

What will  
you do...

ON3

**Something  
exciting is  
happening—  
and you're  
invited.**

In a place where urban vitality and suburban flexibility meet, a new kind of community is on the rise. It's a place where you can live, work, or just be you without sacrificing a thing. Where an unexpected mix of uptown chic and small town charm combine to create the ultimate environment for just about anything you want to do.

Whether you're on the job, on the scene, or on the verge of the next incredible thing, you'll fit right in ON3.



**The lines that define work and life continue to blur. That's why, it's more important than ever to design environments that nurture, support and balance each aspect beautifully.**

Because, when you get it right, it's possible to create an entirely new kind of place. A new eco-system. A new expectation of what "quality of life" should be—and can be. And you'll find it all, right here ON3.

CONNECT



**Located along one of the most vibrant travel arteries in the New York-New Jersey area.**

ON3 is a world-class campus located along one of the most vibrant travel arteries in the New York-New Jersey area. Spanning 116 acres, few places in the metropolitan New Jersey area offer such an exciting opportunity to create a campus environment that will integrate up to 4M SF of new, high-density development with 20 acres of green space and a full array of community offerings. Just as Route 3 connects the Garden State Parkway and the New Jersey Turnpike, ON3 effortlessly blends urban and suburban with Midtown New York, located only 9.5 miles away.



**9.5**

Miles to  
Lincoln Tunnel

LOCATION

NEW YORK

MASSACHUSETTS

PENNSYLVANIA

MARYLAND

# ON3 is at the heart of the thriving Northeast Corridor.



4 hours to Boston

1 hour to Philadelphia

4 hours to Washington DC

**12,208,040 passengers**  
NE Corridor Amtrak usage (Combined)

**60%**  
of the US's pharmaceutical industry is located in the NYC Metro region

Located in  
**9th largest non-CBD market in the country**  
Larger than Atlanta, Philadelphia and Denver

Connected to  
**Seven of the top 11 life science clusters in the nation**  
(Boston, Suburban MD, Metro DC, Philly, Westchester County, NJ, NYC)

Home to  
**54 of the Fortune Global 500 companies**  
The headquarters of 162 of the Fortune 500 are in the region

LOCATION

### Within 5 Miles

Population  
630,355

# of Households  
226,807

# of Employees  
241,113

### Within 15 Miles

Population  
7,002,514

# of Households  
2,735,833

# of Employees  
4,883,312

Directly  
connected to I-95  
and the Garden  
State Parkway via  
**Route 3**

Geographically  
the closest  
project of its  
kind to NYC

ON3

Garden State Parkway

NUTLEY

CLIFTON

ROUTE  
3

95

New Jersey Turnpike

NEW JERSEY

NYC

10 min to  
Teterboro  
Airport

9.5 miles to the  
Lincoln Tunnel

Express Service  
to Penn Station

20 min to  
Newark  
Airport

George Washington  
Bridge



Less than  
**10 miles**  
from the world's  
largest concentration of  
academic institutions



Close to  
world-class  
concerts,  
entertainment  
and sporting  
events



**GROW**



**Businesses that are creating or retaining jobs in New Jersey may be eligible for tax credits.**

ON3 is entitled to unique benefits from the Grow NJ Assistance Program, a powerful job creation and retention incentive program designed to strengthen New Jersey's competitive edge.

Businesses that are creating or retaining jobs in New Jersey may be eligible for tax credits of \$4,000 per job, per year—with bonus credits up to \$7,000 per job, per year, all for up to a 10 year period.



**Grow NJ**  
Assistance  
Program

**IMAGINE**



RETAIL/HOSPITALITY  
RESIDENTIAL



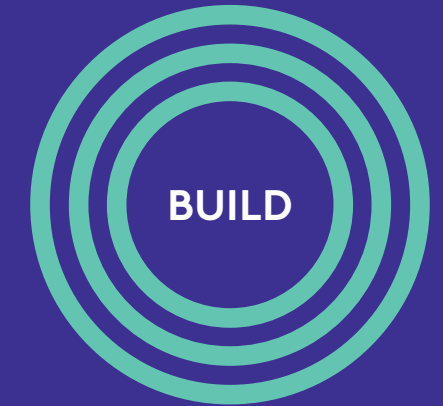
**ON3 is designed to grow and evolve into a place where work and life truly come into balance.**

With over 1M SF of residential opportunities, ON3 will integrate seamlessly with the surrounding towns. The campus' pedestrian-oriented retail and entertainment center creates an urban destination in a suburban context. An integrated hospitality and lifestyle hub will offer up to 180 hotel rooms, multiple restaurants, and lifestyle and leisure amenities.



**390K  
SF**  
of retail and  
hospitality space





The health complex will be a bustling area of more than 2,000 students, faculty and knowledge workers.

ON3 will be home to the first private medical school built in New Jersey in decades, made possible by a partnership between Seton Hall University and Hackensack-Meridian Health System. The project will create a world-leading National Health Institute-designated Clinical Research Center and features a four-year accredited medical school and graduate schools for Health and Medical Sciences and Nursing.



OFFICE



**Building on a history of innovation, ON3 is ideal for today's research, technology and knowledge-based organizations.**

The master plan features 560k SF of existing offices, with an additional 1.1M SF ready to be built. It's true, Class A space that rivals any in the area for location, price and attributes. The campus includes 635k SF of state-of-the-art research and educational space with additional square feet available for development. A robust multi-redundant Central Utility Plant featuring a centralized co-generation facility offers sustainable operations, with resiliency and peace of mind.



**1.66M  
SF**

**Class A  
office space**





**NJ is at the heart of the Northeast's life science corridor, and ON3 is at the center of it all.**

When it comes to life science, few states attract such innovative minds and industrious spirit as New Jersey. 60% of the US pharmaceutical industry is within the NYC Metro region, and 13 of the largest biopharmaceutical companies in the world are in New Jersey. With more than 3,100 facilities operating across all sectors, life sciences employ over 116,000 people and contribute an estimated \$47.5 billion annually to the state's economy.



**635K SF**  
of existing facilities  
+ opportunities  
for additional  
development





**Throughout the campus, walkways and bike trails connect to surrounding parks, greenways and waterways.**

ON3 will consist of many features unique to the site, and to the region. A wide main thoroughfare with full-growth trees, a planted median, bicycle lanes and lush roundabouts. It will also feature 20 acres of greenspace where residents can lounge, office workers can unwind—and the community can gather for events throughout the year.



**20AC**  
greenspace



2 separate high-voltage  
**on-site substations**  
with redundant loop

**Chilled Water & Cooling**

2 independent  
**Cooling Towers**  
with interconnect loop

**Heat**

**One of the strengths of the campus is its unparalleled robust and multiredundant infrastructure.**

The existing buildings are all serviced by a Central Utility Plant (CUP), equipped with an expandable 10 Mw Co-generation facility for the on-site production of electricity, and redundant boilers and cooling towers. Occupants will enjoy an environmentally advanced infrastructure, more reliable energy service providing redundancy to the desktop and the ability to operate completely in "island" mode separated entirely from the PSEG grid in the event of a major natural disaster or casualty like Superstorm Sandy.

**Electricity**

expandable  
**10mw**  
Co-generation facility with dual generator units

**Steam Absorption Units**  
to convert waste heat to cooling in summer months

2 Centralized  
**dual fuel boilers**

**Thermal Heat Delivery**  
from utilization of waste heat from electricity production

**ON3 brings together an experienced team of developers, commercial and retail leasing agents, and capital partners all working together to help this extraordinary vision come to life.**

Their efforts are backed by decades of experience and knowledge gained on numerous ventures successfully executed throughout the region and the world.



## DEVELOPER

Prism Capital Partners is an experienced real estate owner/operator/developer with a proven track record, specializing in complex redevelopment projects.

Geographically focused in the tri-state region of New York, New Jersey and Connecticut, Prism specializes in identifying, acquiring and creating unique, value-added opportunities in the office, retail, industrial, and residential markets.

The company invests with institutional and private capital sources that rely on Prism's ability to think "outside of the box," and to identify and realize the highest value potential in all sized real estate endeavors.



## RETAIL LEASING

CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.



## COMMERCIAL LEASING

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. Our 43,000 employees in more than 60 countries help investors optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions.



## COMMUNICATIONS & PUBLIC RELATIONS

Caryl Communications is an award-winning public relations and marketing agency based in Paramus, New Jersey. As one of New Jersey's top PR firms, Caryl Communications offers traditional and internet marketing as well as strategic social media campaigns. The agency works to create content with a purpose and deliver it in many forms and on a variety of platforms to cut through the clutter and leave a positive impression.

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