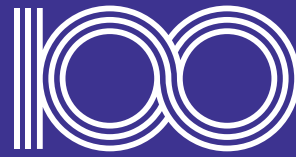




# Metro Boulevard

ON3



Metro  
Boulevard  
ON3



INTRODUCING  
METRO BLVD





200 Metro Boulevard offers a 297,000 SF Class A office leasing opportunity with the potential to build-to-suit an additional 1.1M SF for an office, R&D or medical tenant. The thriving 116-acre world-class ON3 campus is conveniently located on Route 3 in Nutley/Clifton, New Jersey, 9.5 miles from New York City. The offices at 200 Metro Boulevard ON3 provide a perfect balance of work and life, encouraging the collaborative culture of forward-thinking companies.



200 Metro  
Boulevard  
ON3















200 Metro Boulevard offers 297,064 RSF of Class A office space available for lease. The 15 story building, originally built by Roche as its U.S. headquarters is the tallest commercial property in Northern New Jersey (outside of the Jersey City waterfront and Newark). The building is certified LEED Gold by the U.S. Green Building Council. 200 Metro Boulevard is equipped with a 405-seat auditorium, two separate kitchen/dining areas, 10 video conference rooms incorporated into a separate conference center on the 15th floor, 3 passenger and 3 freight elevators, and 5 bay loading docks.

Ownership is creating an entirely new entrance identity for the building along with a new glass curtain wall on the eastern exposure. This new façade will provide for uninterrupted views of Manhattan to the east.





Paterson

Christopher Columbus Highway

Garden State Pkwy

Hackensack

**NJ**  
Montclair State University

Clifton

Passaic

**NEW JERSEY**

Teterboro Airport

Montclair

Nutley

**NJ**  
Delawanna

**NJ**  
Kingsland

MetLife Stadium

West Orange

Seton Hall University

Newark

AMTRAK **NJ**  
Newark Penn Station

New Jersey Turnpike

**NJ**  
Secaucus Junction

Hoboken

Jersey City

Liberty State Park

**ON3**

W Passaic Ave

13, 192, 199



27, 74



191, 192, 195



Kingsland St

Metro Blvd



151

3

46

19

80

46

17

80

80

46

17

21

3

17

21

21

280

280

78

22

9

9

95

9

440

78

139

18E

15X

15W

17

495

TP

TP

TP

4





# ON3

ON3 is a world-class campus located along one of the most vibrant travel arteries in the New York-New Jersey area. This best-in-class campus is directly connected to I-95 and the Garden State Parkway via Route 3 with convenient access to a vast network of major highways. Just 9.5 miles from the Lincoln Tunnel, geographically, ON3 is the closest project of its kind to New York City.

ON3 is situated in the heart of the Northeast's thriving Life Science Corridor. Today's research, technology and knowledge-based organizations can easily access top talent given the proximity of the campus to a high concentration of academic institutions.



# AMANTI







## Green Space

The ON3 campus will consist of many features unique to the site and the region. A wide main thoroughfare will boast full-grown trees, a planted median, bicycle lanes and lush roundabouts. Walkways and bike trails will connect to surrounding parks, greenways and waterways throughout the campus. Prospective residents can lounge, office workers can unwind, and the community can gather for events in 20 acres of green space.

## Retail

The campus is strategically located on the amenity-rich Route 3 corridor, providing easy access to a variety of retail and dining destinations. It is also located ten minutes from the renowned retail and shopping of New York City.



## Dining

The ON3 campus is located five minutes from the thriving town centers of Nutley, Clifton and Montclair, offering an abundance of dining options. There is also 180,000 SF of proposed retail/lifestyle amenities on campus that will offer additional world-class dining experiences.





## 🍴 DINING

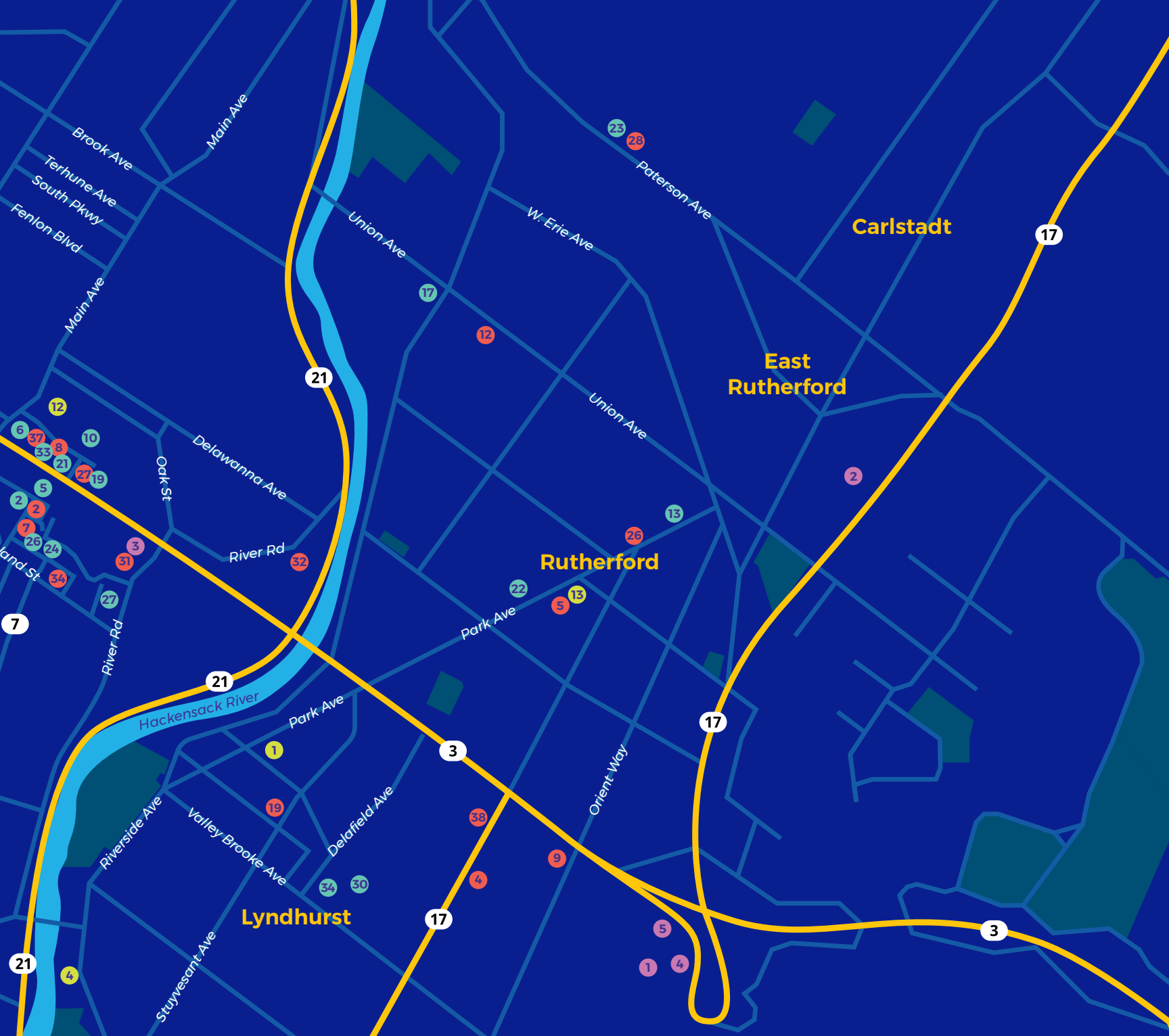
1. Anthony's
2. Applebee's
3. Bella Luce
4. Bob's Bagels
5. Cafe Matisse
6. Casa Turano
7. Chevys
8. Chipotle
9. Colonial Diner
10. Cubanelle
11. Cucina 355
12. Ferazzoli's
13. Franklin Steakhouse
14. IHOP
15. It's Greek to Me
16. Jamie's
17. Jim Dandy's
18. Joe's Crab Shack
19. Locker Room
20. MEAL
21. Metropolis Mexican Grill
22. Michael's Pastaria
23. Mighty Quinn's BBQ
24. Moe's Southwest Grill
25. Nutley Diner
26. Paisano's

27. Panera Bread
28. Plank House
29. Queen Margherita
30. Ralph's Pizzeria
31. Red Robin
32. Rutt's Hut
33. Smashburger
34. Spuntino
35. TGI Fridays
36. Tick Tock Diner
37. Uno Pizzeria & Grill
38. Wee Willie's
39. Zinburger
40. The Oakley Kitchen
41. Matthew's

## 🛒 RETAIL

1. A Personal Touch Florist
2. AMC Clifton Commons 16
3. Annie Sez
4. AT&T
5. Barnes & Noble
6. Bed Bath & Beyond
7. Bertelli's Fine Wines
8. Ciccolini Brothers
9. Corbo Jewelers of Clifton
10. Costco
11. Dressbarn
12. Giovine Music Store





- 13. Goffin's Hallmark Shop
- 14. Jos. A. Bank
- 15. Joseph Ricciardi Paints
- 16. Kohl's
- 17. Manor Sweet Shoppe
- 18. Mattress Firm
- 19. Michaels
- 20. Relentless Athletics
- 21. River Front Center
- 22. Rutherford Wine Shop
- 23. ShopRite of Wallington
- 24. Staples
- 25. Styertowne Shopping Center
- 26. Super Stop & Shop

- 27. Target
- 28. The Longest Yard
- 29. The Promenade Shops
- 30. TJ Maxx
- 31. T-Mobile
- 32. Trader Joe's
- 33. Verizon
- 34. Wine Country

#### FITNESS

- 1. Animal Crossfit
- 2. BFF Bootcamp
- 3. Brain-Body Vitality Center

- 4. CKO Kickboxing
- 5. CrossFit
- 6. Extreme Gym
- 7. Fit X
- 8. Invincible Ark Fitness
- 9. Krank Systems
- 10. LA Fitness
- 11. Lucille Roberts
- 12. New York Sports Clubs
- 13. Shiva Shanti Yoga

#### HOTELS

- 1. Courtyard by Marriott
- 2. Howard Johnson Inn
- 3. La Quinta Inn & Suites
- 4. Quality Inn
- 5. Renaissance Hotel



# NESTUR





The campus provides the unique opportunity for prospective tenants to capitalize on the availability of several centralized and redundant utilities and services. The in-place robust systems and inherent redundancy in design include:

STEAM	ELECTRICITY	COMPRESSED AIR
CHILLED WATER	CITY WATER	FIRE WATER
NITROGEN	ONSITE SECURITY, UTILITY AND BUILDING AUTOMATION CONTROL CENTERS	

**An advanced infrastructure provides a more reliable energy service with redundancy to the desktop**

A central steam plant with co-gen thermal production, the existing chiller system and chilled water loop system, allow tenants to enjoy an environmentally advanced infrastructure, producing lower energy costs and more reliable energy service with redundancy to the desktop. This also provides the ability to operate completely in “island” mode, separated entirely from the PSEC grid in the event of a major natural disaster like Super Storm Sandy.









## **Access to the most highly skilled and educated workforce in the country**



The ON3 health complex is a bustling area of more than 2,000 students, faculty and knowledge workers. ON3 is 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 world-leading National Health Institute-designated Clinical Research Center features accredited medical and graduate schools for Health and Medical Sciences and Nursing.

When it comes to life science, few states attract such innovative minds as New Jersey. 60% of the U.S. pharmaceutical industry is within the NYC Metro region, and 13 of the largest biopharmaceutical companies in the world are located 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.

A new biomedical ecosystem is burgeoning at ON3 where academia and research are within walking distance, inviting the perfect setting for collaboration and innovation. Poised to be the only biomedical ecosystem located in close proximity to New York City, the campus is ideal for a life sciences company. The area provides access to the most highly skilled and educated workforce in the country. Prospective tenants will have the ability to connect quickly with peers in New Jersey along the Northeast Life Sciences Corridor and local and global financial markets for venture



## **Over 2,000 medical students, faculty and knowledge workers onsite**





In a place where urban vitality and suburban flexibility meet, a new kind of community is on the rise. With master planning underway, ON3 represents New Jersey's largest contemplated redevelopment in the heart of the Northeast's thriving Life Science Corridor. Spanning the Township of Nutley and the City of Clifton, ON3 will serve as a showplace for the "new urbanist" philosophy that is driving the suburban municipalities to redesign their downtowns and commercial corridors for 24/7 convenience living.



## A Transit Oriented Development

ON3 is currently being considered by NJ Transit as a Transit Oriented Development (TOD) site due to its close proximity to public transportation and its pedestrian and bicyclist oriented design. At ON3, walkability and connectivity are fundamental to creating the ultimate environment for just about anything you want to do. Streets within the campus have been renamed to honor the site's life science offerings and history of innovation. The former "First Avenue" is now called Metro Boulevard and "Fifth Avenue" is now Ideation Way.



**1.1M SF**

Future Office/R&D/Medical



**635K SF**

Existing R&D/Education



**20 AC**

Green Space



**5 BUS LINES**

Transit Hub



redundant

**INFRASTRUCTURE**

CPU & Onsite Utilities



proposed

**180K SF**

Retail/Lifestyle Amenities



proposed

**1.1M SF**

Residential



proposed

**266-ROOM**

Mid-rise Hotel



ON3 is designed to grow and evolve into a place where work and life truly come into balance. With over 1.1M SF of proposed residential opportunities, ON3 will integrate seamlessly with the surrounding towns. The proposed pedestrian-oriented retail and entertainment center of the campus runs to in-town restaurants and creates an urban destination in a suburban context. A potential integrated hospitality and lifestyle hub will offer up to 180 hotel rooms, multiple restaurants, and lifestyle and leisure amenities.

**180K SF  
of proposed  
retail/lifestyle  
amenities**



**Where urban vitality and  
suburban flexibility meet**





## **Class A space that rivals any in the area**

Building on a history of innovation, ON3 is ideal for today's research, technology and knowledge-based organizations. Class A plan features 560K SF of existing offices, plus 635K SF of state-of-the-art research and educational space with an additional 1.1 M SF ready to be built. ON3 offers true, Class A office space that is the best-in-class in the market.



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DESIGN BY MTG