

VIEW FROM ROUTE 3



**190,000 SF
LAB/R&D,
STUDIO, OR
DATA CENTER
BUILD-TO-SUIT
OPPORTUNITY**

VIEW FROM IDEATION WAY



WORLD-RENOVED ARCHITECT, GOETTSCH PARTNERS, HAS DESIGNED A STATE-OF-THE-ART FACILITY TOTALING 190,000 SF

Excellent branding opportunity with high visibility on RT 3.

Located on RT 3 in Nutley/Clifton, New Jersey, 9.5 miles from New York City, with close proximity to all major road networks and mass transit providing ease of commute.

Join Fortune 500 companies such as Eisai Inc., Hackensack Meridian, Ralph Lauren, Quest Diagnostics and more.

ON3 Campus offers a unique infrastructure to support a variety of sophisticated uses with a 10-megawatt central utility plant providing true redundancy.

ROBERT RUDIN
+1 201-508-5228
robert.rudin@cushwake.com

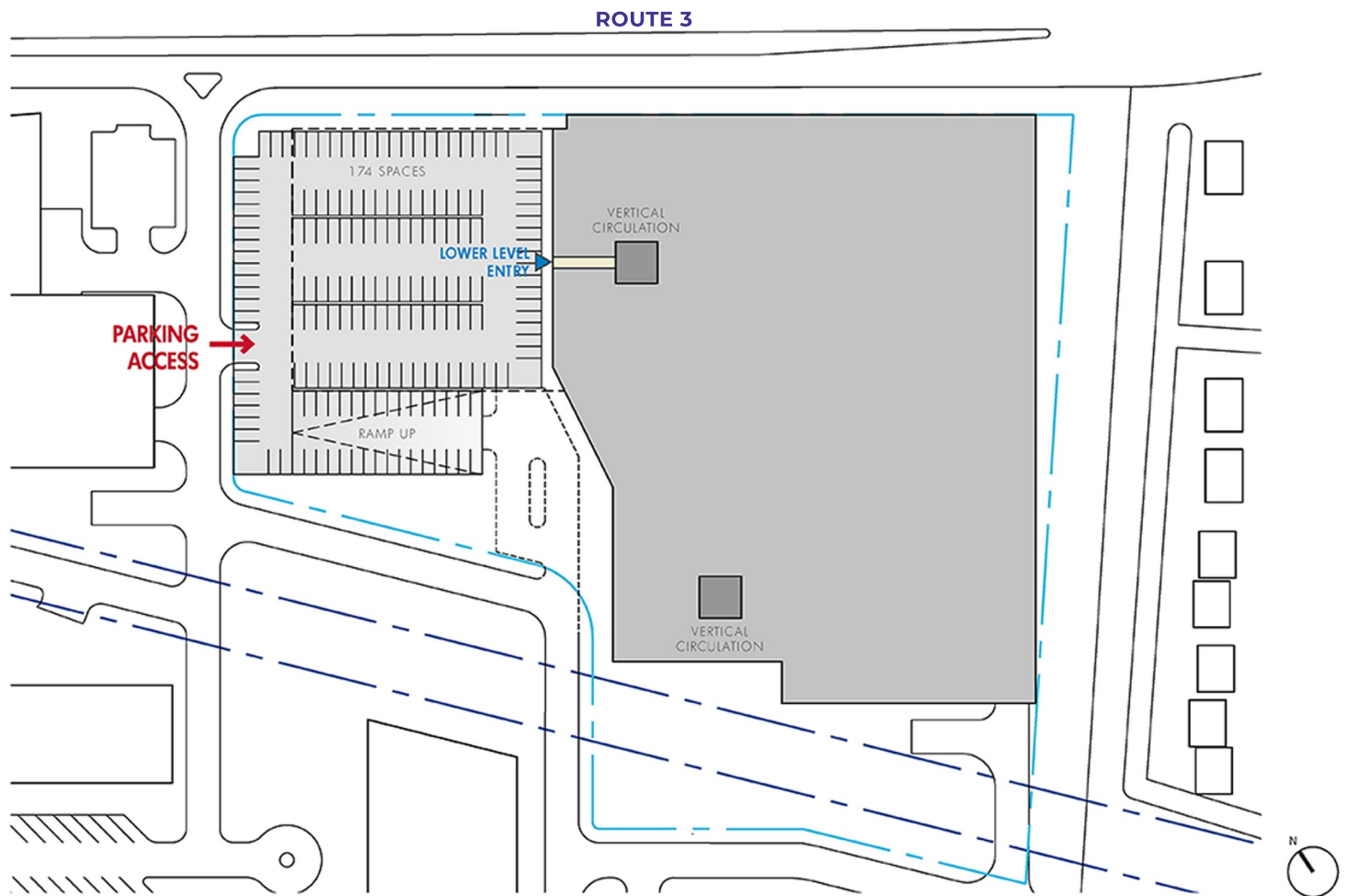
JOSHUA COHEN
+1 973-292-4618
josh.cohen@cushwake.com

BILL BROWN
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bill.brown@cushwake.com



190,000 SF BUILD-TO-SUIT OPPORTUNITY

LOWER LEVEL



PROPOSED PLAN

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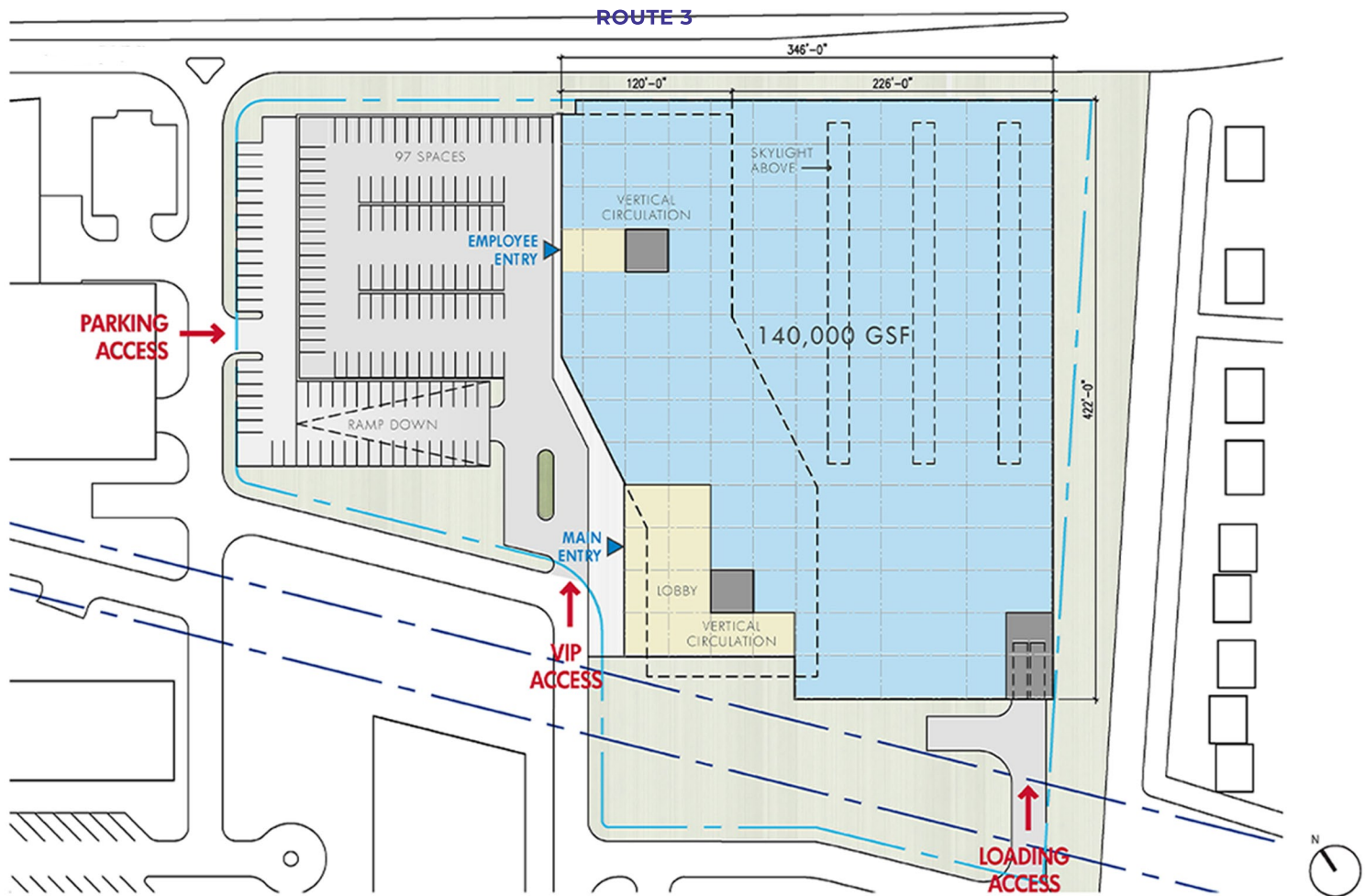
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GROUND FLOOR



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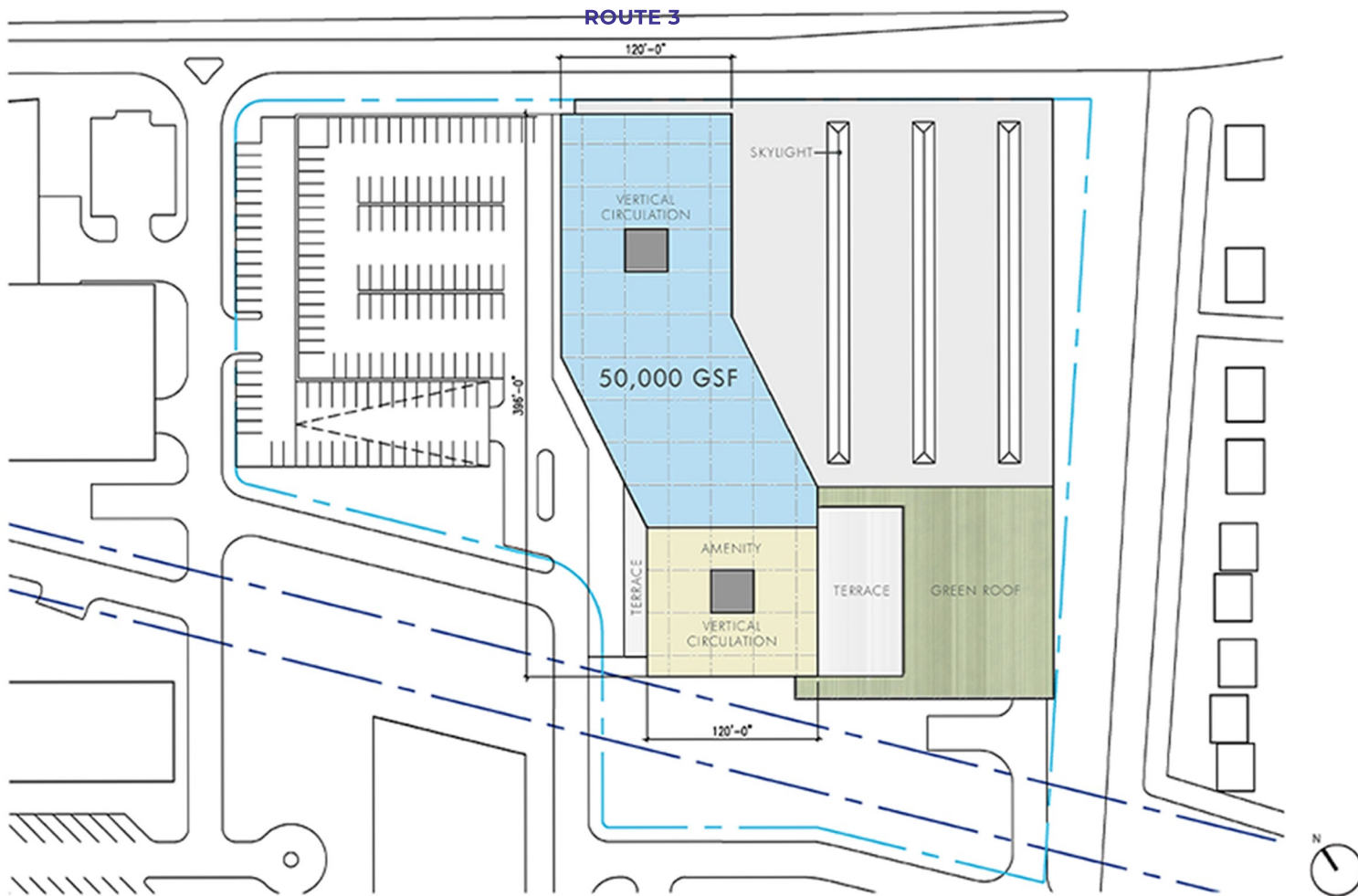
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SECOND FLOOR



PROPOSED PLAN

ROBERT RUDIN
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JOSHUA COHEN
+1 973-292-4618
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BILL BROWN
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bill.brown@cushwake.com

