

Life Sciences: Northern New Jersey



Market Highlights

- Cellares has unveiled the world's first Integrated Development and Manufacturing Organization (IDMO) Smart Factory in Bridgewater, spanning 118,000 square feet (sf) and is set to generate 350 new jobs.
- Pace Life Sciences acquired a Lebanon, NJ lab facility (formerly Whitehouse Analytical Laboratories) from Curia.

The New Jersey Economic Development Authority has launched the New Jersey Innovation Fellows program. This new startup incubator offers \$3.6 million in grant dollars, mentorships and training for those in the life sciences and tech sectors.

Major Developments Under Construction & Proposed



HELIX

- SF: 573,400
- NJ's largest investment in life sciences and medical education
- Delivery: 2026
- Developer: New Brunswick Development and DEVCO



Jack & Sheryl Morris Cancer Center

- SF: 520,000
- Delivery: Early 2025
- Developer: New Brunswick Development Corporation, RWJBarnabas Health, and Rutgers Cancer Institute



Liberty Science Center High School

- SF: 300,000
- Part of SciTech Scity initiative
- Delivery: 2025
- Developer: Liberty Science Center



The Cove

- SF: 1,400,000
- Proposed: Site work is underway and will proceed over phases dependent on leasing demand
- Developer: Argent Ventures and H&R REIT

Notable Leases



NOKIA Bell Labs

120 Albany St
360,000 sf
Q4 2023



US Pharma Labs (USPL)

15 Stults Rd
63,506 sf
Q4 2023



Elite Pharmaceuticals Inc

140 Ludlow Ave
33,670 sf
Q1 2024



Simtra BioPharma

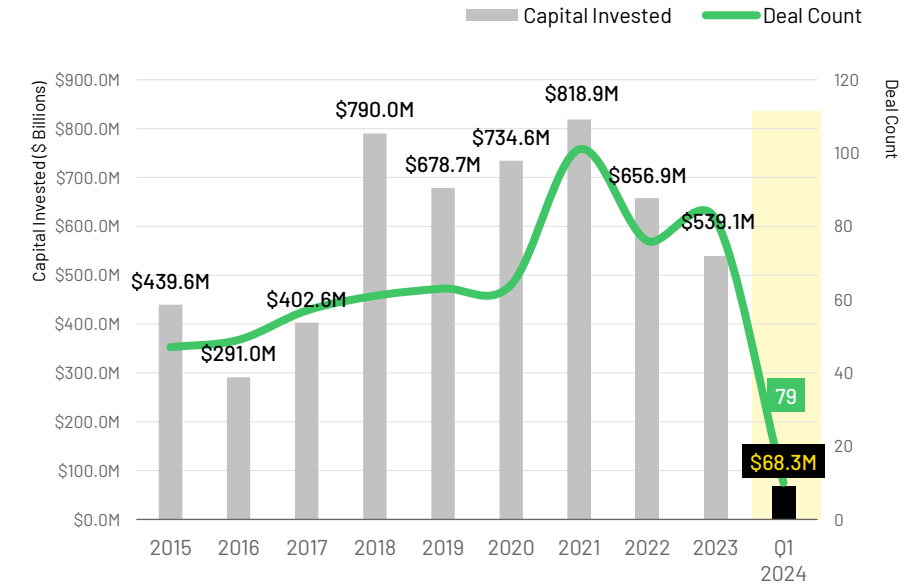
400 Interpace Pkwy
11,774 sf
Q4 2023



Origin Life Sciences

2 Research Wy
4,233 sf
Q4 2023

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Claris Bio	\$57.0M	Series A
Paterna Biosciences	\$5.1M	Seed Round
Pons	\$1.5M	Seed Round
LiviWell	\$0.5M	Seed Round
RizLab Health	\$5.0K	Later Stage VC