

TECH 2 – 661 ROUTE ONE SOUTH NORTH BRUNSWICK, NEW JERSEY

Technology Centre of New Jersey
a project of the New Jersey Economic Development Authority

AVAILABLE FOR LEASE
27,775 S.F.



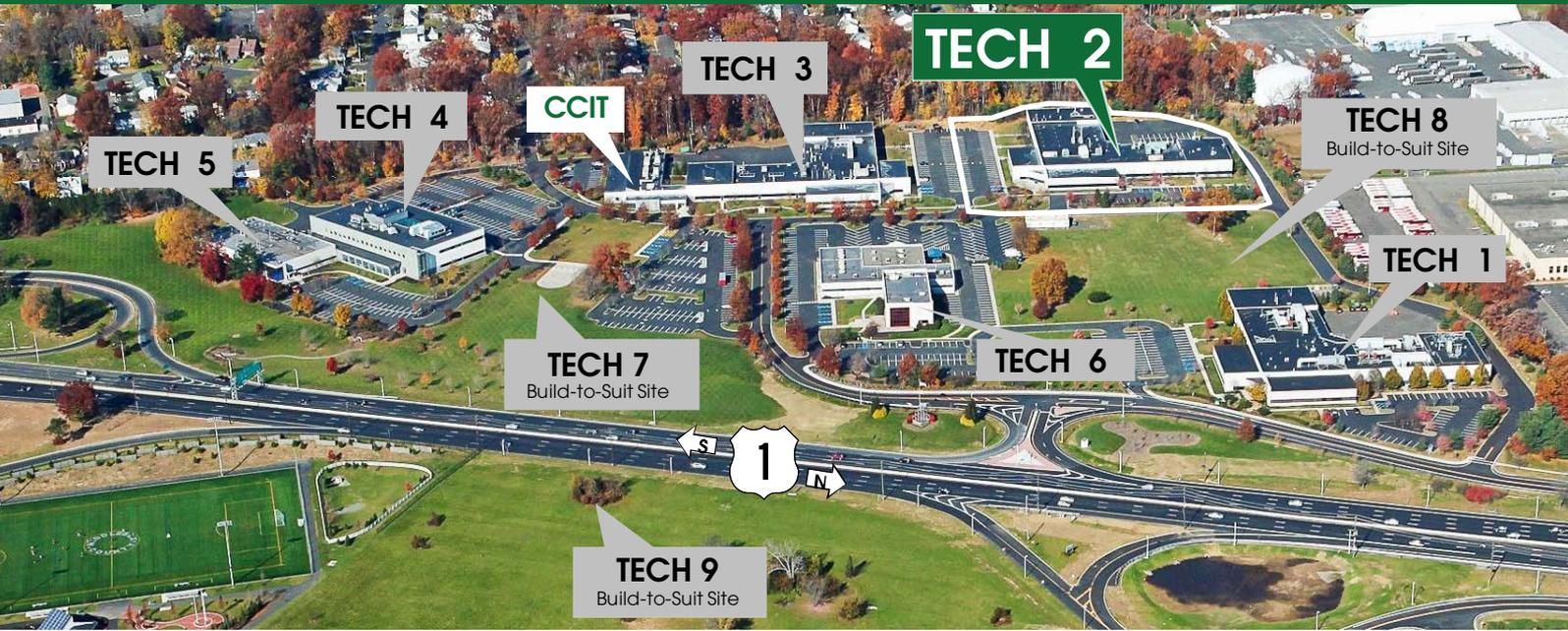
*Designed to accommodate the lab and office needs of the
life science and biotechnology industries*



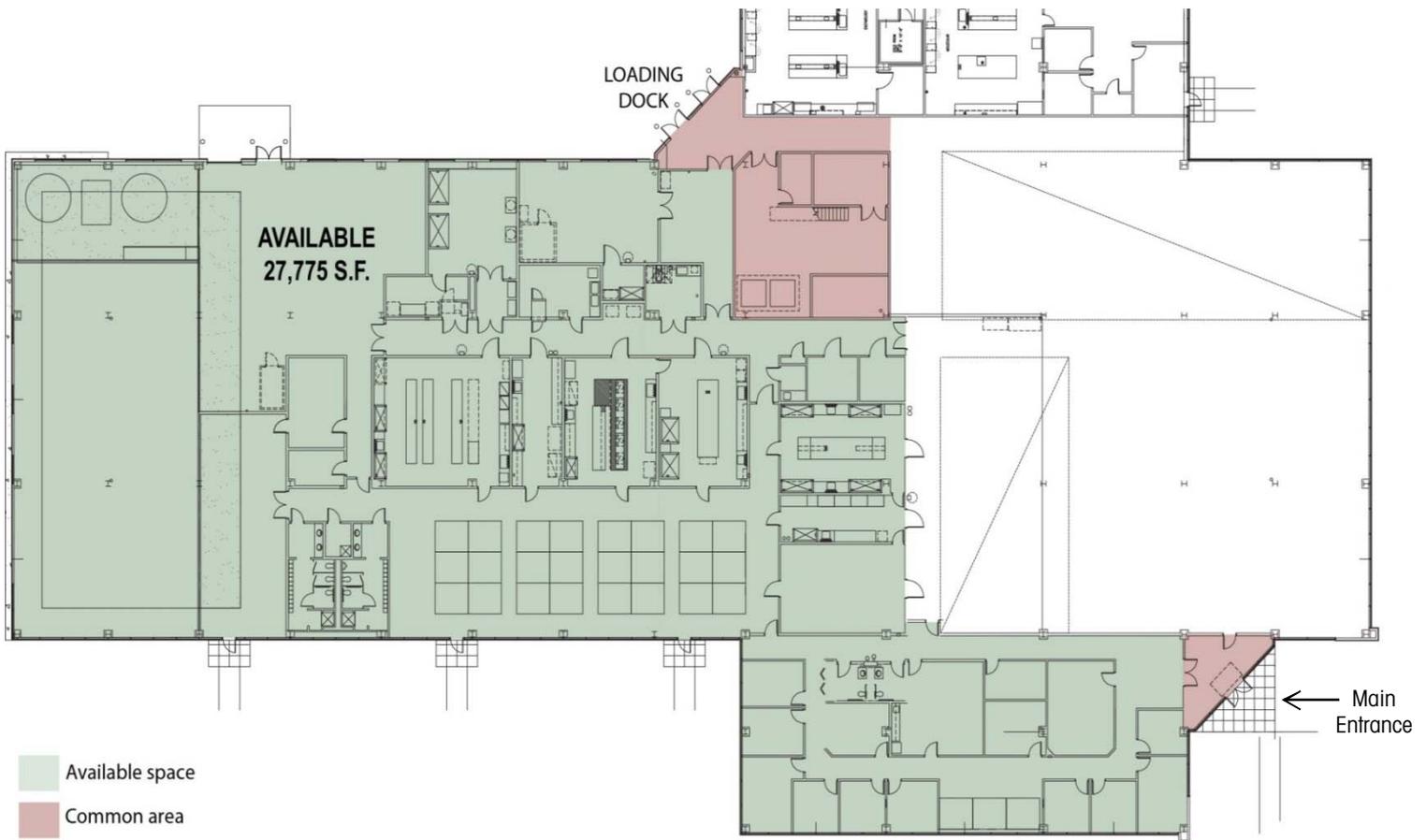
www.njtechcentre.com

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Located on 75-acres in the heart of the State's "Bioscience Cluster" on Route 1 South between Rutgers and Princeton Universities



1ST FLOOR PLAN – 27,775 S.F.





BUILDING FEATURES

- +/- 60,000 square foot one-story building
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- Built-out lab space
- 24/7 secured card access facility



BUILDING UTILITIES AND SERVICES

- HVAC system with individual temperature controlled suites and once-through, 100% outside air
- Steam and hot water boilers
- Lab gas piping
- Built out lab casework, fume hoods and epoxy resin countertops
- Separately metered natural gas, electric and water
- Autoclave
- Lab waste monitoring pits
- Dedicated shipping/receiving area
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- High bay area



SPACE FEATURES

- **27,775 S.F. lab/office space available**
- Eight (8) wet labs (consists of kilo, chemical, biochemical, instrument and quality control labs)
- Cold room with independent equipment
- Built out lab casework, fume hoods and epoxy resin countertops
- Dark room
- Locker rooms with showers
- Dedicated main entrance
- Large break room
- Office suites and open office area for cubicles
- Conference rooms



BUSINESS MANAGEMENT SERVICES

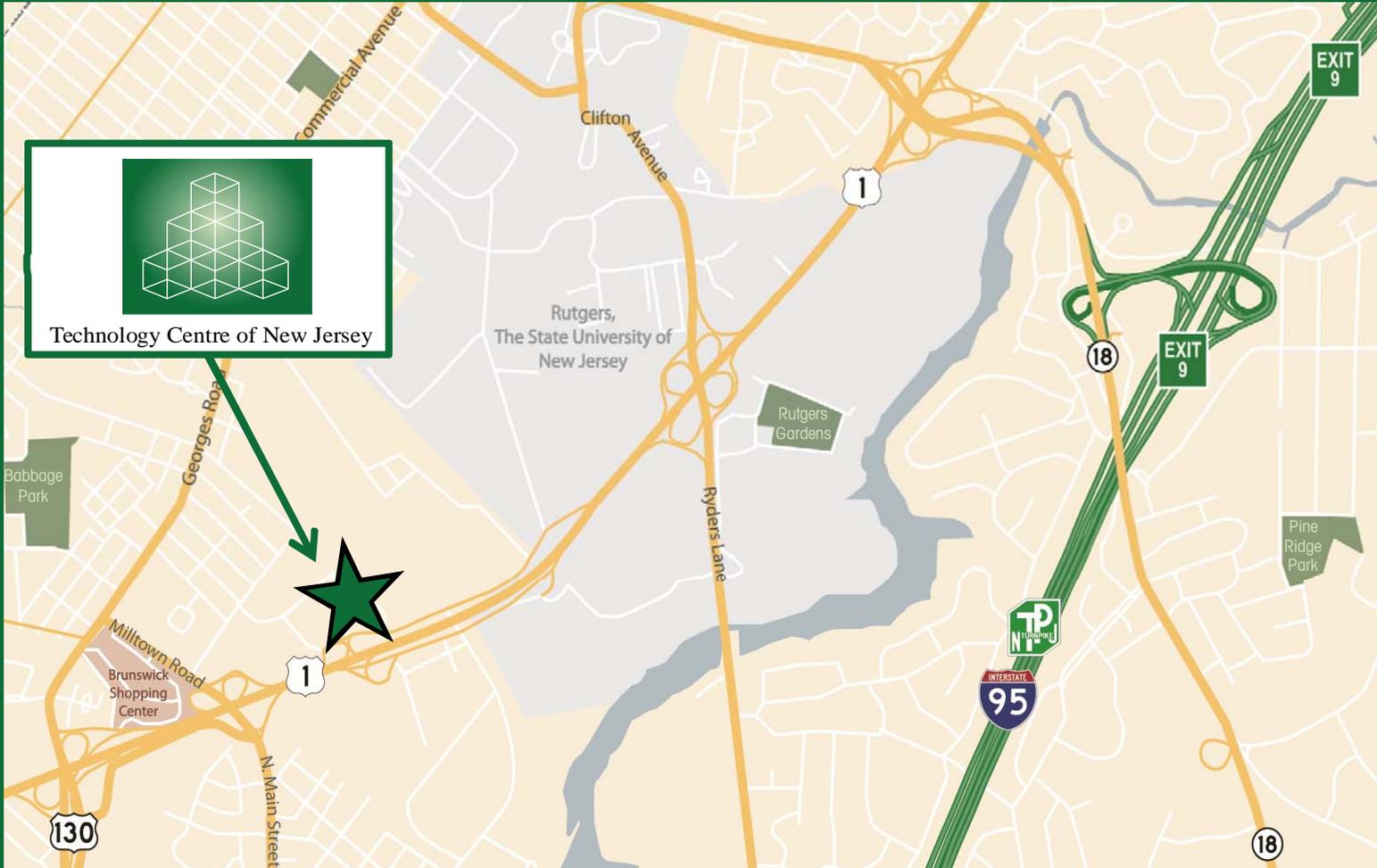
- Assistance with the EDA's technology/lending initiatives and economic incentive programs
- Located within the Greater New Brunswick Innovation Zone, one of the three "technology neighborhoods" in New Jersey designed to spur collaborative opportunities for resident academic and research institutions
- Links to small business development resources

Location:

The Technology Centre of New Jersey offers convenient access to I-95/NJ Turnpike, I-287, I-295 and Routes 18, 130 and 206.

+/- 35 miles to NYC

+/- 58 miles to Philadelphia



Please contact exclusive leasing agent:



**JONES LANG
LASALLE**

Real value in a changing world

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A project of:



The New Jersey Economic Development Authority (EDA) is an independent State agency that serves as the State's bank by financing small and mid-sized businesses, administering tax incentives to retain and grow jobs, revitalizing communities through redevelopment initiatives, and supporting entrepreneurial development by providing access to training and mentoring programs.

Scan QR code with your smartphone's QR reader app to get more details.

