

Advance Realty and CrossHarbor Capital Partners Complete 11,000 Square Feet of Leasing Activity at the New Jersey Center of Excellence in Bridgewater, N.J.

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Advance Realty and CrossHarbor Capital Partners, LLC, who last month leased to Nestlé Health Science 180,000 square feet of research and development space at the [New Jersey Center of Excellence](#) (“NJCOE”), announced today that they have recently completed an additional 11,000 square feet of leasing activity to several new tenants.

Since acquiring the Bridgewater, N.J., campus from Sanofi-Aventis in 2014, the partnership has successfully repositioned the site into New Jersey’s premier research and development campus.

New tenants include:

- Clinical Genomics Inc., a U.S.-based biotechnology company that manufactures, markets and distributes a leading-edge product for colorectal cancer screening called InSure® FIT™. Clinical Genomics was represented by Mary Ryan, president of Franzwa Real Estate Advisors, LLC.
- GSG Scientific, LLC, which provides support for research projects in the food and healthcare industries.
- Solaris Pharma Corp., a product development company engaged in the development of generic and branded pharmaceutical products with specific focus on topical and transdermal products. Solaris uses its concept to commercialization expertise to develop and commercialize prescription products in the US and abroad.
- Matinas BioPharma Holdings, Inc., a clinical-stage biopharmaceutical company with a principal focus on identifying and developing novel and targeted pharmaceutical products for the treatment of various infectious diseases.

Advance Realty and CrossHarbor Capital Partners were represented by the JLL team of Daniel Loughlin, international director, Robert Ryan and Craig Eisenhardt, senior vice presidents, and Scott Stange, vice president.



“On the heels of our recently announced 180,000-square-foot lease with Nestlé Health Sciences, these transactions demonstrate continued momentum in this region and the strong desire from next-generation innovators of all sizes to be located in the Center of Excellence, where they can benefit from a world-class research and development environment,” said Peter J. Coccoziello, founder and CEO of Advance Realty. “We’re thrilled that our campus is attracting the cutting-edge companies that are integral to both the region’s long-term success and to improving peoples’ lives with their discoveries.”

An emerging regional hub for innovation and discovery, NJCOE boasts an in-place infrastructure that includes state-of-the-art lab facilities, redundant utilities and cutting-edge communications capabilities. These features ensure business continuity necessary for success in sectors that include electronics, bio-pharma, food and nutrition, cosmetics, and research and development.

Perhaps most noteworthy is the campus’s proposed “town center.” The planned development of onsite hotel, retail, multifamily and entertainment components will result in a dynamic “live-work-play” environment for employees, attracting top-quality talent to this unique community.

There are several single- and multi-tenant spaces available for lease in the New Jersey Center of Excellence, which encompasses approximately 850,000 square feet. In addition to the space currently available, the NJCOE offers up to 400,000 square feet of build-to-suit capacity. Tenants benefit from the complex’s premium amenity package, which includes a full-service cafeteria, a fitness center, conference facilities, back-up generators and 24/7 security.

Situated on 110 picturesque acres directly off Route 202/206, with more than a quarter-mile of frontage on Interstate 287, the property is centrally located within the heart of New Jersey’s life science corridor. It offers convenient access to Interstates 78 and 287 as well as the Garden State Parkway, New Jersey Turnpike/I-95 and Routes 22 and 28.