

LIFE SCIENCE HAS A **NEW** ADDRESS



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FOR WEBSITE

208,803 SF BUILDING WITH 84,988 SF OF LAB/R&D INFRASTRUCTURE AVAILABLE





CREATE YOUR OWN CLASS A R&D ENVIRONMENT



PRIME LOCATION AT THE
CENTER OF LIFE SCIENCES
ACTIVITY FROM
NEW YORK CITY
TO PHILADELPHIA



LANDLORD IS WELL FINANCED
TO PROVIDE TOP-TIER WORK
ENVIRONMENTS TO TENANTS
WITH COMPLICATED TECHNICAL
REQUIREMENTS



CLOSE TO AIRPORTS,
HOTELS, AND
NUMEROUS RETAIL
OFFERINGS





PREMIER ON-SITE FEATURES



**5MW OF TOTAL
AVAILABLE POWER**



**2MW DIESEL POWERED
FULL-BACKUP GENERATOR**



**FULL-SERVICE
CAFETERIA**



**NEW FITNESS CENTER WITH
LOCKERS & SHOWER**



**CONFERENCE &
TRAINING CENTER**



**LOADING
DOCKS**



**FREIGHT
ELEVATOR**



**MANNED SECURITY DESK &
CONTROLLED ACCESS**



BUILDING SPECIFICATIONS

STORIES	Four (4)
FLOOR PLATES	± 57,109 (Typical Floor)
YEAR BUILT	2011 (fit-out for Floors 3 and 4 renovated in 2019)
PARKING	886 Spaces (4.3 per 1,000 RSF), Expansion to 1,512 spaces (7.0 per 1,000 RSF) possible
SECURITY	The main entrance is manned by security personnel and includes turnstiles for building access in addition to a surveillance and card access system with cameras positioned in public areas throughout the building, parking lots and perimeter areas.
COLUMN SPACING	30' x 30'
CEILING HEIGHTS (SLAB TO SLAB)	Floor to floor height is 13'-0" between elevated floors and the roof. Floor to Floor height between ground floor and the first elevated floor is 13'-6". Clear distance between the lower floor and bottom of steel at elevated floors is approximately 11'-2". This dimension would increase to 11'-8" clear between the first floor and the second floor.
FLOOR LOAD	The existing elevated floor slabs will support equipment with operating weights under 2,000 pounds. The structure can adequately accommodate other general loading such as lab benches and portable lab equipment
POWER / ELECTRICAL SERVICE	The existing Building is fed by a 13.2KV Pad Mounted Switchgear located at the south end of the building. Two substations consist of a 200A load interrupter switch, a 2000KVA Dry-Type Transformer, and a 3000Amp, 3-phase, 4-wire, 100,000 AIC 480Y/277V low voltage switchboard. The low voltage switchboard is protected by a 3000Amp Circuit Breaker and has two fused switched feeder section and a 3000Amp Tie Circuit Breaker.
BACK-UP POWER	One 2MW generator and One 130 kW diesel-fired (Installed 2020)
FIRE PROTECTION	The building is fully protected by an automatic fire sprinkler system with electric fire pump and a Honeywell fire alarm system.
ROOF (TYPE, AGE)	Thermoplastic poly olefin (Original; Warranty through 12/30/2030)
HVAC	Two (2) Mammoth Penthouse units each with nominal capacity of 4,014/334.5 MBH/Tons. Each unit serves half of the side of the building on all floors. Building heating is provided by indirect gas fired boilers model 1500, input capacity MBH1875, output 1500, gas pressure of 7 – 14 lbs. General heating is provided by electric reheat coils on VAV boxes throughout the space.
BUILDING MANAGEMENT SYSTEM	Honeywell building automation system with distributed controllers.
LOADING DOCKS	Three (3)
FREIGHT ELEVATOR	One (1) (4,500 lbs.) Freight
PASSENGER ELEVATORS	Three (3) (3,500 lbs.) Personnel
WATER & SEWER	4" water line / 8" sanitary line
FIBER PROVIDERS	Verizon (copper feed). Empty conduit exists for future tenant needs.
AMENITIES	Cafeteria, conference center and fitness center





SPACE OVERVIEW

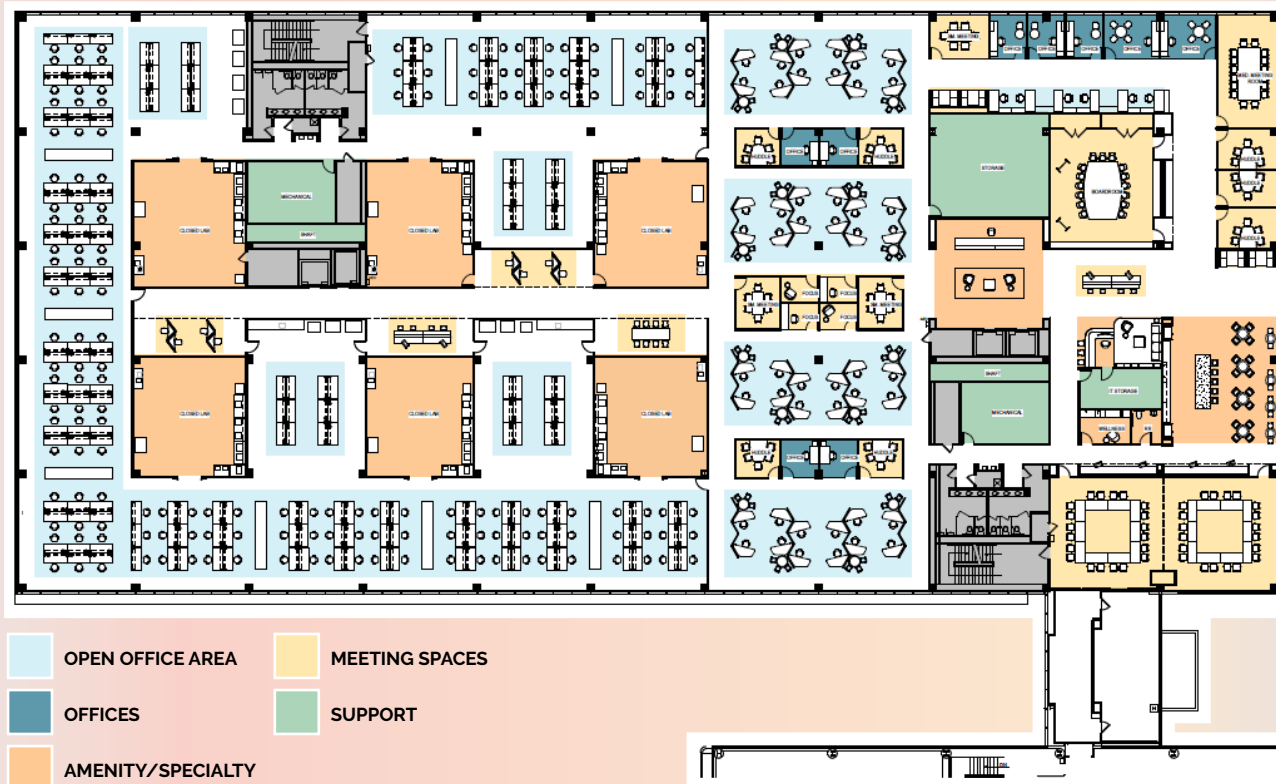
ENTIRE FOURTH FLOOR	57,325 SF - LEASED
ENTIRE THIRD FLOOR	57,109 SF
PARTIAL SECOND FLOOR	27,879 SF
	25,678 SF - LEASED
ENTIRE FIRST FLOOR	51,087 SF - LEASED

**AVAILABLE
SPACE**
84,988 SF

TERM
10 YEARS
PREFERRED

ASKING RENT
UPON
REQUEST

PROPOSED





EXISTING CONDITIONS

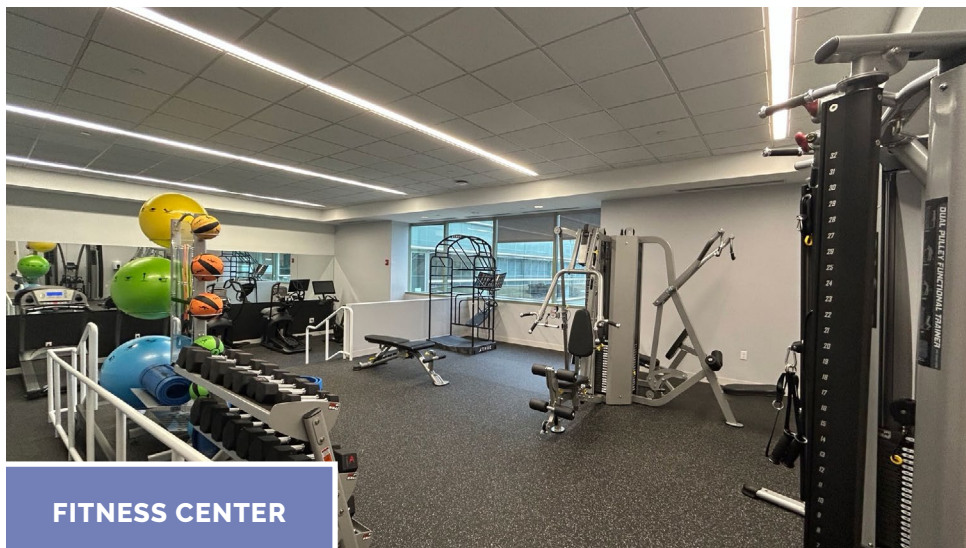
2ND FLOOR







LOBBY

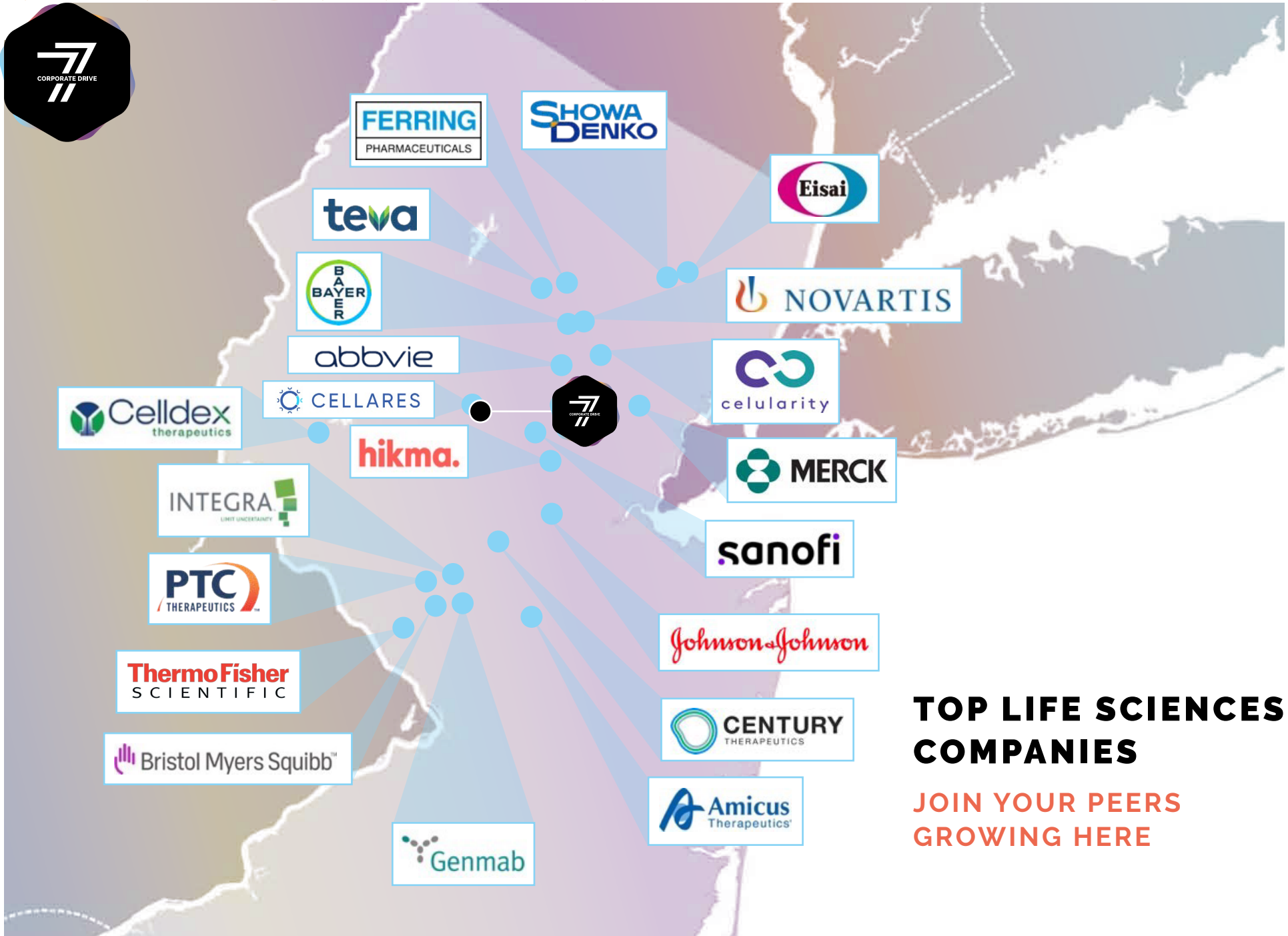


FITNESS CENTER



LOBBY CORRIDOR





TOP LIFE SCIENCES COMPANIES

JOIN YOUR PEERS
GROWING HERE





BY THE NUMBERS

#1

REGION FOR
PHARMACEUTICAL
EMPLOYMENT

#2

STATE FOR CANCER
DRUGS IN DEVELOPMENT
AND PHARMACEUTICAL
MANUFACTURING
COMPANIES

#3

STATE FOR EMPLOYED
BIOCHEMISTS AND
BIOPHYSICISTS

#1

for FDA registered
manufacturing
establishments

#2

concentration of
scientists and
engineers in the US

8 OF
THE
TOP **10**

PHARMA
COMPANIES

9 OF
THE
TOP **10**

R&D
COMPANIES

180

FDA-REGISTERED BIOPHARMA
MANUFACTURING COMPANIES
#1 IN THE U.S.

4,300+

BIOSCIENCE
ESTABLISHMENTS

#3

in density of
STEM graduates

5

Medical Schools

46

Teaching Hospitals

**Source: Choose New Jersey*





LOCAL AMENITIES

RESTAURANTS

- 1 Ninety Acres
- 2 The Butler's Pantry Trackside
- 3 Perrotti's Far Hills
- 4 Delicious Heights
- 5 Trattoria Mediterranea
- 6 Bedminster Pizza
- 7 Focacceria
- 8 Red Oak Grille
- 9 Tandoori Mela
- 10 Tap & Bitters
- 11 Hills of Herat
- 12 3'West
- 13 Rocco's Pizza & Restaurant
- 14 Pancheros Mexican Grill
- 15 Pluckemin Inn
- 16 Lil Pickles Hot Bagels & Deli
- 17 Luna Rossa Restaurant
- 18 La Pizzeria
- 19 Panatieri's Pizza & Pasta
- 20 Steck's North Deli
- 21 Kiku
- 22 Annie's Deli
- 23 Trattoria Bolu
- 24 Origin French Thai
- 25 Top O'Th' Hill
- 26 Mexicali Brews
- 27 30 Burgers
- 28 The Royal
- 29 Stoney Brook Grille
- 30 Grandma's
- 31 Il Forno Restaurant
- 32 Savory Thai - Branchburg
- 33 Cafe Nune
- 34 Joe's Pizza
- 35 Gabriel's Fountain Restaurant
- 36 Martinsville Tavern
- 37 Lombardi Pizza Co.
- 38 Cafe Venezia
- 39 Green Knoll Grill
- 40 Yoshi Sushi
- 41 Tommy's Tavern + Tap
- 42 Ryujin Sushi
- 43 Thai Kitchen I
- 44 Seasons 52
- 45 Frattellos Ristorante & Pizzeria
- 46 The Bradford

- 47 Toscana's Italian Eatery & Pizza
- 48 The Cheesecake Factory
- 49 Uncle Julio's
- 50 Redstone American Grill Restaurant
- 51 California Pizza Kitchen
- 52 Cava
- 53 DIG
- 54 Maggiano's Little Italy
- 55 K & S Italian Specialties
- 56 Thai Kitchen - Bridgewater

HOTELS

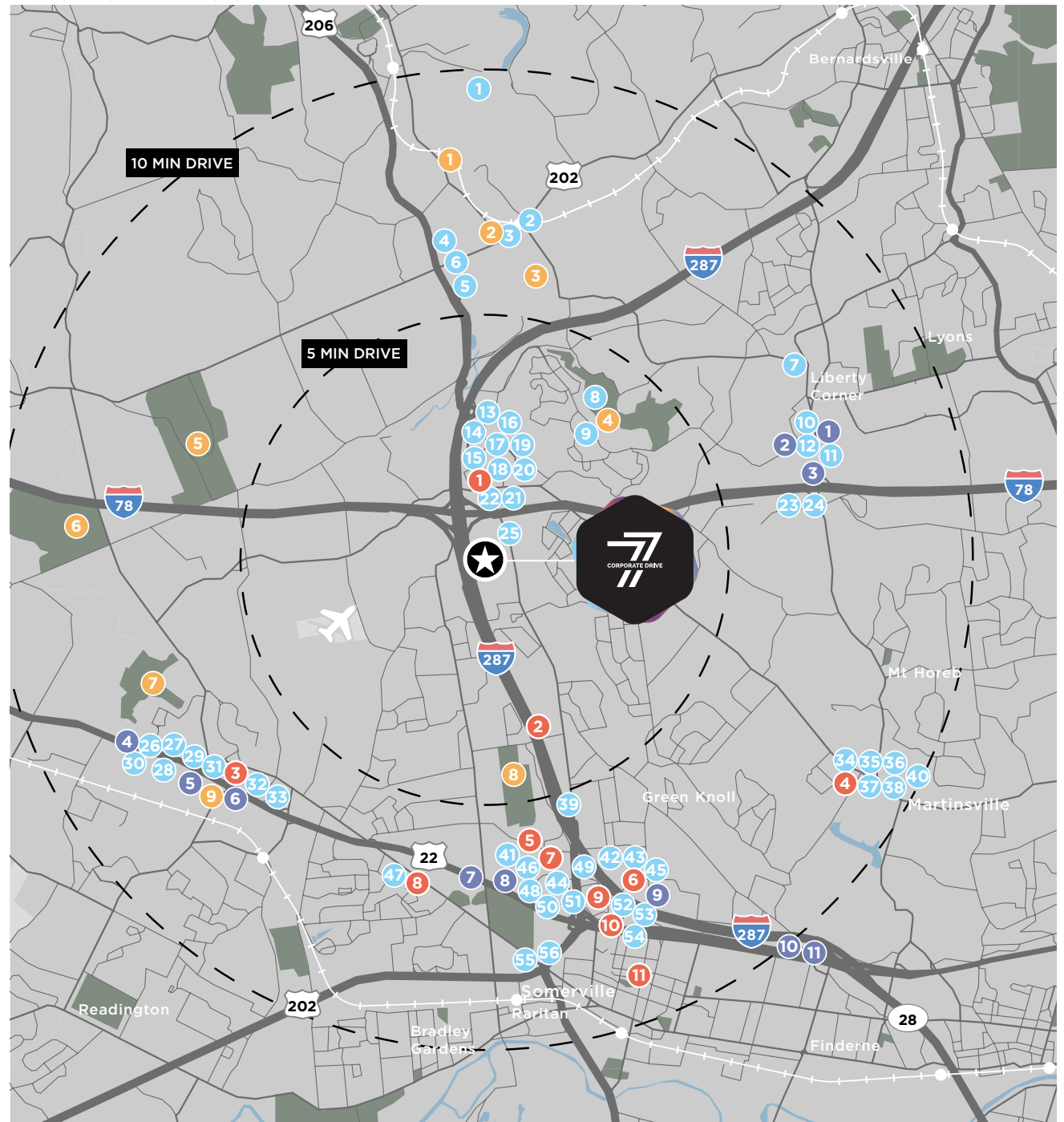
- 1 Somerset Hills Hotel
- 2 Delta Hotels by Marriott
- 3 Courtyard by Marriott
- 4 Red Mill Inn
- 5 Residence Inn by Marriott
- 6 Hyatt House
- 7 Hyatt House
- 8 AC Hotel by Marriott
- 9 Bridgewater Marriott
- 10 Americas Best Value Inn
- 11 Hampton Inn & Suites

HEALTH CLUBS / GYMS

- 1 Orangetheory Fitness
- 2 Shimon and Sara Birnbaum JCC
- 3 Crossfit 247
- 4 TEST Sports Clubs
- 5 Bridgewater YMCA
- 6 On Fire 4 Fitness
- 7 Life Time
- 8 Gold's Gym
- 9 Fit Body Boot Camp
- 10 Orangetheory Fitness
- 11 Somerville YMCA

POINTS OF INTEREST

- 1 Natirar Park
- 2 Far Hills Fairgrounds
- 3 Moorland Farms
- 4 New Jersey National Golf Club
- 5 Trump National Golf Club
- 6 Fiddler's Elbow Country Club
- 7 Fox Hollow Golf Club
- 8 Green Knoll Golf Course
- 9 Branchburg Sports Complex





CONTACT US TODAY TO TOUR THIS OPPORTUNITY

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