

Keystone Property Group inks 287,000+ square feet at Middlesex Science Center

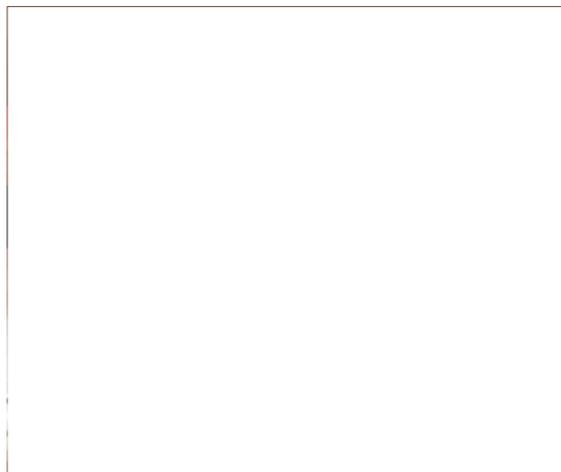
Infinity BiologiX, LIXIL & Paychex bring property to more than 92% leased

By: [Linda Lindner](#)

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Keystone Property Group said Sept. 8 that it signed three leases with Infinity BiologiX (IBX), LIXIL and Paychex at its four-building office complex, **Middlesex Science Center** (MSC).

With the new leases, the 685,000-square-foot property is now over 92% leased.



MSC offers mission-critical features required by the rapidly expanding life sciences industry: high-capacity weight-bearing floors, floor-to-deck heights, robust chiller capacity, fresh air intakes, dual power supply served by an onsite substation, backup emergency power, covered loading docks, freight elevators, and venting chases.

MSC's features, coupled with MSC's location proximate to Rutgers University and 40,000 square feet of amenities, attracted **Infinity BiologiX, a global leader in biobanking, bioprocessing and analytics** with more than 50 years of biomaterial expertise. IBX began with a 30,000-square-foot temporary space and later expanded to a long-term, 200,000-square-foot lease, consolidating its growth at MSC.

"The addition of IBX, a global leader in biotech, to our impressive list of tenants illustrates how MSC's robust infrastructure satisfies the needs of life sciences tenants," says Keystone founder and CEO Bill Glazer. "Given Keystone's growing reputation in the life sciences community, we are thrilled that IBX opted to put its growth under one roof where it can thrive and continue its important work."

LIXIL was in search of a new headquarters that would empower employees to work remotely while also having a safe and comfortable office space with a full complement of amenities for collaboration. **LIXIL makes pioneering water and housing products** that solve everyday challenges, making better homes a reality for everyone. Its 60,000-square-foot lease commenced earlier in 2021.

HR services leader Paychex renewed its lease for 30,000 square feet of space, in part because of its unique operational needs served by the infrastructure of the complex.

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