

# Northern New Jersey

Life Sciences – Q3 2026

savills

| Inventory                                            | Y-O-Y<br>CHANGE | Overall<br>vacancy | Y-O-Y<br>CHANGE | Total available<br>space | Y-O-Y<br>CHANGE | Under<br>construction | Y-O-Y<br>CHANGE | Venture capital<br>funding | Y-O-Y<br>CHANGE | NIH<br>funding*         | Y-O-Y<br>CHANGE |
|------------------------------------------------------|-----------------|--------------------|-----------------|--------------------------|-----------------|-----------------------|-----------------|----------------------------|-----------------|-------------------------|-----------------|
| <b>13.5</b><br>msf                                   | ↗               | <b>24.8</b><br>%   | ↗               | <b>3.7</b><br>msf        | ↘               | <b>0.2</b><br>msf     | ↘               | <b>\$0.1</b><br>billion    | ↘               | <b>\$0.4</b><br>billion | →               |
| Q3 2025: 13.4 msf                                    |                 | Q3 2025: 24.0%     |                 | Q3 2025: 4.3 msf         |                 | Q3 2025: 0.3 msf      |                 | Q3 2025: \$0.3 billion     |                 | 2025: \$0.4 billion     |                 |
| *Figures show the most recent completed fiscal years |                 |                    |                 |                          |                 |                       |                 |                            |                 |                         |                 |

## Market trends

**01** Overall vacancy rose 80 basis points year over year to 24.8% but has remained relatively stable since jumping from 15.9% in Q2 2025 to 24.0% in Q3 2025.

**02** Portal Innovations opened the nearly 30,000-square-foot (sf) New Jersey Innovation Hub at HELIX with 16 founding members and up to \$10.0 million in funding commitments to support emerging life sciences companies.

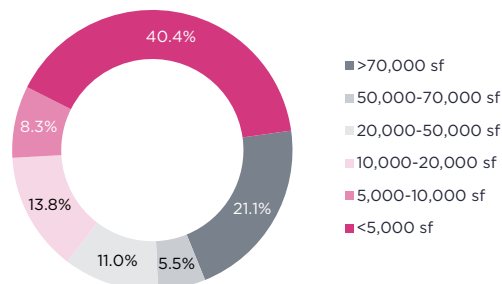
**03** BeOne Medicines announced a \$300.0 million expansion of its Princeton West Innovation Campus, adding a 145,000-sf manufacturing facility and 120 jobs, bringing the campus to 545,000 sf.

## NOTABLE LEASES

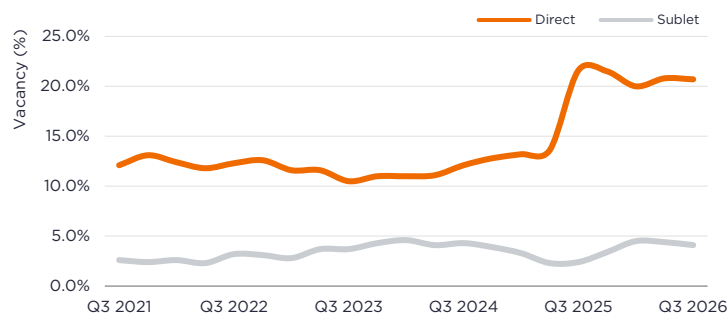
| Tenant                 | Size (sf) | Submarket   | Address                 |
|------------------------|-----------|-------------|-------------------------|
| Organon                | 70,000    | Morris      | 100 Park Avenue         |
| Regenity Biosciences   | 60,215    | West Bergen | 59 Route 17 S           |
| Bristol Myers Squibb   | 20,889    | I-78        | 184 Liberty Corner Road |
| Aquestive Therapeutics | 19,345    | I-78        | 184 Liberty Corner Road |
| Vitalant               | 14,684    | West Bergen | 1 Pearl Court           |

## CONTIGUOUS BLOCK ANALYSIS – LARGEST BLOCKS

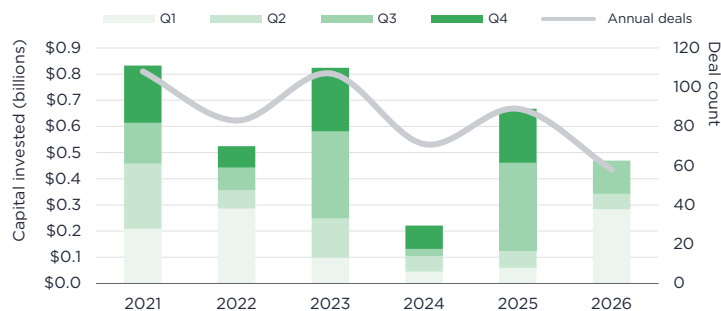
Distribution of availability (%) by largest block size



## VACANCY RATE (DIRECT VS. SUBLET)

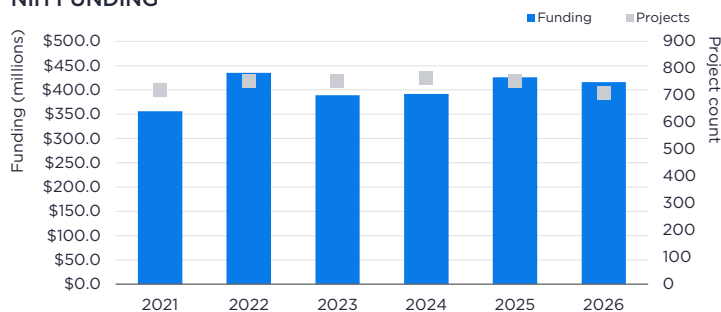


## VENTURE CAPITAL FUNDING



Source: PitchBook Data, Inc. (Data has not been reviewed by PitchBook analysts)

## NIH FUNDING



Note: Fiscal years end September 30; Source: NIH RePORT

## Savills Research

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