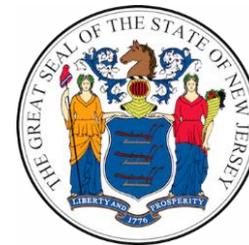


# NEW JERSEY'S LIFE SCIENCES SECTOR





**DYNAMIC LIFE  
SCIENCES  
ECOSYSTEM**



**HOME TO GROUNDBREAKING LIFE  
SCIENCES INNOVATIONS AND  
COMPANIES**

---



**A ROBUST LIFE SCIENCES SECTOR  
SUPPORTED BY INCREASING LIFE  
SCIENCE INVESTMENTS**

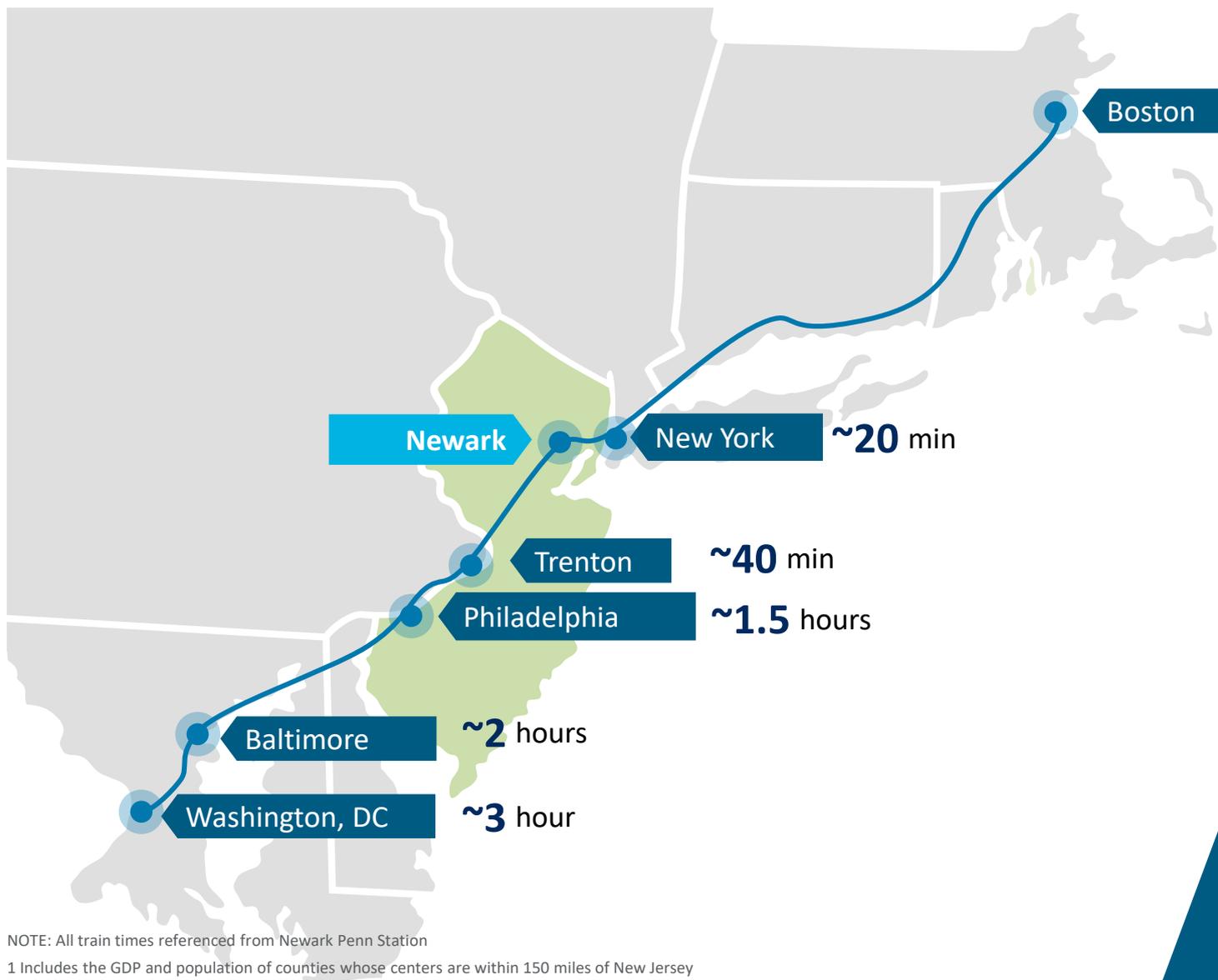
---



**18+ MILLION SQ. FT OF LIFE  
SCIENCES SPACE AVAILABLE**

---

# At the heart of the Northeast corridor, next to NYC and Philadelphia



Train times from Newark Penn Station



Day trips by train to Washington DC and Boston

## \$2.9 trillion

GDP within 150 miles<sup>1</sup>  
(15% of US)

## 36 million

consumers<sup>1</sup>  
within 150 miles

NOTE: All train times referenced from Newark Penn Station

<sup>1</sup> Includes the GDP and population of counties whose centers are within 150 miles of New Jersey

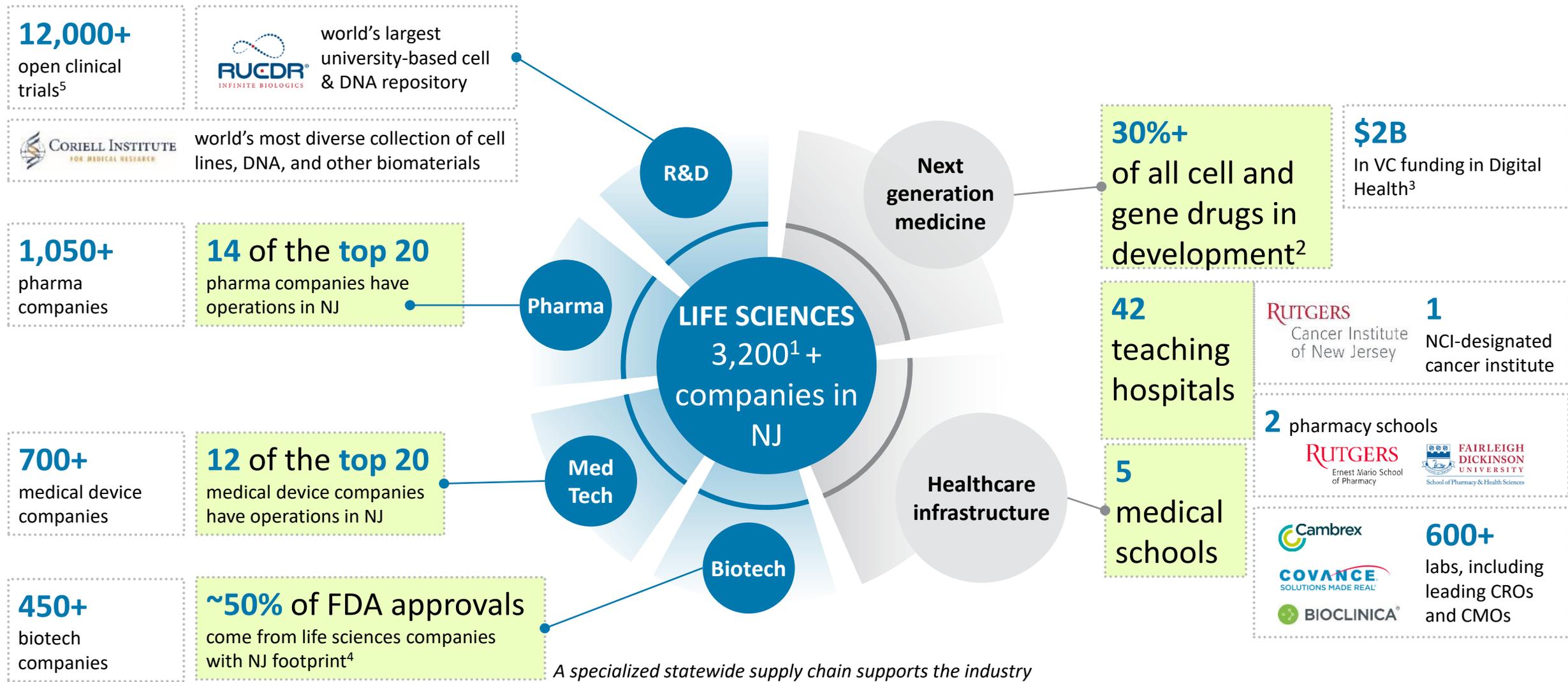
# More than 3,200 life sciences companies call New Jersey home



**3,200+**  
life sciences  
companies<sup>1</sup>  
in NJ

Note: Companies on map reflect a sample of companies HQ in New Jersey from Capital IQ | 1 Based on number of firms - defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control

# A diverse ecosystem across life sciences subsectors



<sup>1</sup> Based on number of firms, defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control for bio tech, med tech, and pharma | <sup>2</sup> Includes New Jersey state, New York-Newark-Jersey City, NY-NJ-PA MSA and Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA | <sup>3</sup> In the New York-Newark-Jersey City, NY-NJ-PA MSA | <sup>4</sup> Based on 2017 approvals (48%) | <sup>5</sup> As of May, 2019



We have a rich history of life sciences discoveries to build from

## BIRTHPLACE OF IMMUNOTHERAPY

## 1<sup>ST</sup> EVER CAR-T CELL THERAPY

## THE CURE FOR HEPATITIS-C

## 1<sup>ST</sup> FDA-APPROVED 3D-PRINTED DRUG



NJ-based Medarex led today's life saving treatments for Cancer



NJ facility of Novartis receives first ever FDA approval for CAR-T cell therapy



Pharmasset devised drug to combat Hepatitis C



NJ-located Aprelia received the first FDA approval for a 3D-printed drug

# A leader in cell and gene therapy

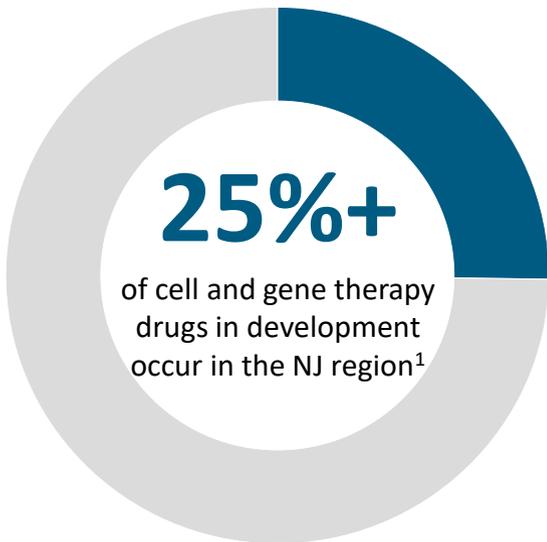
A rich pipeline of cell and gene innovation...



Recombinant Ebola vaccine



CAR-T cell therapy for multiple myeloma



STEM cell therapy for critical limb ischemia



Cancer immunotherapy vaccine

With leading cell and gene players investing here...



\$130 million-135,000 sq. ft immunotherapy facility



145,000 sq. ft advanced cell manufacturing and research facility and HQ



170,000 sq. ft cell manufacturing center



50,000 sq. ft expansion and cellular bioengineering course with Rutgers



Janssen announces joint-venture with Chinese Car-T therapy company for \$350 million upfront, reportedly the largest up-front payment for a US/China bioproduct licensing deal



Expertise in localized gene therapy applications in the Central Nervous System.

Together with State institutions...



Cell and Gene Therapy Development Center of New Jersey (CGTDC) combines state-of-the-art technologies, infrastructure, facilities and know-how to support the development and manufacturing of cell therapy products

<sup>1</sup> New Jersey region includes New Jersey state, New York-Newark-Jersey City, NY-NJ-PA MSA and Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA

# Over 18 million sq. ft of life sciences space inventory to support you

SELECT SAMPLE OF OUR SITES	LOCATION	DESCRIPTION
<b>ON3 campus</b>	Nutley	<b>1 M sq. ft</b> of life sciences space existing and under development on 116 acres.
<b>Center of Excellence</b>	Bridgewater	~ <b>850,000 sq. ft</b> lab/office on 100 acres
<b>Princeton West R&amp;D Campus</b>	Hopewell	~ <b>1.15 M sq. ft</b> life sciences space on 433 acres.
<b>Cedarbrook</b>	Cranbury	~ <b>300,000 sq. ft</b> lab/office
<b>Princeton Corp Plaza – Deer Park</b>	South Brunswick	~ <b>250,000 sq. ft</b> lab/office – <b>new 60,000 sq. ft</b> lab/office building under construction
<b>Forrestal Village</b>	Princeton	<b>300,000 sq. ft</b> of life sciences space
<b>NJ Bioscience Center</b>	North Brunswick	~ <b>300,000 sq. ft</b> lab/office
<b>95 Greene Street</b>	Jersey City	A <b>338,000 sq. ft</b> multi-tenant urban biopharma site adjacent to the Hudson River waterfront (in development)
<b>215 College Road</b>	Paramus	<b>110,000 sq. ft</b> of life sciences space. Labs as small as 2,000 sq. ft are available.



# #4

Life sciences  
cluster in  
the US<sup>1</sup>

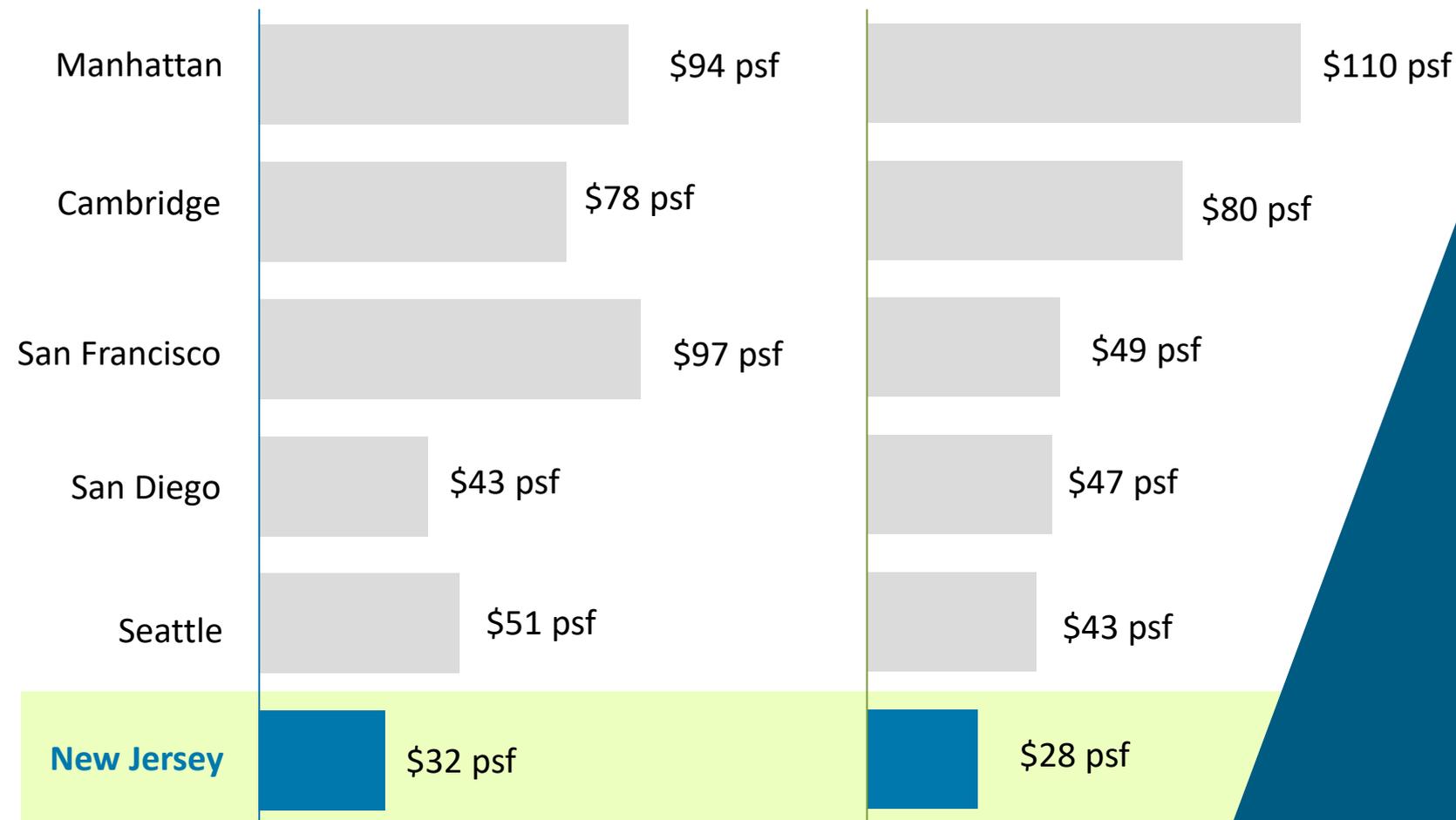
# Best-in-class office and lab space at affordable prices

## Best-in-class office space...

Class A Office Avg Asking Rents - \$\$ PSF / Full Service Gross

## ...And lab space

Avg Asking Rents - \$\$ PSF / Triple Net



**40-60%**

cheaper  
than other  
markets

# UNMATCHED, DIVERSE TALENT

LARGE AND ACCESSIBLE  
TALENT POOL



**200,000+**  
scientists and engineers  
**#1** concentration in the US

GLOBALLY AND RACIALLY  
DIVERSE POPULATION



**7<sup>th</sup>**  
most racially and ethnically  
diverse state in US

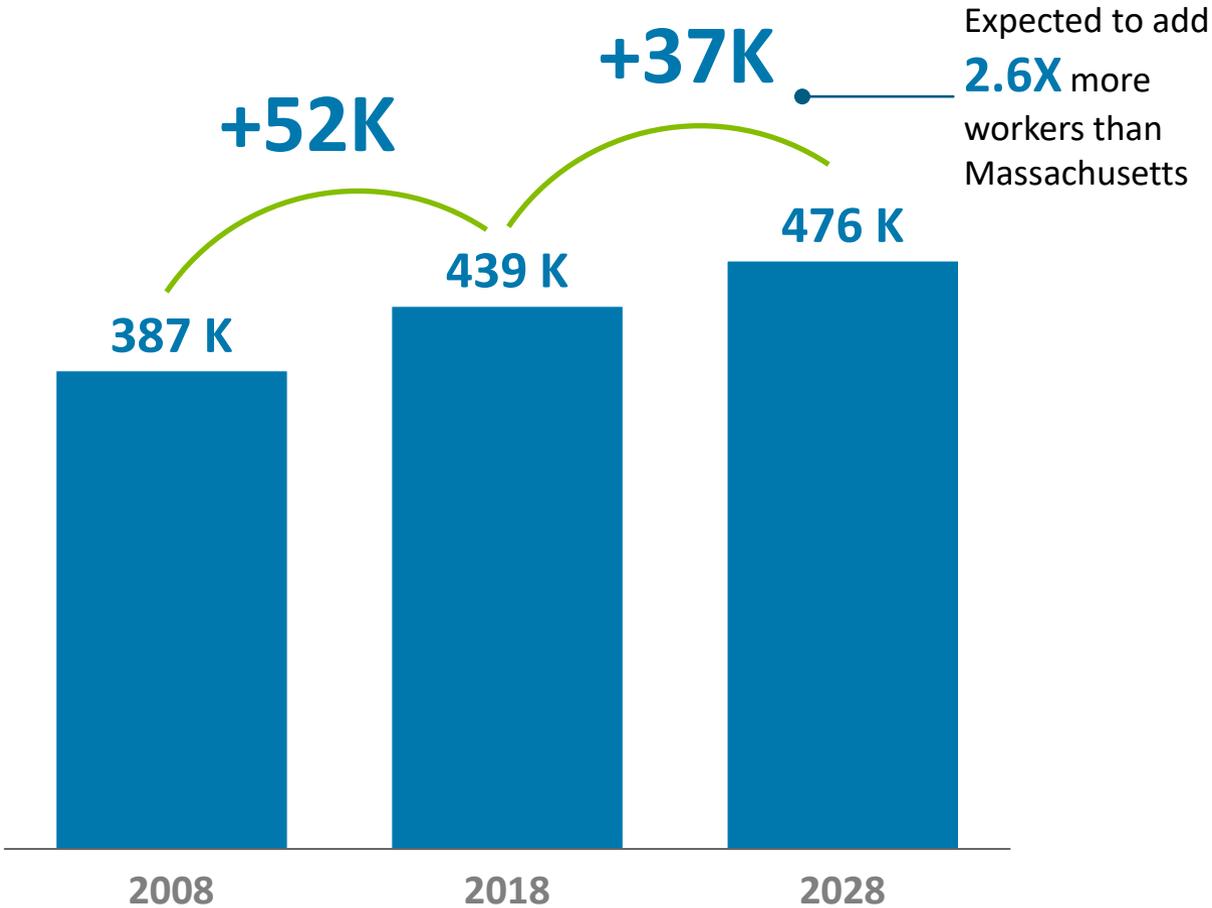
PIPELINE OF TOP TALENT



**150+**  
higher education institutions  
in the region

# A workforce of 430,000+ life sciences employees

## Life sciences employment in NJ<sup>1, 2</sup>



**30,000+**

Active physicians

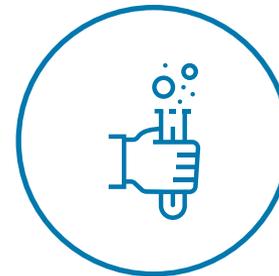
**3<sup>rd</sup> most physicians per sq. mile in the US**



**200,000+**

Scientists and engineers

**#1 concentration per square mile in the world**



**5,000+**

Biochemists and biophysicists

**More than any other state**

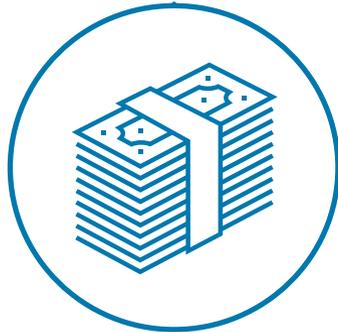
<sup>1</sup> Reflect only NJ employment, not region | Sum of employment of 20 detailed SOC occupations

 **A short train ride from New York City but significantly more affordable**

If your income in Manhattan is...

**~\$100,000**

after taxes



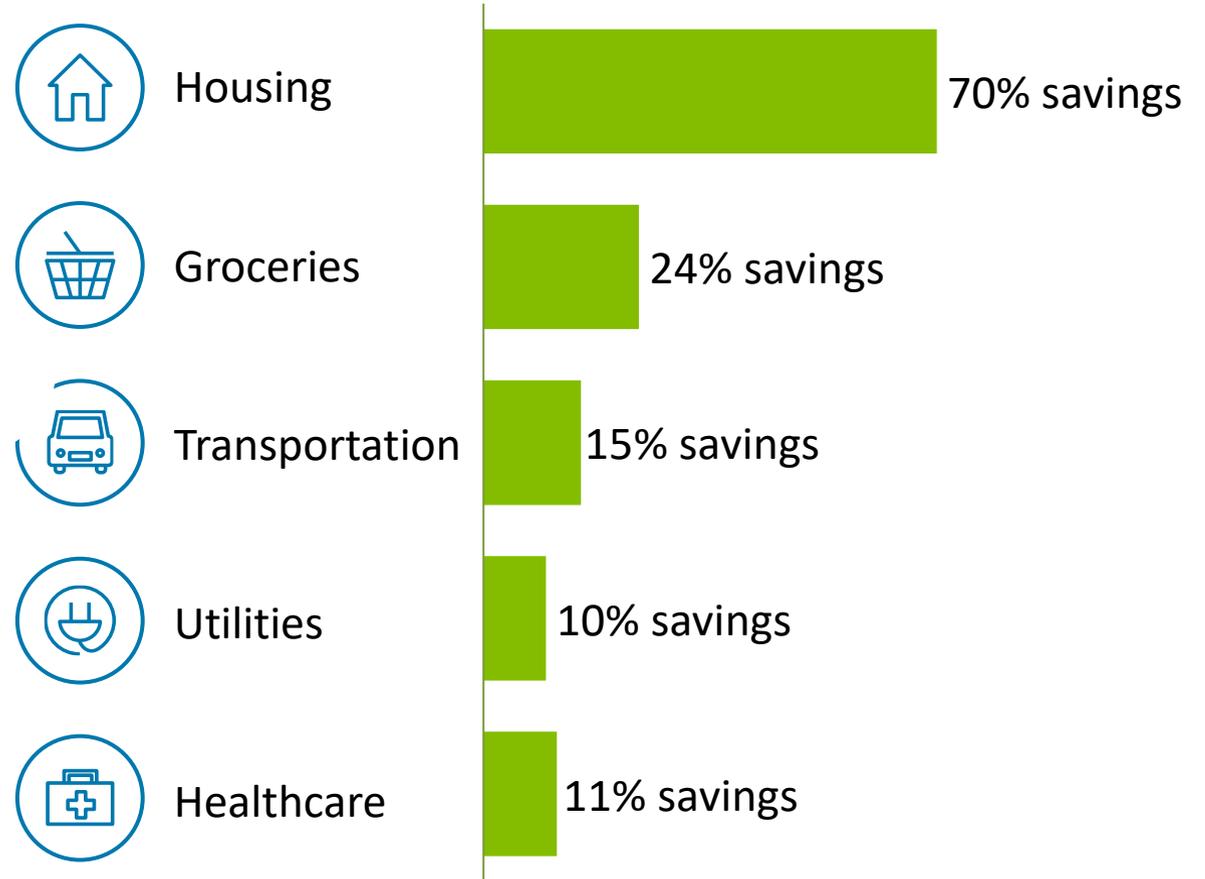
Moving to Newark would get you...

**~\$200,000**

of purchasing power

**Typical savings moving from Manhattan to Newark**

% savings vs. original dollar spend



# A true partner for your business with supports to help at every stage



## GET STARTED

Targeted financing programs for young companies



## GET ESTABLISHED

Innovative supports for growth companies



## GROW

Venture funding and loan programs to help companies scale



As an entrepreneur and former Pfizer executive, I cannot underscore enough the critical value that early funding brings to companies like ours, I applaud and thank Governor Phil Murphy for expanding the Angel Investor Tax Credit. I know it will impact our conversation with investors in the months and years ahead.

**Geno J. Germano**  
CEO, Elucida Oncology

Would be great to connect with you!



**Robert Savarese** - Senior Advisor  
Life Sciences Sector Lead  
Phone: +1 609-649 7020  
Email: [rsavarese@njeda.com](mailto:rsavarese@njeda.com)