



Fast Track Corporate Headquarters

Challenge:

Bayer A.G. Consumer Care Division had a requirement to consolidate its out of state research laboratory and sales operations, as well as a newly acquired New Jersey company, into one central facility. The company targeted New Jersey's I-287 corridor due to the high concentration of well-educated pharmaceutical professionals living in the immediate vicinity.

Solution:

Advance Realty Group's Morristown property fit Bayer's target location. The location provided easy access to I-287, Route 24 and I-80 and was close to both Morristown and Newark airports.

Development approvals were in place allowing for the retrofit of the 69,000 SF facility. However, Advance needed to modify the approved site plan and amend the governmental approvals to fit Bayer's program. Included the construction of a 100,000 SF office building.

Result:

Bayer's objective was to have the facility operational within 12 months of our initial meeting. In order to meet this objective, we needed to fast track the project. Advance achieved the modified site plan approvals in two months through extensive coordination meetings with all of the governmental agencies. Advance utilized two separate architectural and engineering firms to simultaneously design the office space and the laboratory requirements. In addition, three separate construction firms were brought in to simultaneously complete the site work, the office and the laboratory facilities. The \$27 million project came in on time and on budget.

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User: Bayer A.G.
Consumer Care Division
Morristown, NJ

Project Size: 169,000 SF



"Advance's concept for our Morristown lab and office facility gave our Company the corporate image we were looking for - all on time and within budget."

*Gary S. Balkema
President, Consumer Care Division
Bayer Corporation*