



 **NORTHEAST SCIENCE
& TECHNOLOGY CENTER**





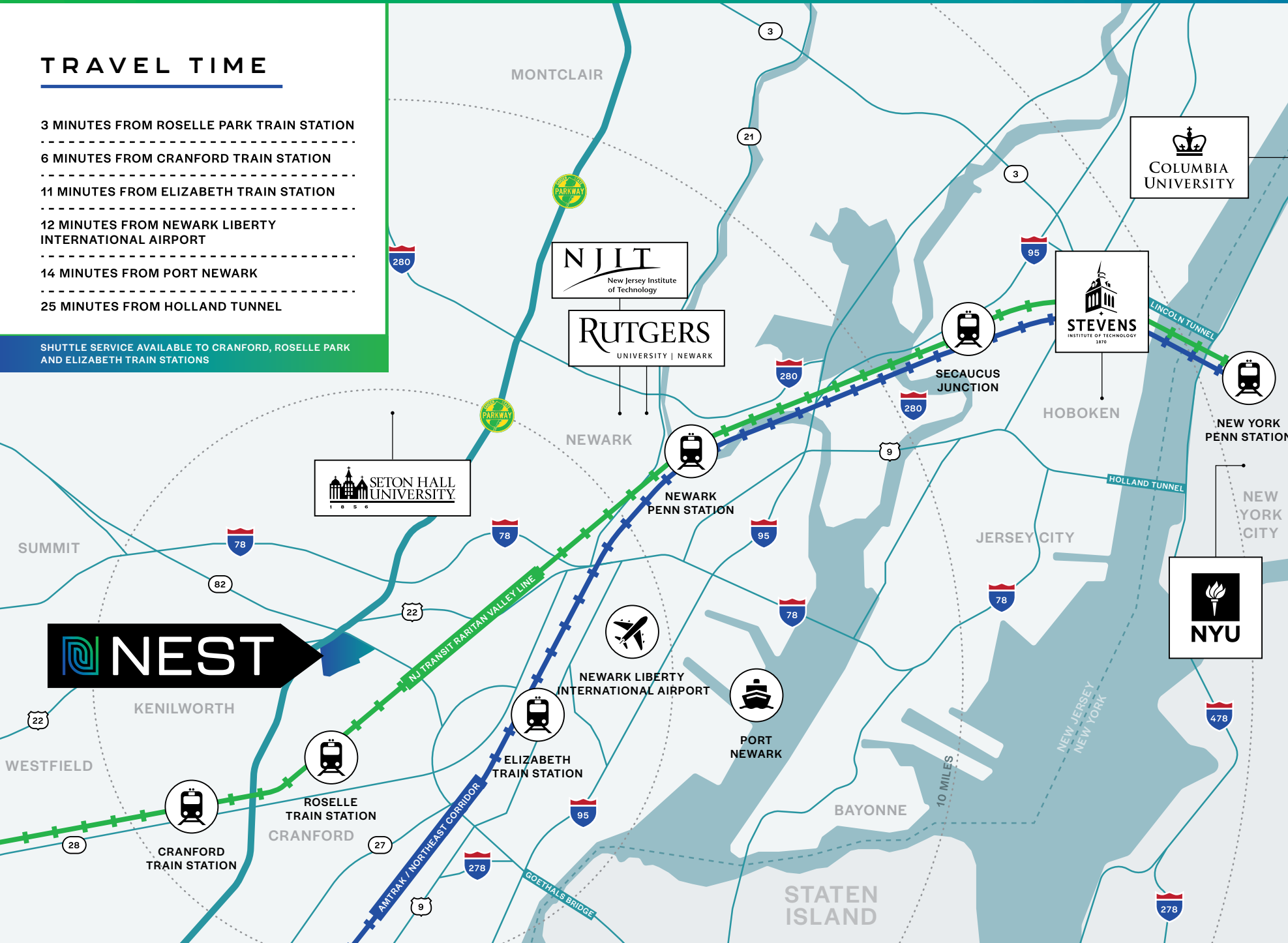
Your Next Big Idea Starts Here

Discover the ultimate destination for scientific discovery at NEST. Our existing Class-A research & development facilities feature a turn-key vivarium and multiple customizable development opportunities, offering your organization solutions for today and limitless possibilities for tomorrow.

TRAVEL TIME

- 3 MINUTES FROM ROSELLE PARK TRAIN STATION
- 6 MINUTES FROM CRANFORD TRAIN STATION
- 11 MINUTES FROM ELIZABETH TRAIN STATION
- 12 MINUTES FROM NEWARK LIBERTY INTERNATIONAL AIRPORT
- 14 MINUTES FROM PORT NEWARK
- 25 MINUTES FROM HOLLAND TUNNEL

SHUTTLE SERVICE AVAILABLE TO CRANFORD, ROSELLE PARK AND ELIZABETH TRAIN STATIONS

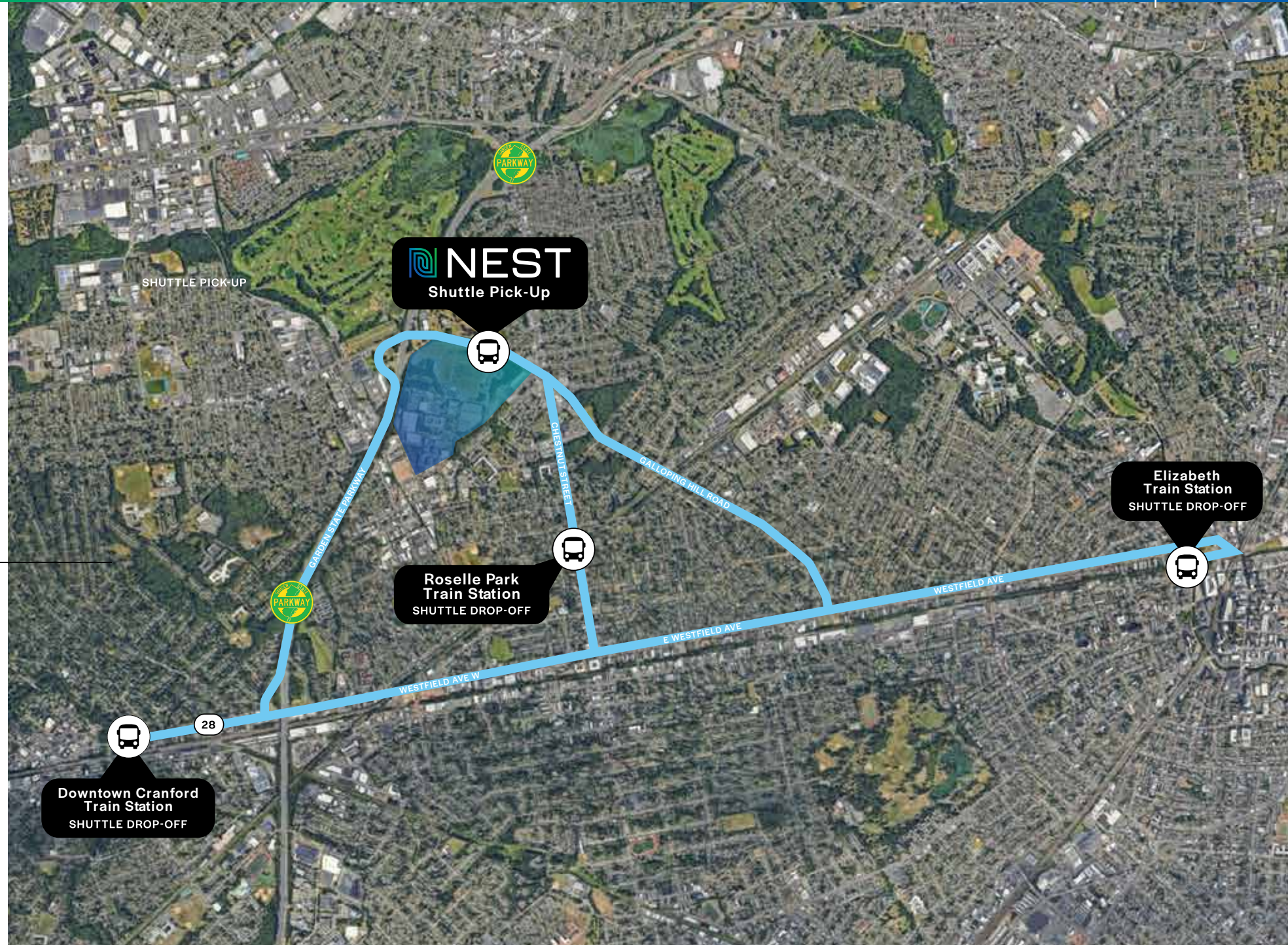


Exceptional Regional Access

NEST is adjacent to the Garden State Parkway (Exit 138), near other major highways, and less than 14 miles from New York City. This incredible location combines easy access by car or train with close proximity to Newark Liberty International Airport and Port Newark-Elizabeth Maritime Terminal. Find some of the tristate area's top science and technology talent at nearby Rutgers, NJIT, Seton Hall, Stevens Institute of Technology, NYU, and Columbia University, all within close proximity.

Convenient Connections

A dedicated shuttle connects your workforce to three nearby stations where NJ Transit's Raritan Valley and Amtrak's Northeast Corridor lines are waiting to provide express service to and from New York City's Penn Station. Nearby Elizabeth, Roselle Park, and Cranford are all connected to multiple NJ Transit bus lines for an expansive pool of available workers and a wide radius of easy commutability.



Three Miles From Downtown Cranford

Less than six short minutes away lies one of NJ's top towns and the wide array of shopping, dining, and entertainment options a growing workforce needs. With public parks and a pedestrian-friendly downtown named a top destination year after year – Cranford's unique mix of national chains and distinctive local favorites is the perfect complement to NEST and easily accessible by car, bus, or shuttle.

11 Coffee & Convenience Shops

25 Restaurants

10 Retail Boutique Shops

8 Wellness Centers



Best Downtown in New Jersey
2 YEARS IN A ROW
NJ.COM

A Shopping Destination With A Vibrant Restaurant Scene, Style & The Arts.
SUBURBANJUNGLE

#1 Walkable Suburban Downtown
SUBURBANJUNGLE

DINING & NIGHTLIFE

- 1 ROMOLA'S SEAFOOD & GRILL
- 2 THE VINE & OAK TAVERN
- 3 TOMASELLO WINERY TASTING ROOM
- 4 BREADSMITH
- 5 TRACK 5 COFFEE
- 6 POKE HOUSE
- 7 PLAYA BOWLS
- 8 100 STEPS KITCHEN + RAW BAR
- 9 ROSIE'S WINE BAR
- 10 THE JUICE HOUSE
- 11 STARBUCKS
- 12 TWO TON BREWING CO.
- 13 DA BENITO
- 14 LA CAMPAGNOLA FINE ITALIAN
- 15 ANGELO'S STEAK HOUSE
- 16 BOULEVARD FIVE 72
- 17 LA GRIGLIA SEAFOOD GRILL & WINE BAR
- 18 KYOTO SUSHI II

RETAIL & SHOPPING

- 19 WHOLE FOODS MARKET
- 20 KINGS FOOD MARKETS
- 21 STOP & SHOP
- 22 ACME MARKETS
- 23 COSTCO WHOLESALE
- 24 TARGET
- 25 WALGREENS
- 26 BANK OF AMERICA
- 27 M&T BANK
- 28 WEST BRANCH COMMONS

LIFESTYLE

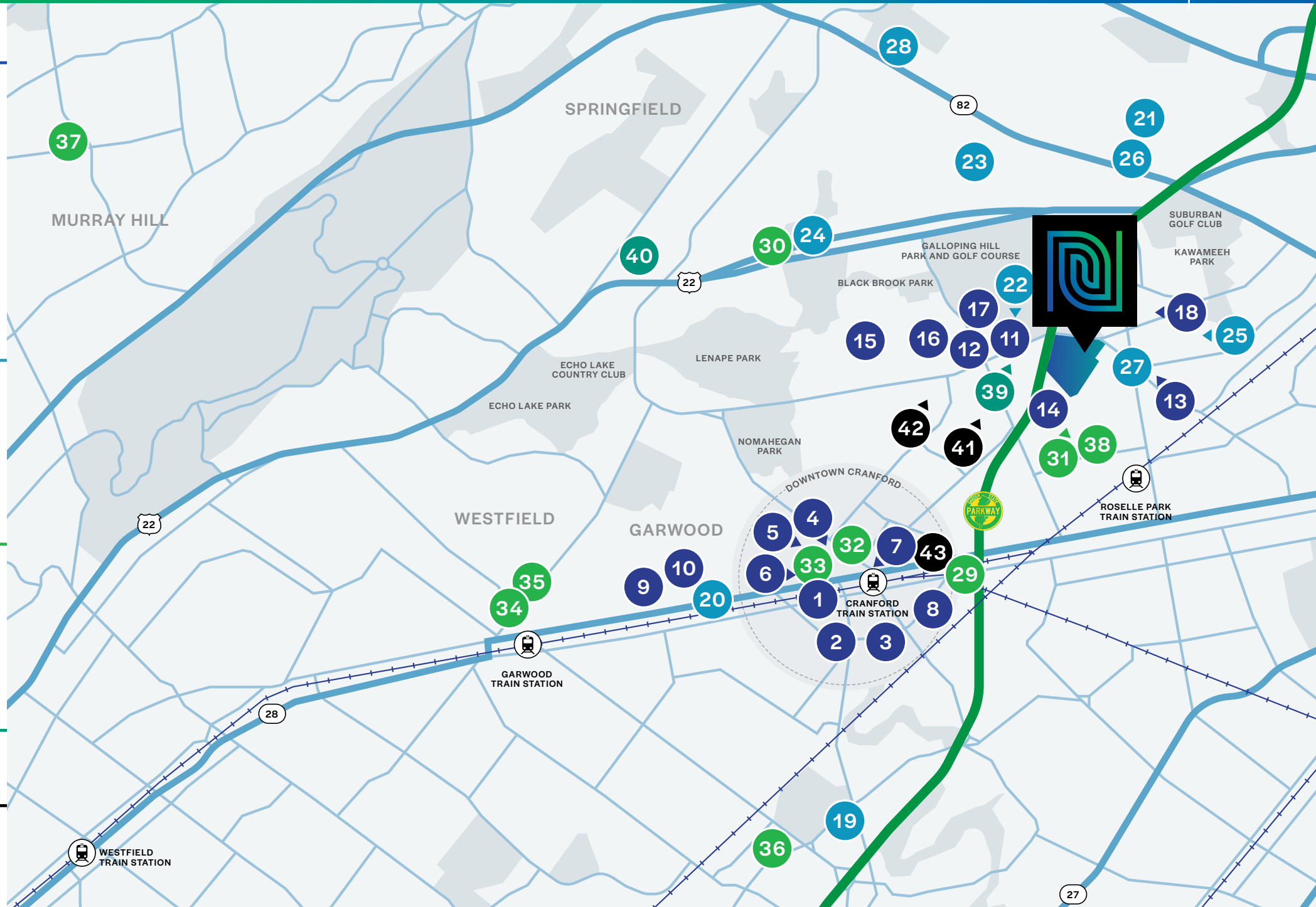
- 29 STRENGTH AND FITNESS CLUB
- 30 SKY ZONE TRAMPOLINE PARK
- 31 AESTHETIC TEMPLE CROSSFIT
- 32 BELLA ORGANICI SKIN BAR
- 33 THE CRANFORD THEATER
- 34 CLUB PILATES
- 35 RUMBLE BOXING
- 36 F45 TRAINING CLARK
- 37 FITNESS FACTORY GYM
- 38 ROSELLE PARK TENNIS COURTS

HOTELS

- 39 THE KENILWORTH
- 40 HILTON GARDEN INN

CHILDCARE

- 41 KINDERCARE
- 42 THE KIDS PALACE DAYCARE & PRESCHOOL
- 43 LIGHTBRIDGE ACADEMY







BUILDINGS













- 1 NEST DRIVE
- 5 NEST DRIVE
- 11 NEST DRIVE
- 15 NEST DRIVE
- 16 NEST DRIVE
- VIVARIUM: 17 NEST DRIVE

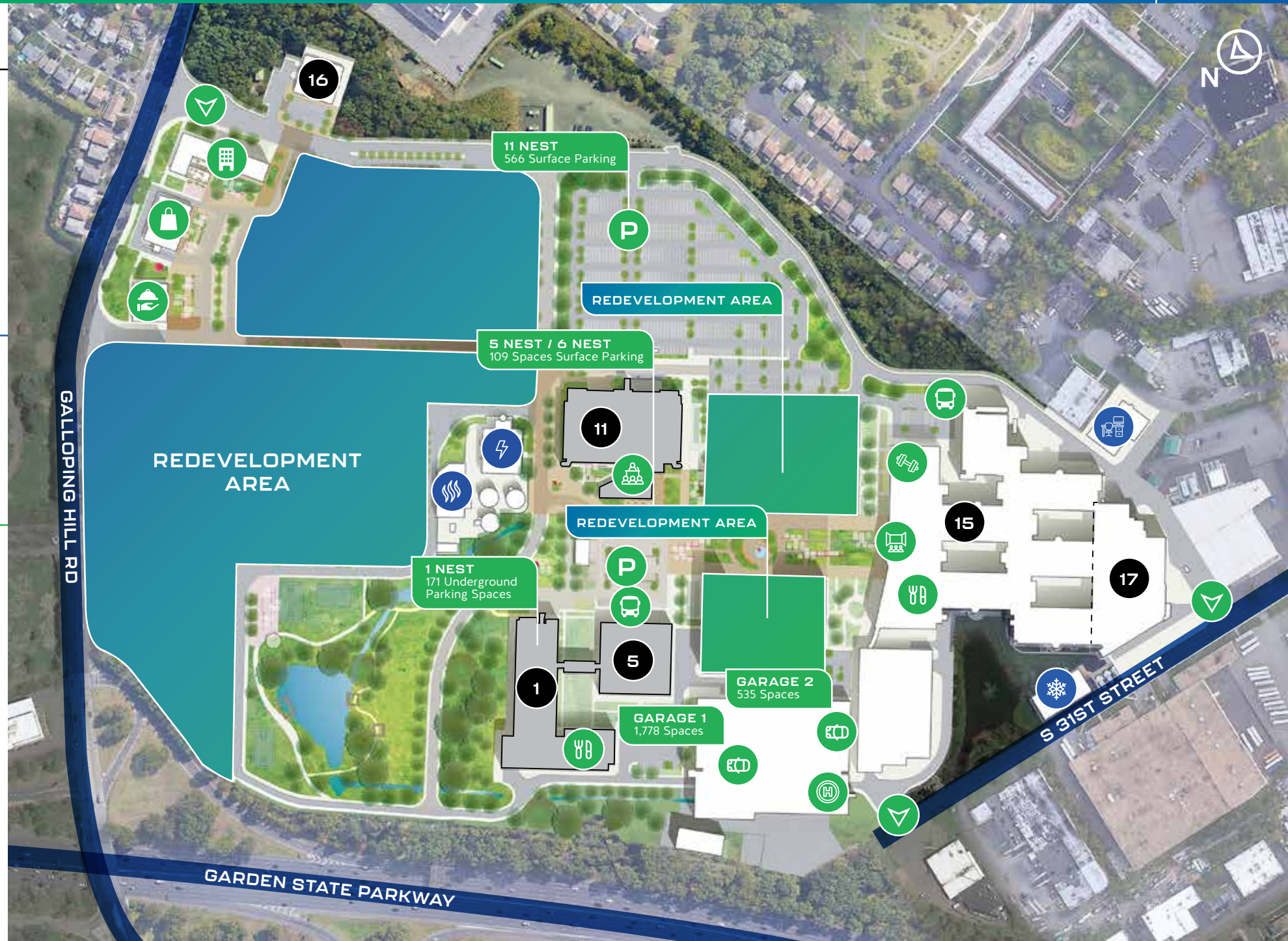
REDEVELOPMENT AREA

SUPPORT BUILDINGS

-  COGEN FACILITY
-  STEAM PLANT
-  CHILLER PLANT
-  MANAGEMENT OFFICE

FEATURES & AMENITIES

-  MAIN ENTRY
-  FULL-SERVICE CAFETERIA
-  FITNESS CENTER
-  AUDITORIUM
-  CONFERENCE CENTER
-  PARKING GARAGE
-  HELIPORT
-  SHUTTLE PICKUP
-  OUTDOOR PARKING
-  PROPOSED FULL SERVICE RESTAURANT
-  RETAIL F&B
-  PROPOSED HOTEL





CONCEPTUAL RENDERING

Availability

1 NEST DRIVE (OFFICE)

100% Office

163,249 RSF

World HQ-quality office building
in the center of the campus

11 NEST DRIVE (R&D)

80% Lab/Warehouse/Manufacturing, 20% Office

280,736 RSF

This R&D building features 20' floor-to-floor
height and interstitial floors on all levels.

5 NEST DRIVE (OFFICE)

100% Office

129,254 RSF

This central and modern office building adjoins
1 NEST Drive and is adjacent to two structured
parking facilities.

15 NEST DRIVE (R&D)*

65% R&D / 15% Biomanufacturing / 20% Office

1,241,843 RSF

Merck's current global research HQ Building,
comprised of eight 4-story pods ranging from
120,000 to 205,000 RSF, is home to a vast amount
of state-of-the-art lab and manufacturing space.

6 NEST DRIVE (OFFICE)

100% Office

237,822 RSF

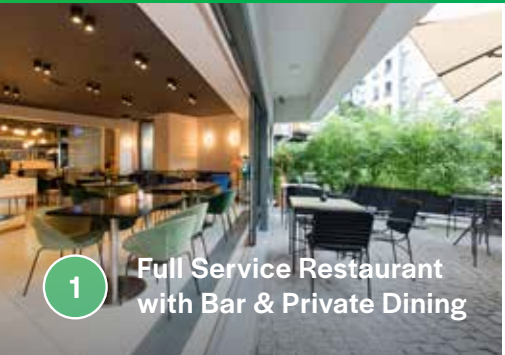
The largest and most recently renovated building
dedicated solely to office space.

17 NEST DRIVE (VIVARIUM)

289,573 RSF

A cutting-edge facility for live research.

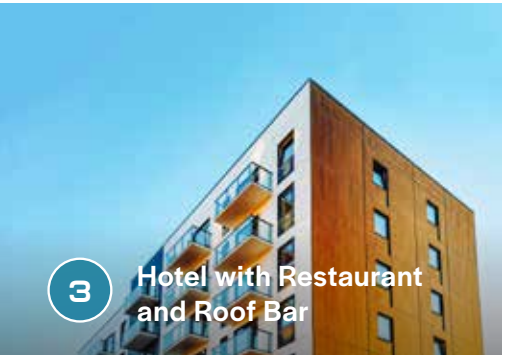
*The 1.2M SF of area of 15 NEST includes the 289K SF of
area for the vivarium.



1 Full Service Restaurant with Bar & Private Dining



2 Multi-Tenant Retail with Coffee Shop & Quick Service Restaurants



3 Hotel with Restaurant and Roof Bar



4 Organic Grocer





CONFERENCE CENTER



AUDITORIUM



HELIPORT



FULL-SERVICE CAFETERIA



FITNESS CENTER



BESPOKE GROCER & RESTAURANT

Electrical System

The Campus is powered by dual 26kV PSE&G feeds, distributed to recently upgraded on-site main substation (\$50 Million) and then distributed either directly or via a second modern sub substation to building level substations. The site also has a 25MW Cogen which supplies the site with electrical power and steam for heating.

Steam/Cogeneration System

The Campus central boiler house has 4 boilers (60-80,000 lbs. an hour each) any 2 of which can meet winter campus heating and process steam needs. The Cogen also provides up to 80,000 lbs. an hour of steam as well as approximately 25 MW of power covering the entire site needs during peak demand days.

Chilled Water System

The Campus is served by 2 chilled water plants, the larger approximately 7,000 tons capacity serving primarily 15 NEST and a second of 2,400 tons capacity (replaced in 2018) serving primarily 1 NEST, 5 NEST, 6 NEST, and 11 NEST, are cross connected with approximately 2,000 tons capacity.

Domestic Water and Sewer

The Campus is served by 2 main city water connections with a cross campus interconnect, the site has a centralized sewer system with holding and equalization tank and pumping stations with discharge line to Rosell connection and rights to discharge up to 800GPM. The site also has a fire water system with booster pumps and an emergency fire water storage tank, and the site also has 2 wells.

Storm Water

The site has a comprehensive storm water drainage and management system with multiple pumping stations ponds and control features that meet FM insurance requirements; with a primary offsite discharge to a tributary of the Raritan River.



Proposed common area sustainable improvements include the use of indigenous landscaping and natural hydrology for rainwater management, fully commissioned and monitored MEP systems, and covered parking with solar panels for alternative energy generation and reduction of the heat island effect.



Sustainably Designed Infrastructure

NEST is committed to the development and operation of its campus in a sustainable manner that minimizes environmental impact while providing economic benefits. Green practices throughout our construction, landscaping, and infrastructure can be further expanded with additional proposed improvements ready to provide opportunities for conscious corporate citizenship.



Proposed individual building improvements include multi-stream recycling programs and a central BAS capable of monitoring and controlling all aspects of use including HVAC, utilities, and lighting.

Any new construction, build-to-suit, and select existing structures are capable of achieving LEED certification with details available upon request.

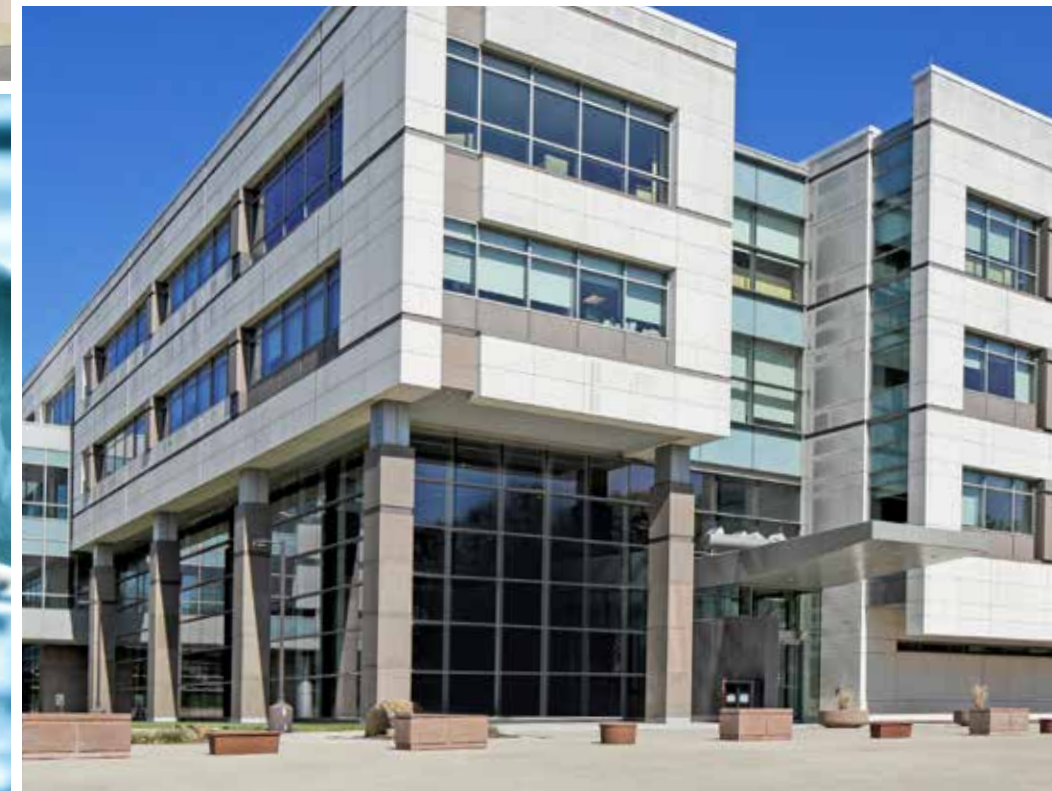


Cutting Edge Facilities

As the former world headquarters of Merck, our mixed lab and office space features best-in-class design and abundant square footage, providing the perfect environment for your company to thrive.

Discover 1.4 million square feet of existing laboratory buildings built to a high standard and ready to help your company conduct cutting-edge research and development.

In addition to our labs, we also offer over 500,000 square feet of existing, Class A office space, providing a modern and productive work environment that optimizes collaboration and drives innovation forward.



This is New Jersey. Where Life Sciences Have Momentum.

#1

concentration of scientists and engineers per square mile in the U.S.

#3

ranked state for employed biochemists and biophysicists

8^{OF THE TOP} 10

global biopharmaceutical companies

A recent wave of funding gives companies that choose New Jersey the confidence to drive life sciences innovation.

9^{OF THE TOP} 10

R&D companies

#1

state for FDA registered manufacturing establishments (180)

20+

companies chose New Jersey in 2022

83%

increase in NIH funding since 2017

126%

increase in National Science Foundation Biological Sciences funding since 2018

225%

increase in private health tech investment

Breakthroughs are made here. Launch, test, invent, and make history in New Jersey.

1,200+

patents in 2022

50%

of approved FDA novel drug companies have offices in New Jersey in 2022

12,911+

clinical trials in New Jersey today

A Leading Biotech Hub

New Jersey is a globally recognized hub for biotech and life science companies, and NEST is at the center of it all. Our home state has a strong talent pool, with top-ranked universities and research institutions, as well as a supportive business environment with tax incentives and access to capital.

New Jersey is home to major biopharmaceutical companies such as Johnson & Johnson, Bristol Meyers Squibb, and Merck (which previously held its global headquarters at NEST), as well as numerous startups and emerging companies. The state also has a strong network of incubators, accelerators,

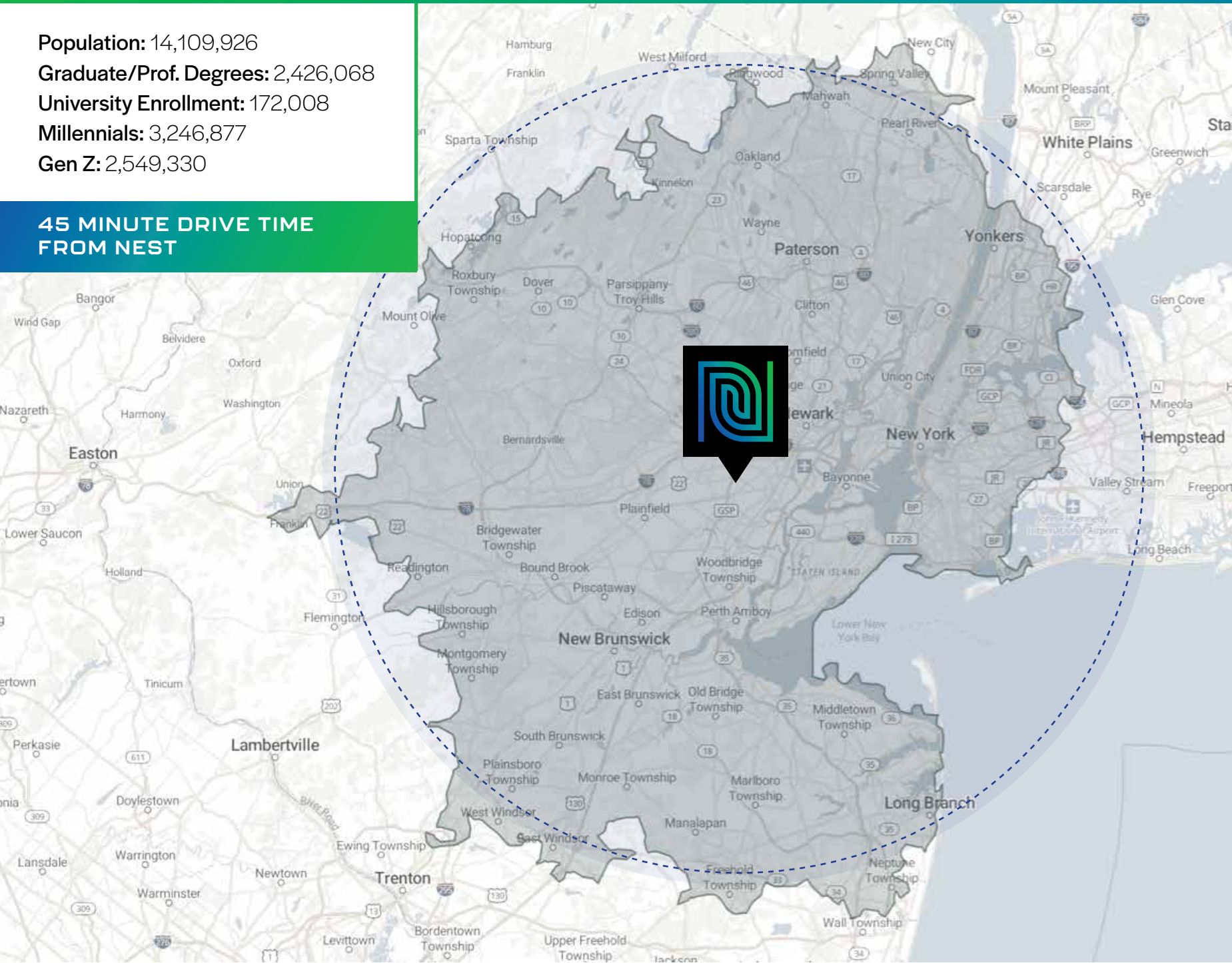
and research parks, such as the New Jersey Bioscience Center and the New Jersey Innovation Institute.

In addition, New Jersey has strong connections to the New York City biotech ecosystem, which provides access to a large pool of investors, talent, and customers.

Overall, New Jersey's combination of talent, business environment, and connections to other biotech hubs make it an ideal location for biotech companies to grow and thrive.

Population: 14,109,926
Graduate/Prof. Degrees: 2,426,068
University Enrollment: 172,008
Millennials: 3,246,877
Gen Z: 2,549,330

**45 MINUTE DRIVE TIME
FROM NEST**



Life Science Workforce within 30 Miles of NEST

PACKAGING AND FILLING MACHINE OPERATORS	12,776
CHEMICAL EQUIPMENT OPERATORS AND TENDERS	5,115
CHEMISTS	5,521
INSPECTORS, TESTERS, SORTERS, SAMPLERS	14,227
NATURAL SCIENCES MANAGERS	6,589
PACKERS AND PACKAGERS, HAND	56,821
FIRST-LINE SUPERVISORS OF SALES WORKS	80,766
BIOCHEMISTS AND BIOPHYSICISTS	2,450
TOTAL	184,265



Gateway Center Newark Renovations Completed 2023

Gateway Center in downtown Newark presents three Class A office towers and a massive 100,000 square foot retail/dining concourse known as 'The Junction'. With over \$50 million invested to modernize the complex, Gateway Center is NJ's premier eat-work-play destination.



340 Mt. Kemble Avenue Completed 2023

Located in Morris County, the former AT&T operations building underwent a complete \$50 million transformation creating an amenity-rich workplace for today's workforce.

Onyx Equities: Leading the Field

Onyx Equities is a leading real estate investment and property services firm that specializes in the acquisition and management of some of the region's most prominent commercial addresses. Always innovating and regularly in the headlines for ground-breaking developments, Onyx is the name trusted to envision new uses for some of our most beloved landmarks.

Learn more at [OnyxEquities.com](https://www.OnyxEquities.com)



211 Mt. Airy Road Completed 2015

The property was previously owned and occupied by Avaya Telecommunications. Due to Onyx's extensive renovations to the building, Daiichi Sankyo chose 211 as its regional headquarters.



Summit East In Development

This 26-acre landscaped campus includes 11 buildings ideal for R&D, healthcare, and specialty uses with existing life science and office facilities. This campus was recently selected by Kenvue, Johnson & Johnson's billion-dollar consumer spinoff, as its new global headquarters.

Speak to a member of our team today to learn more about NEST and the exceptional opportunities we have to offer. Request additional information or a private, guided visit to our convenient location where over 2 million square feet of purpose-built R&D facilities are waiting for you.

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