St. Joseph's Children's Hospital, Paterson
2. St. Joseph's Wayne Medical Center, Wayne
3. St. Joseph's Healthcare and Rehab Center, Cedar Grove

RWJ Barnabas Health

1. Children's Hospital of New Jersey / Newark Beth Israel Medical Center, Newark
2. Clara Mass Medical Center, Belleville
3. Jersey City Medical Center, Jersey City
4. PSE&G Children's Specialized Hospital, New Brunswick
5. Robert Wood Johnson University Hospital, New Brunswick
6. RWJ University Hospital Rahway, Rahway
7. RWJ University Hospital Somerset, Somerville
8. Saint Barnabas Medical Center, Livingston
9. The Bristol-Myers Squibb Children's Hospital at RWJUH, New Brunswick






 NEWARK LIBERTY INT'L AIRPORT
 NEWARK PENN TRAIN STATION


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 CENTER OF EXCELLENCE
 at Bridgewater

Life sciences statistics combined NY Metro*

- #1** LIFE SCIENCE EMPLOYEES
more than any other market (127K PEOPLE)
- #2** NIH FUNDING
(\$2.44 Billion)
- #2** LAB INVENTORY
(30 Million SF)
- #4** VC/PE FUNDING
(\$1.2 Billion)

*All statistics are derived from 2019 calendar year

East Windsor



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Contact us for more information or tour
New Jersey Center of Excellence at Bridgewater campus.

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