



**NEW JERSEY  
CENTER OF EXCELLENCE**  
at Bridgewater

Where Science Meets Inspiration.

**36,018 RSF Modern Laboratory and Office Space  
Available for Lease in Building JR-1**



# COME BE A PART OF BRIDGEWATER'S EXCITING MULTI-TENANT LIFE SCIENCES/R&D CAMPUS

Situated in a beautiful suburban setting on +/- 33 picturesque acres in Bridgewater, New Jersey, the New Jersey Center of Excellence at Bridgewater is a premier and vibrant Hi-Tech/R&D campus located south of the Interstate 78/287 interchange.

The campus is the home to a growing list of prestigious tenants: Avantor, Ashland, Kashiv Pharmaceuticals, NestléHealthScience, Nevakar and many more.

Centrally located within the Boston – Washington, D.C. life science corridor, the R&D campus encompasses +/- 800,000 SF of laboratory, office, GMP production and warehouse facilities and also includes a full service cafeteria, fitness and conference center.

The New Jersey Center of Excellence provides a full range of modern lab facilities and is an excellent working environment for R&D companies.

- On-site Central Utility Plant ("CUP") provides significant savings to tenants
- Redundant power feeds to the site, dual fuel sources for Cogen in the CUP, and generator back-up for each building
- On-site amenities include: property management, full service cafeteria, fitness center, basketball court, conference facilities, and structured parking

## STATE-OF-THE-ART R&D SPACE AVAILABLE

Centrally positioned in the heart of the campus, Building JR-1. The campus is nestled among stunning natural surroundings, prominent life sciences and research companies and abundant campus and area amenities.

JR-1 is a 141,000 square foot, four story, state-of-the-art R&D building. This innovative and energy efficient building offers central lab corridors on each floor with fully equipped chemistry/biology laboratories, office space, conference rooms and private offices.

*"The N.J. Center of Excellence in Bridgewater offers facilities and a talent pool that are on par with any of the other locations we considered. One of the deciding factors was Advance Realty's vision to reposition the campus into a 21st-century, mixed-use 'company town' that includes a hotel, apartments, retail, restaurants and recreational venues in a beautiful setting. This concept will give us a tremendous advantage in attracting the best talent."*

*Anders Kasperison, VP and Program Manager for research and development Nestlé Health Science*





# Basement ±9,296 RSF

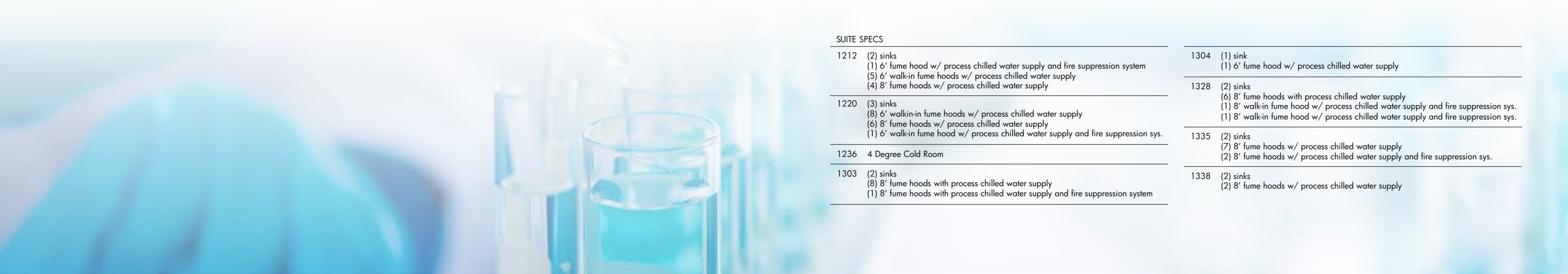
# First Floor ±26,722 RSF & Lab Specs



### SUITE SPECS

1212	(2) sinks (1) 6' fume hood w/ process chilled water supply and fire suppression system (5) 6' walk-in fume hoods w/ process chilled water supply (4) 8' fume hoods w/ process chilled water supply
1220	(3) sinks (8) 6' walk-in fume hoods w/ process chilled water supply (6) 8' fume hoods w/ process chilled water supply (1) 6' walk-in fume hood w/ process chilled water supply and fire suppression sys.
1236	4 Degree Cold Room
1303	(2) sinks (8) 8' fume hoods with process chilled water supply (1) 8' fume hoods with process chilled water supply and fire suppression system

1304	(1) sink (1) 6' fume hood w/ process chilled water supply
1328	(2) sinks (6) 8' fume hoods with process chilled water supply (1) 8' walk-in fume hood w/ process chilled water supply and fire suppression sys. (1) 8' walk-in fume hood w/ process chilled water supply and fire suppression sys.
1335	(2) sinks (7) 8' fume hoods w/ process chilled water supply (2) 8' fume hoods w/ process chilled water supply and fire suppression sys.
1338	(2) sinks (2) 8' fume hoods w/ process chilled water supply







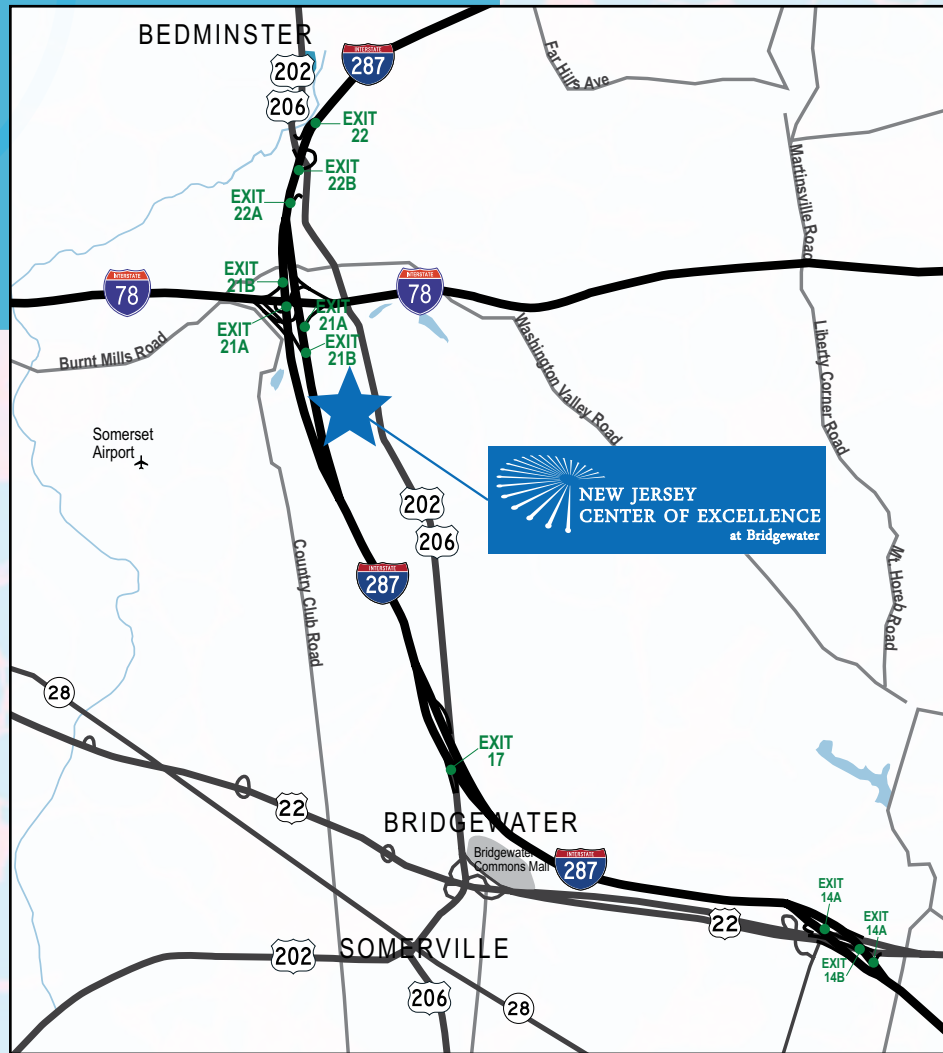
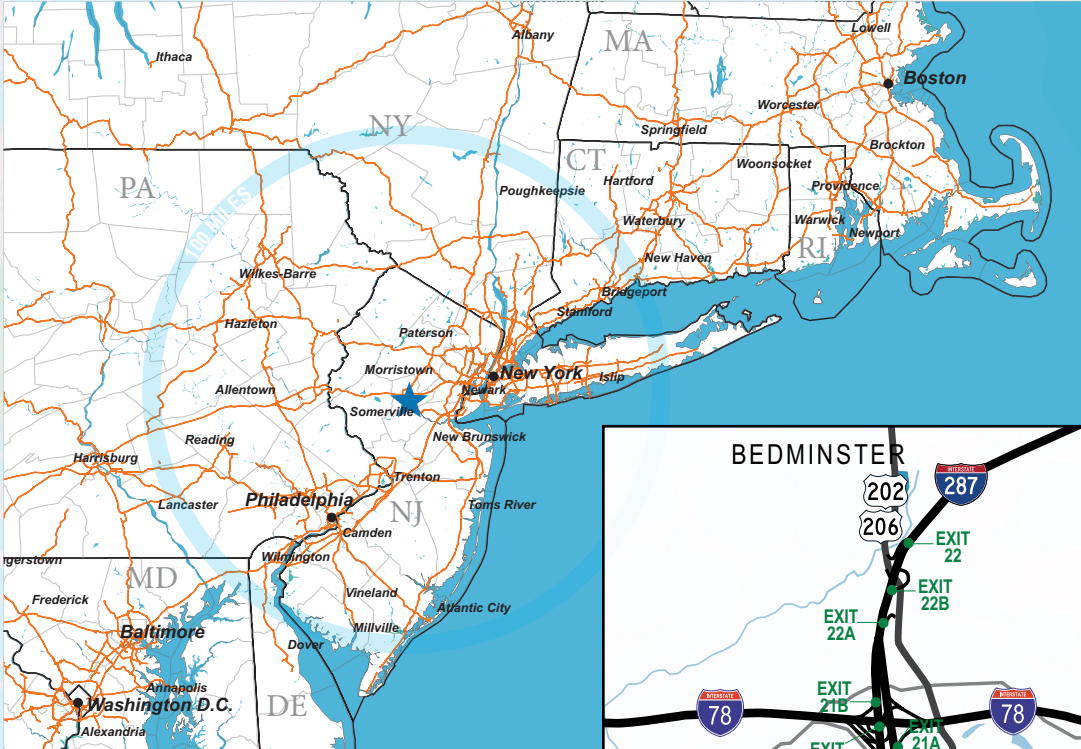
## Where Performance Meets Excellence.

The highlight of the New Jersey Center of Excellence is JR-1, a modern state-of-the-art laboratory building suitable for a variety of R&D companies seeking plug-and-play laboratory space.





# Where Discovery Meets Convenience.



- Centrally located within the Boston – Washington, D.C. life science corridor
- Visible from I-287 and located less than one-half mile south of the interchange of I-78 and I-287
- Minutes from Bridgewater’s rich area amenities of retail, restaurants, hotels, banks and day care
- 30 minutes to Newark Liberty International Airport
- 45 minutes to lower Manhattan



For more information, please contact exclusive leasing broker, JLL:

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