

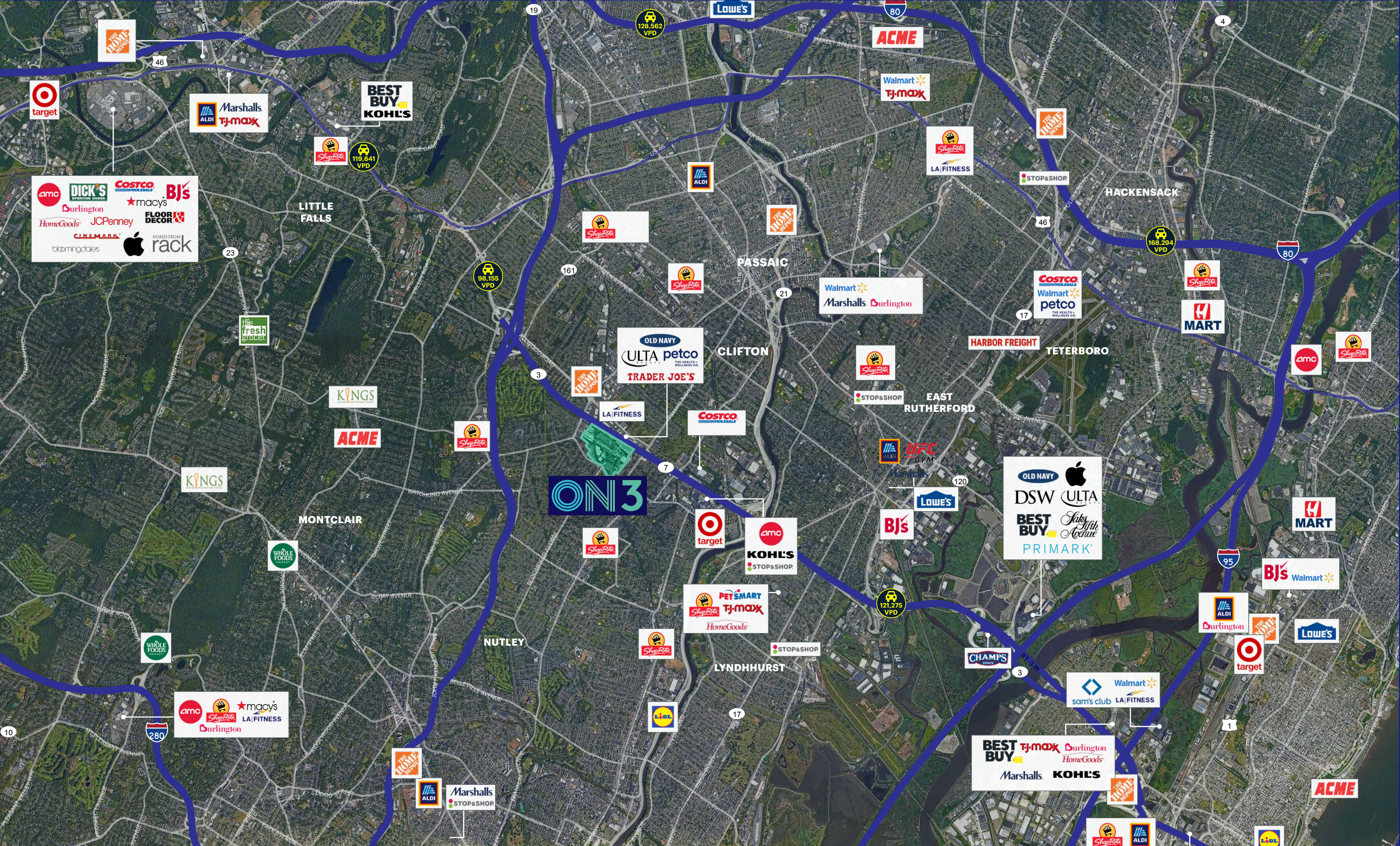


EAST VIEW PHASE IV
REDEVELOPMENT AREA

200 Route 3 East &
Metro Boulevard

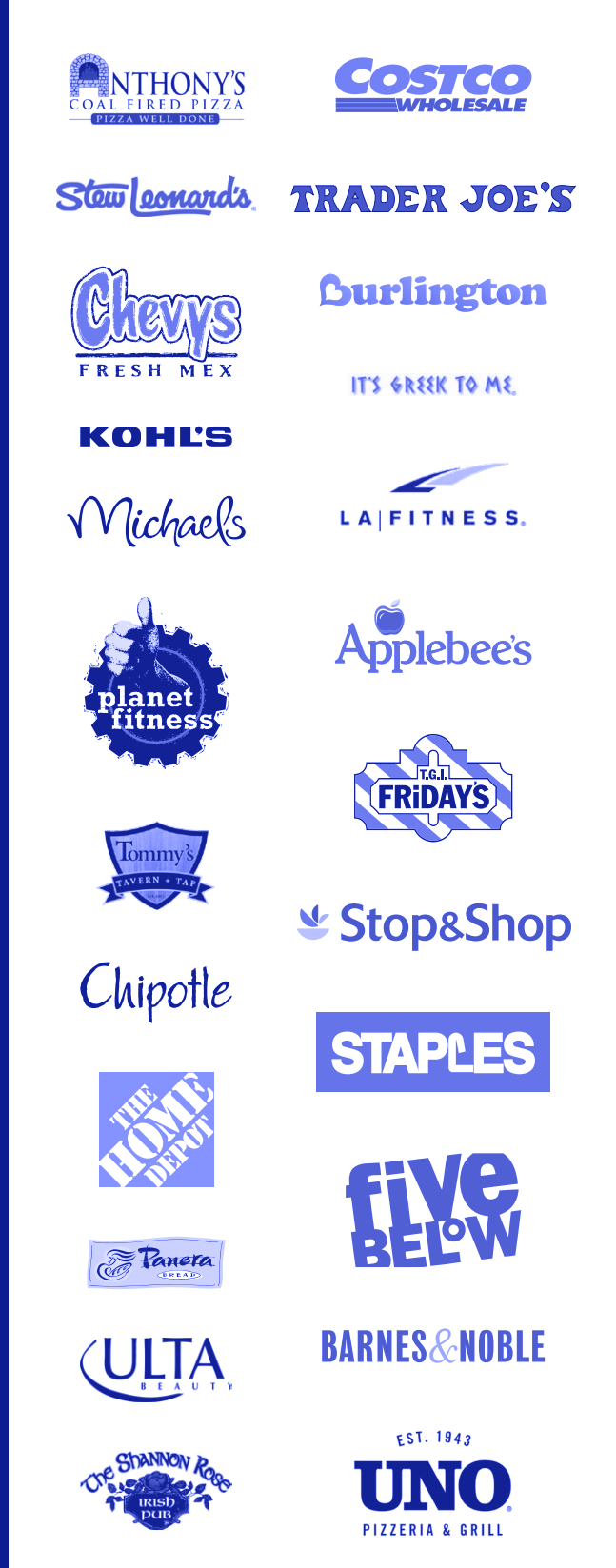
ON3 is a world-class mixed-use campus located along Route 3 East, split between the City of Clifton and Nutley Township, one of the most dynamic travel arteries in the New York-New Jersey area. Spanning 118 acres, this is an exciting opportunity to become part of a campus environment that will integrate academia, retail and entertainment, restaurants, state-of-the-art labs, research and office space with a full array of residential and community offerings in the heart of Northern New Jersey, in one of New Jersey's most robust trade areas.

MARKET AERIAL



NEIGHBORHOOD RETAIL

LOCAL RETAIL AND RESTUARANTS



3 MILE RADIUS DEMOGRAPHICS

265K
Total Population

\$133K
Average Household Income

231K
Total Daytime Population

\$3M
Total Retail Expenditure

96K
Total Households

ON3 is a Transit Oriented Development (TOD) site due to its close proximity to public transportation, and 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.

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.



ON3 OVERALL CAMPUS - PARTIAL RENDERING

Construction Starting Mid '23



Construction Underway



- Planned Retail
- Planned Residential

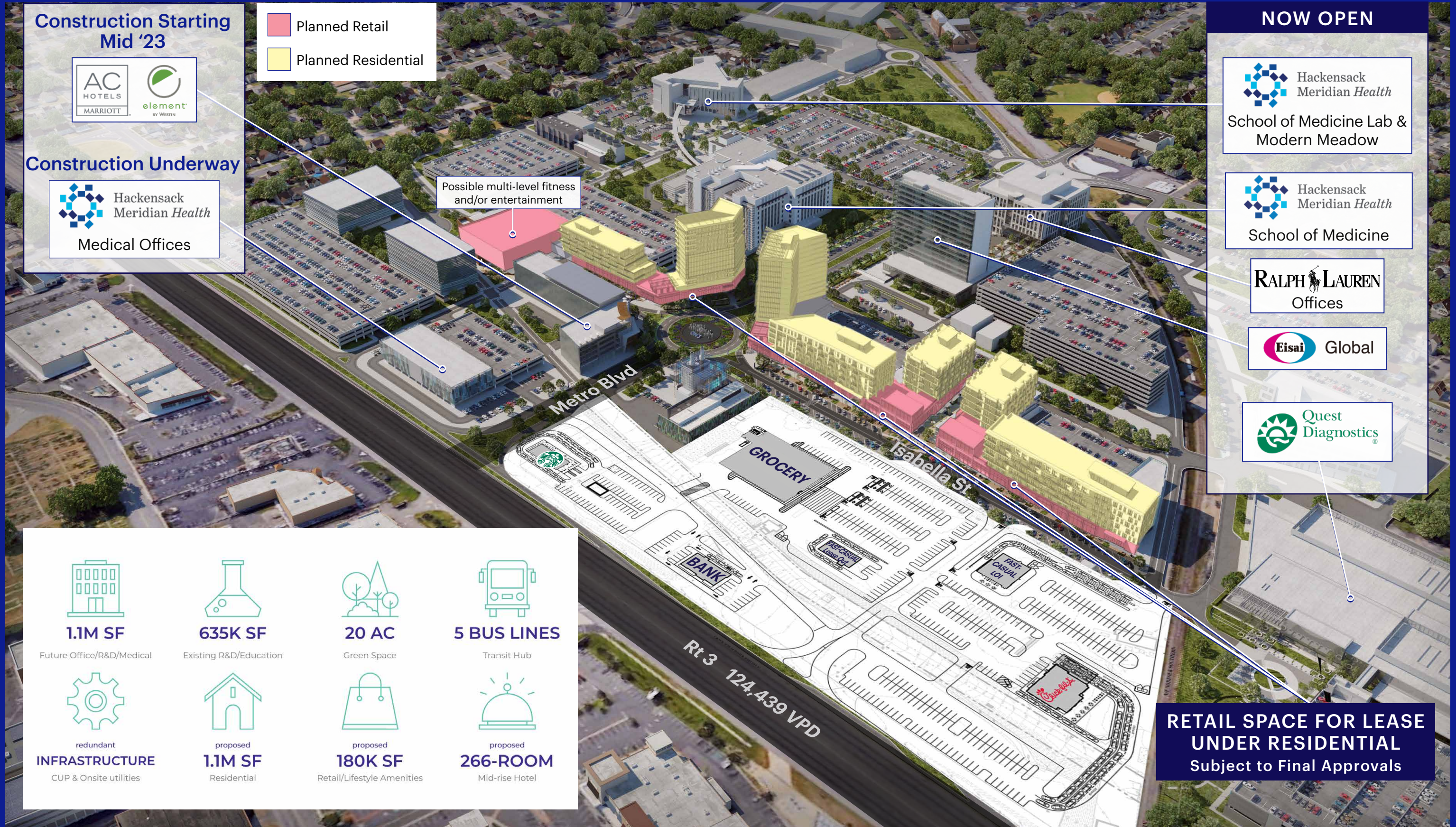
Possible multi-level fitness and/or entertainment

NOW OPEN



 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 CUP & Onsite utilities	 proposed 1.1M SF Residential	 proposed 180K SF Retail/Lifestyle Amenities	 proposed 266-ROOM Mid-rise Hotel

RETAIL SPACE FOR LEASE UNDER RESIDENTIAL
Subject to Final Approvals



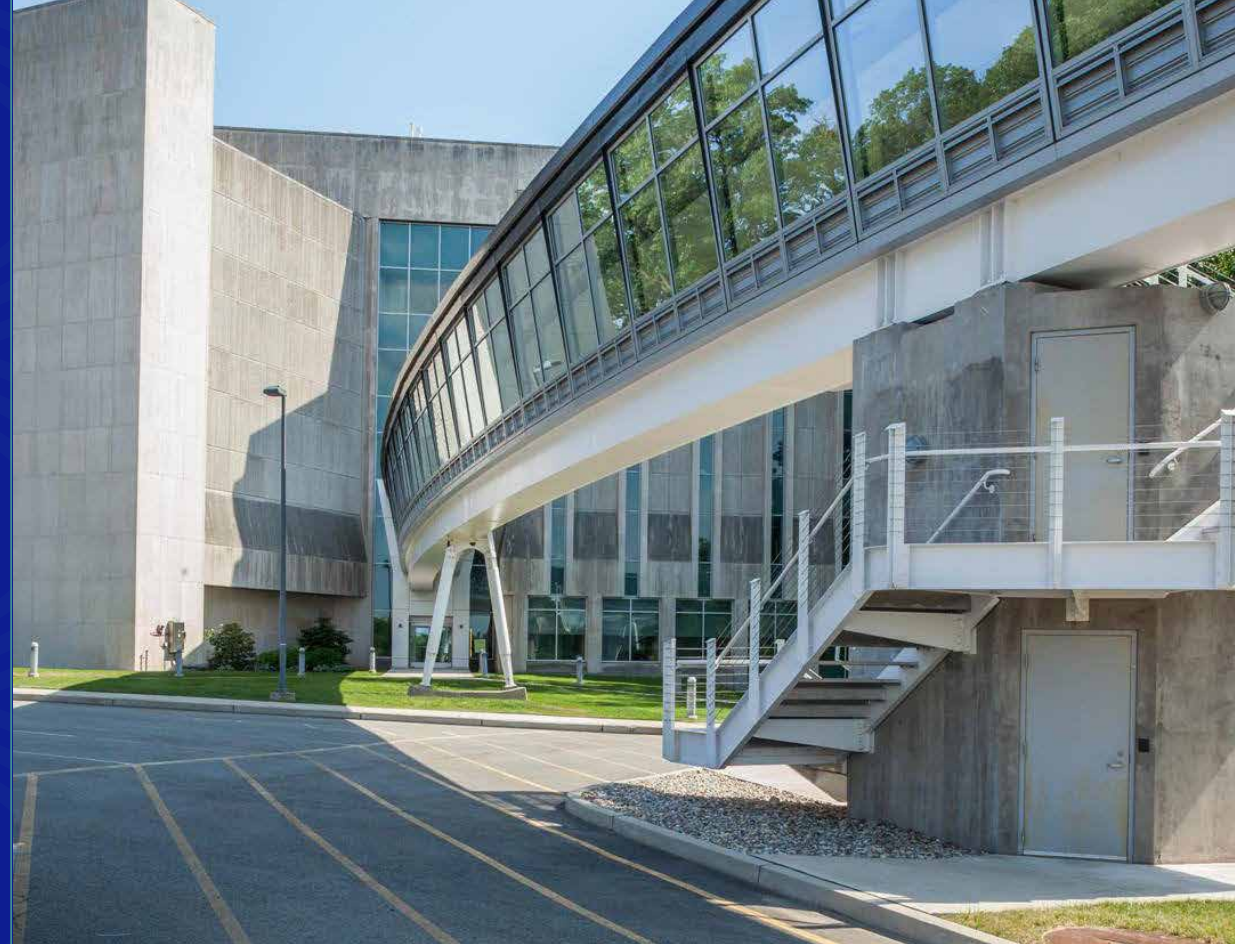
- ±150,000 SF Restaurant, Entertainment, Fitness and Hospitality
- ±1,000 Residential Units
- ±1.1M SF Corporate Office Space (560,000 SF is Existing)
- ±410,000 SF Bio-Medical Research and Laboratory Space (160,000 SF is Existing)
- Numerous Surface and Garage Parking Areas
- 20 Acres of Greenspace Including Parks, Walkways and Bike Trails
- At Full Build-Out the ON3 Campus Will Be Host to 10,000 Daily Residents, Employees, Faculty and Students



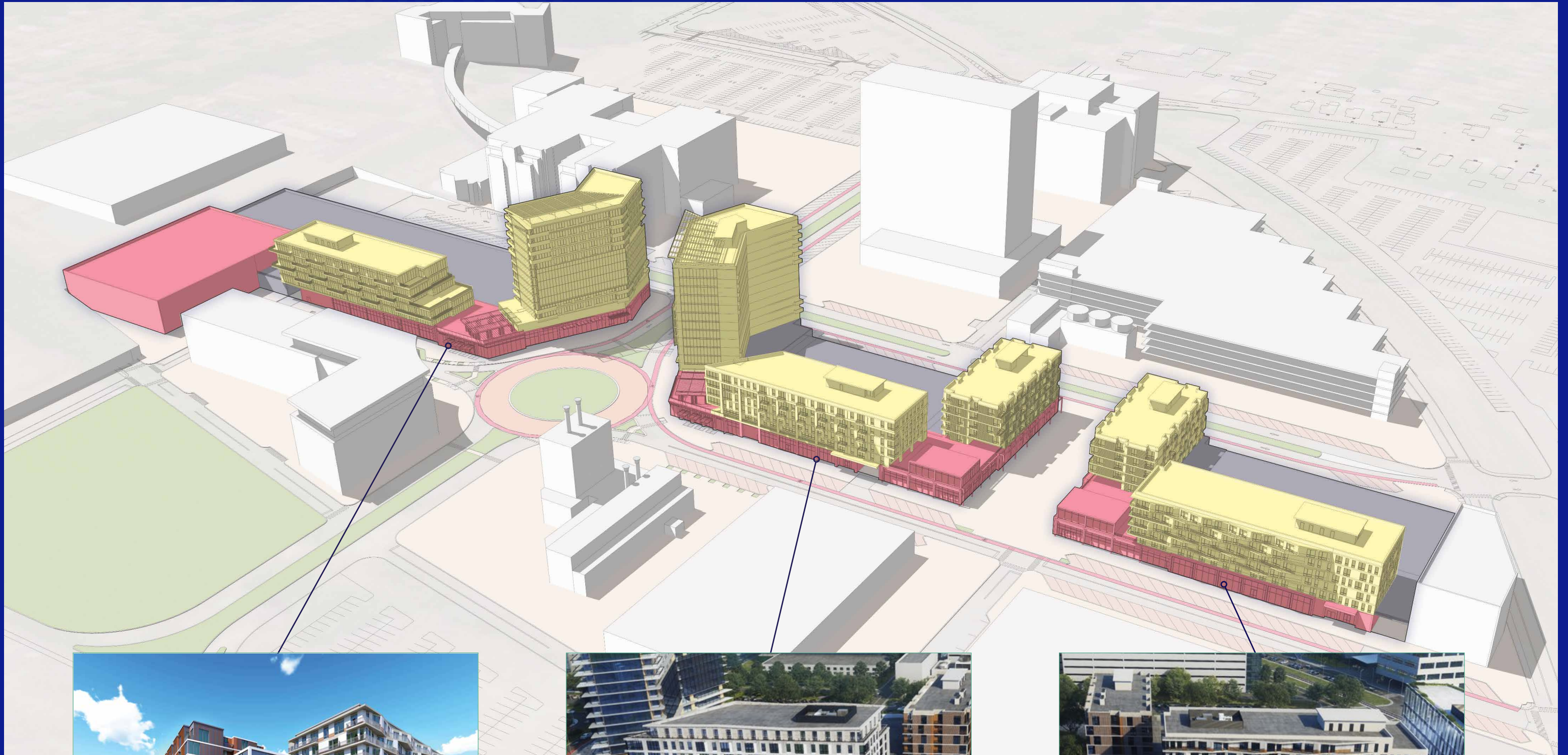


ON3 represents New Jersey's largest redevelopment right in the heart of the Northeast's thriving life science corridor. Spanning the Township of Nutley and the City of Clifton, ON3 is a showplace for the "new urbanist" philosophy that is driving the suburban municipalities to redesign their downtowns and commercial corridors for 24/7 convenience living.

ON3 is a place to live, work, learn, and play.



ISABELLA STREET & TOWN CENTER RENDERINGS This Phase is Subject to Final Site Plan Approval



BLOCK A

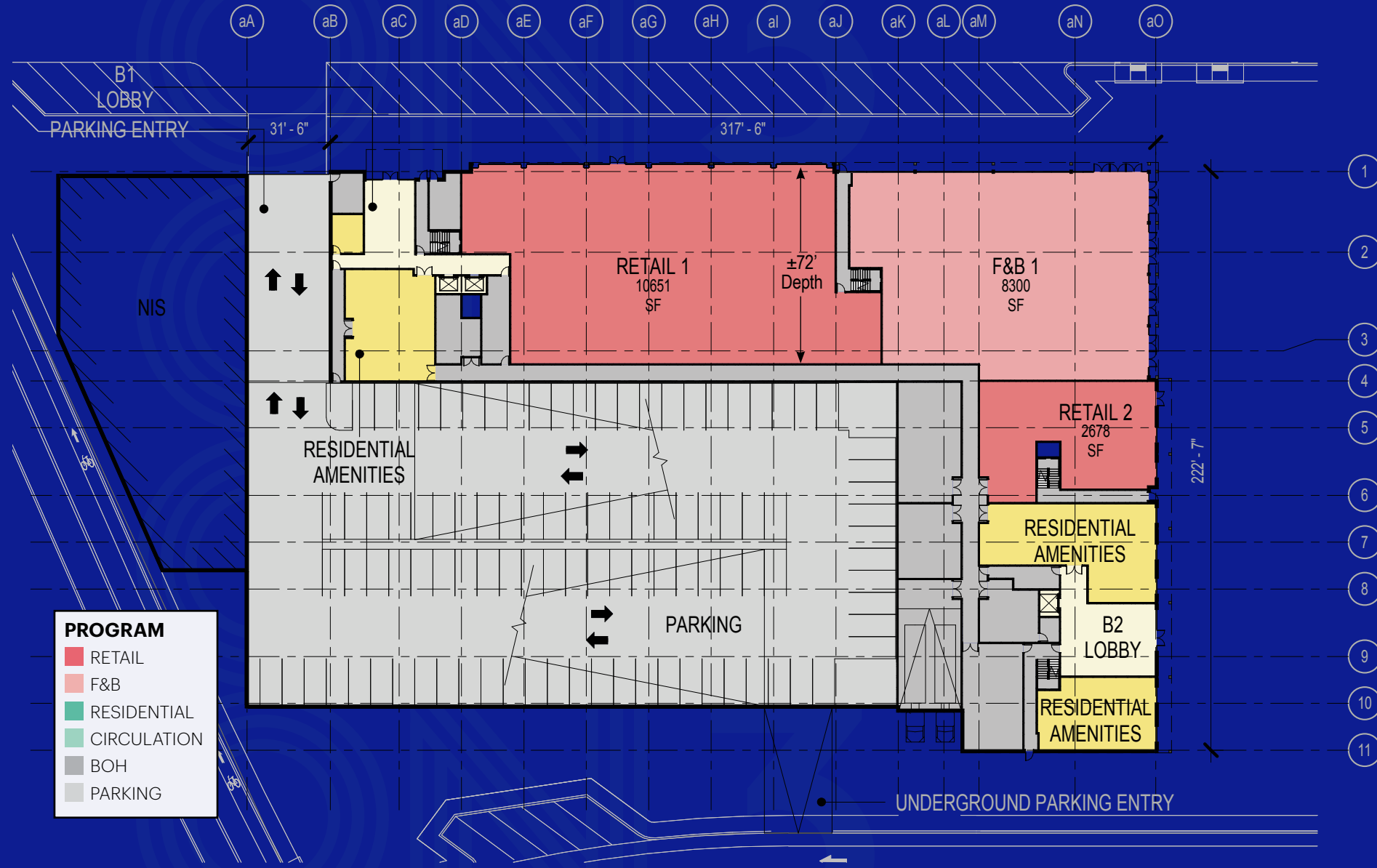


BLOCK B



BLOCK C

BLOCK A RENDERING AND FLOORPLAN



PROGRAM

- RETAIL
- F&B
- RESIDENTIAL
- CIRCULATION
- BOH
- PARKING

PROGRAM AREAS

RETAIL (NET)	
RETAIL 1	10,651 SF
RETAIL 2	2,678 SF
TOTAL	13,329 SF

F&B (NET)	
F&B 1	8,300 SF
TOTAL	8,300 SF

RESIDENTIAL (NET)	
B1 LOBBY	978 SF
B2 LOBBY	1,145 SF
AMENITIES (TOTAL)	4,713 SF
TOTAL	6,836 SF

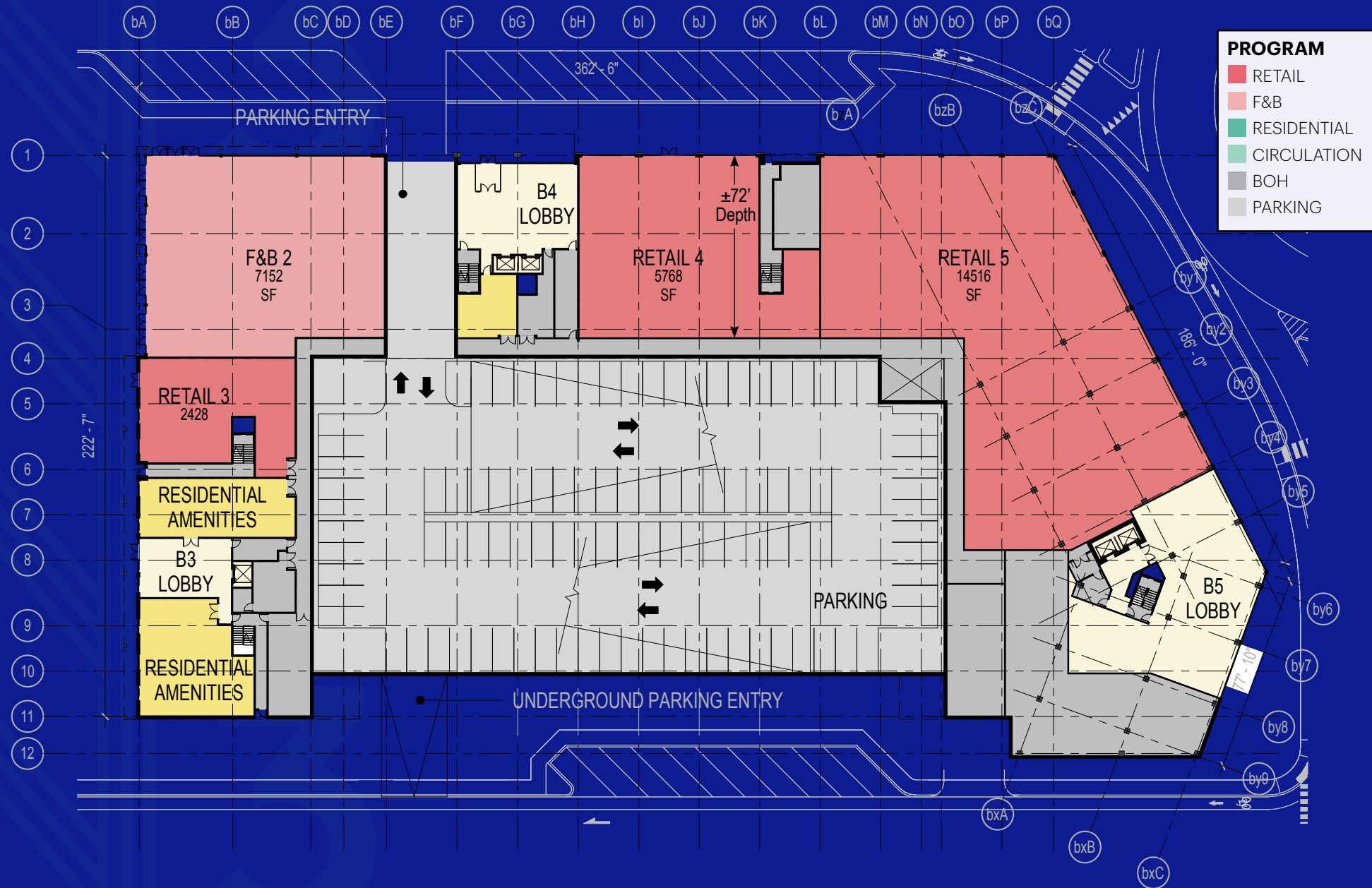
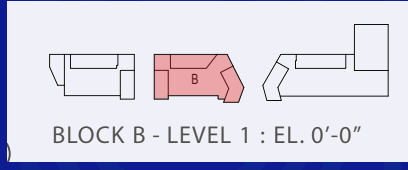
PARKING (NET)	
PARKING & DRIVEWAY	33,384 SF
TOTAL	33,384 SF



BLOCK B RENDERING AND FLOORPLAN



PROGRAM AREAS	
RETAIL (NET)	
RETAIL 3	2,728 SF
RETAIL 4	5,768 SF
RETAIL 5	14,516 SF
TOTAL	22,712 SF
F&B (NET)	
F&B 2	7,152 SF
TOTAL	7,152 SF
RESIDENTIAL (NET)	
B3 LOBBY	894 SF
B4 LOBBY	1,664 SF
B5 LOBBY	3,755 SF
AMENITIES (TOTAL)	3,731 SF
TOTAL	10,044 SF
PARKING (NET)	
PARKING & DRIVEWAY	33,384 SF
TOTAL	33,384 SF



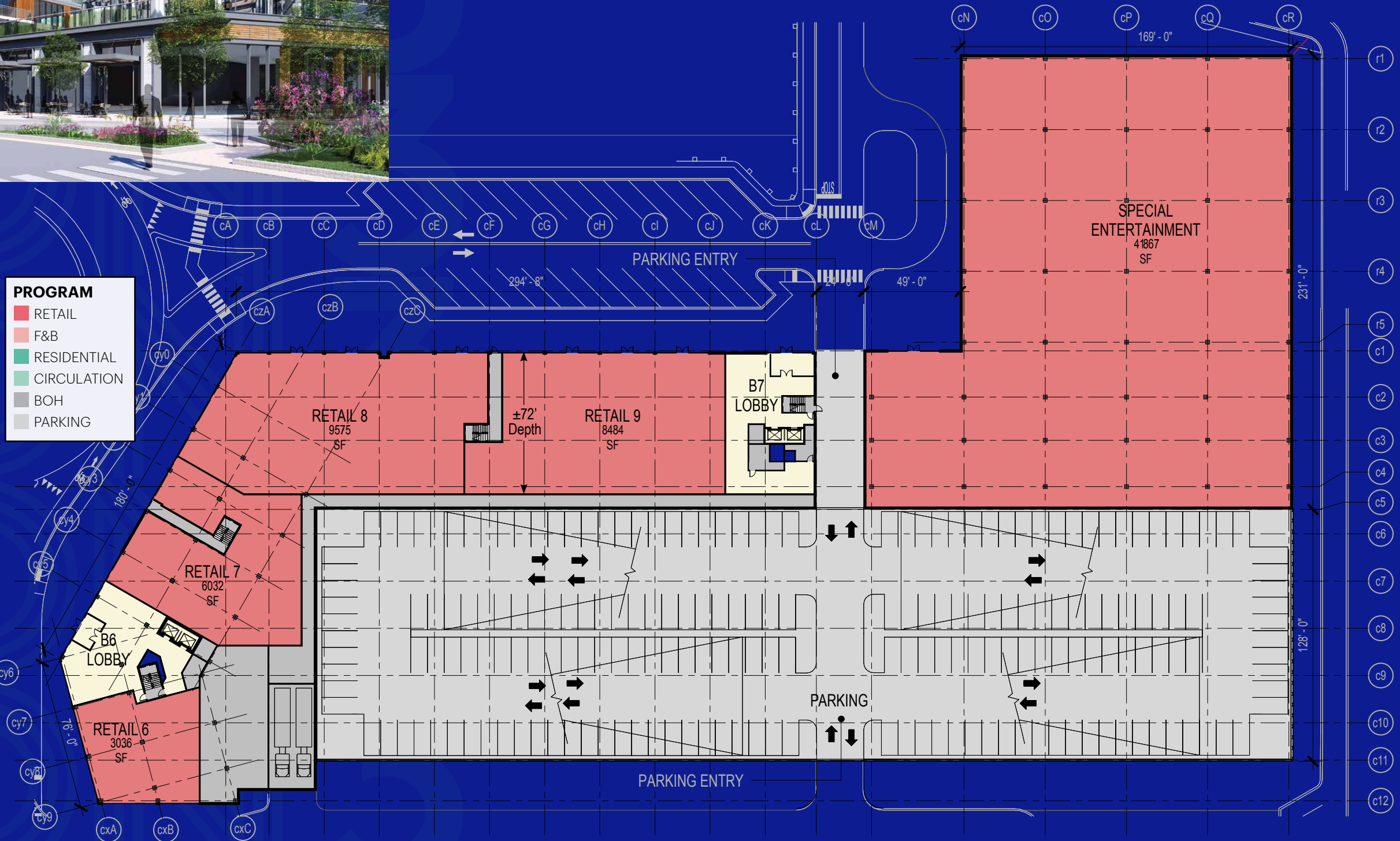
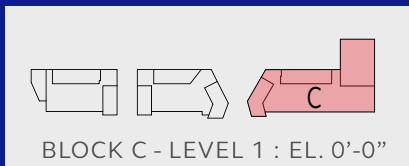
PROGRAM

- RETAIL
- F&B
- RESIDENTIAL
- CIRCULATION
- BOH
- PARKING

BLOCK C RENDERING AND FLOORPLAN



PROGRAM AREAS	
RETAIL (NET)	
RETAIL 6	3,036 SF
RETAIL 7	6,032 SF
RETAIL 8	9,575 SF
RETAIL 9	8,484 SF
TOTAL	27,127 SF
RESIDENTIAL (NET)	
B6 LOBBY	2,313 SF
B7 LOBBY	2,322 SF
TOTAL	4,635 SF
PARKING (NET)	
PARKING & DRIVEWAY	65,807 SF
TOTAL	65,807 SF



PROGRAM	
RETAIL	(Red)
F&B	(Orange)
RESIDENTIAL	(Green)
CIRCULATION	(Light Green)
BOH	(Grey)
PARKING	(Light Grey)

ON3

RETAIL SPACE



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