

TECH 4 - 685 ROUTE ONE SOUTH NORTH BRUNSWICK, NEW JERSEY

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

AVAILABLE FOR LEASE
32,646 S.F.



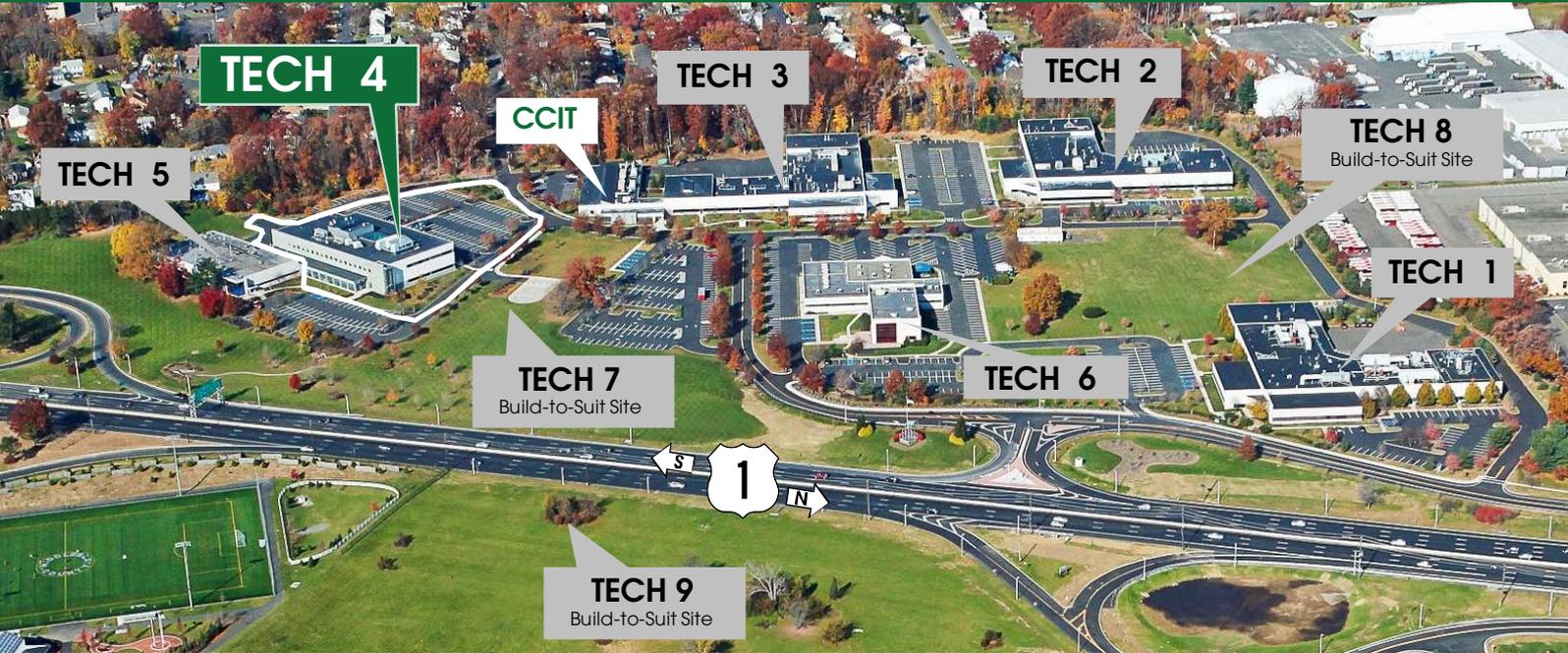
*Designed to accommodate the lab and office needs of the
life science and biotechnology industries*



www.njtechcentre.com

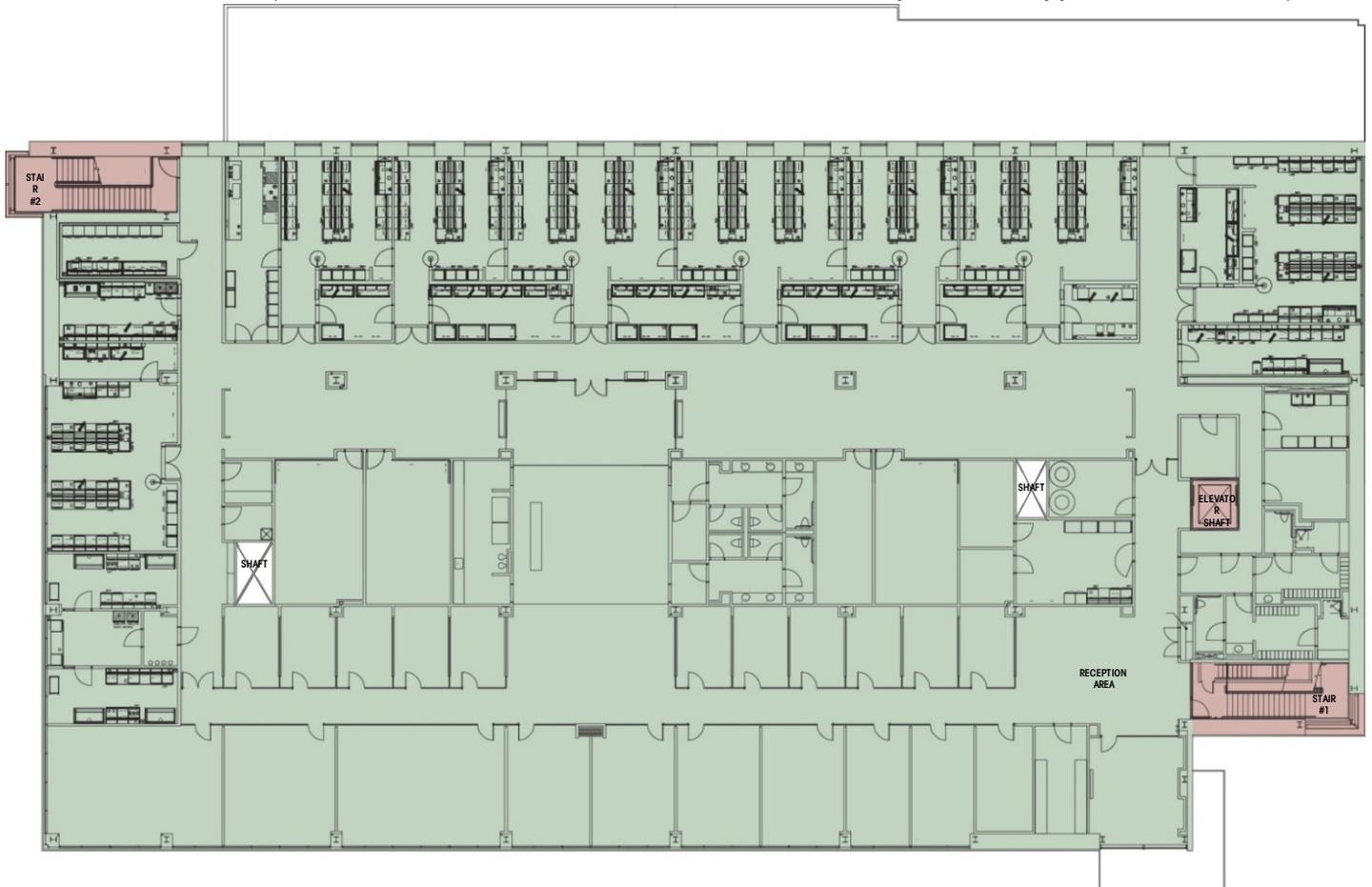
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Located on 75-acres in the heart of the State's "Bioscience Cluster" on Route 1 South between Rutgers and Princeton Universities



2ND FLOOR PLAN – 29,908 S.F.

(1st Floor has additional 2,738 S.F. of mechanical space that supports the 2nd floor.)





BUILDING FEATURES

- +/- 60,500 square foot two-story building
- LEED Silver certified
- Architectural concrete (GFRC) exterior panels over masonry block base with insulating glass window system. Steel structure with roof "sized" for heavy equipment loads
- Passenger/freight elevator
- 24/7 secured card access facility



BUILDING UTILITIES AND SERVICES

- Two (2) 125-ton Trane air-cooled chillers
- Two (2) 40-ton process chillers
- Two (2) 24,000 CFM air handling units in penthouse
- Two (2) Cleaver Brooks flex water tube, 80 HP boilers
- HVAC system with individual temperature controlled suites and once-through, 100% outside air
- 3,000 KVA back-up generator
- 4,000 amp electrical service
- Pre-wired communication outlets with connection to tenant telephone/data room and main demark room
- Sub-metered tenant electric
- Lab waste neutralization system
- Dedicated shipping/receiving area; loading dock with direct access to elevator



SPACE FEATURES

- **32,646 S.F. second floor lab/office available space**
- Eight (8) wet labs
- Two (2) cell culture labs
- Radio Isotope lab suite
- 10' lab ceiling height with pendant lighting
- Cold room with independent equipment
- Dark room
- Fully adjustable lab casework system
- Flexible equipment areas including 120/208V emergency power
- Eye washes at lab sinks and safety shower in each lab
- Break area with 16' high atrium skylight
- Interior glass partitions throughout the office area
- Locker rooms with showers
- Dedicated elevator



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:



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 midsized 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.

