



111 Ideation Way | Nutley, NJ

45,546 SF Trophy Laboratory & Office Space

Available for Immediate Sublease / Assignment through December 31, 2032

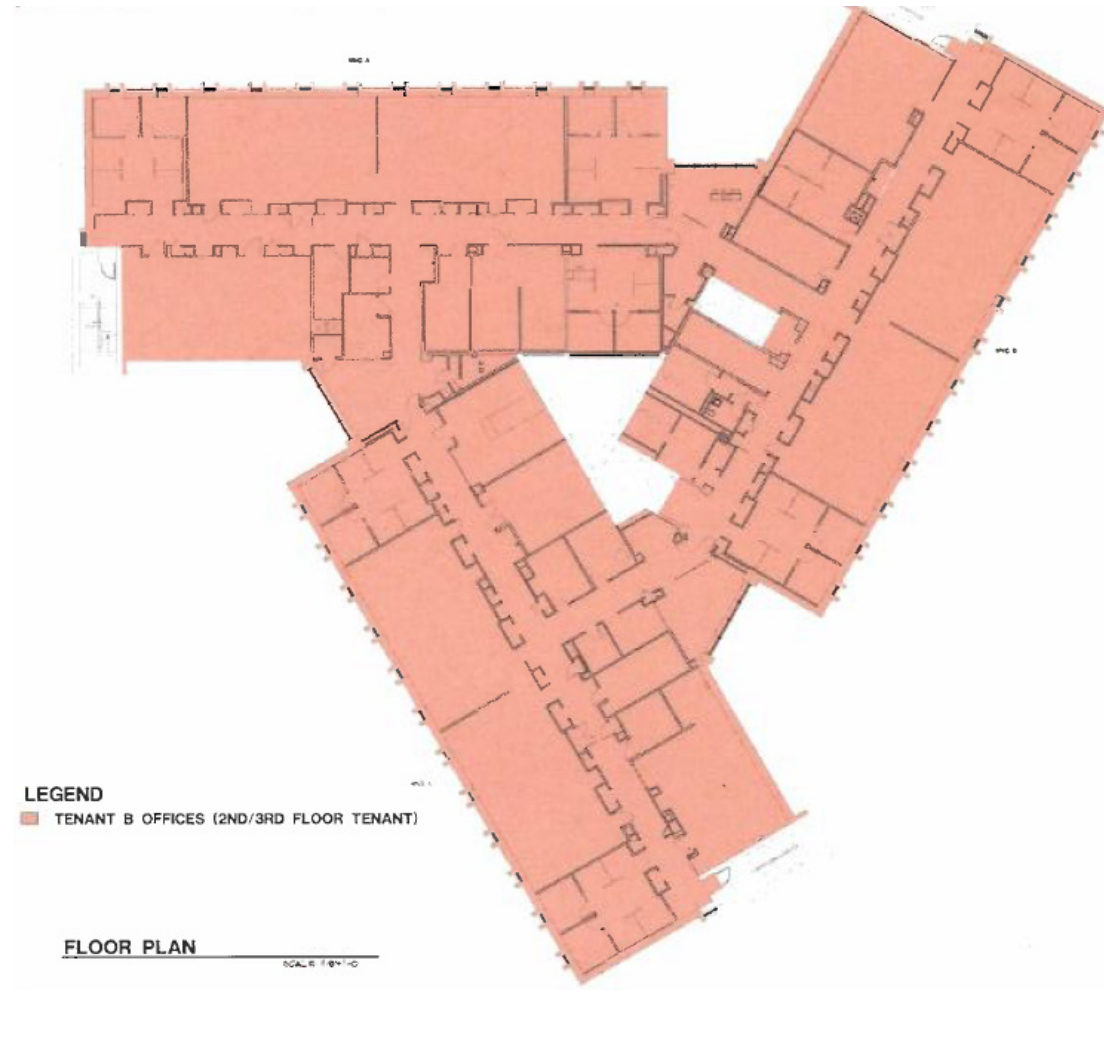
*** Potentially expandable to 77,384 RSF**

CBRE

Second Floor



Floor Plan



Second Floor

±31,998 RSF

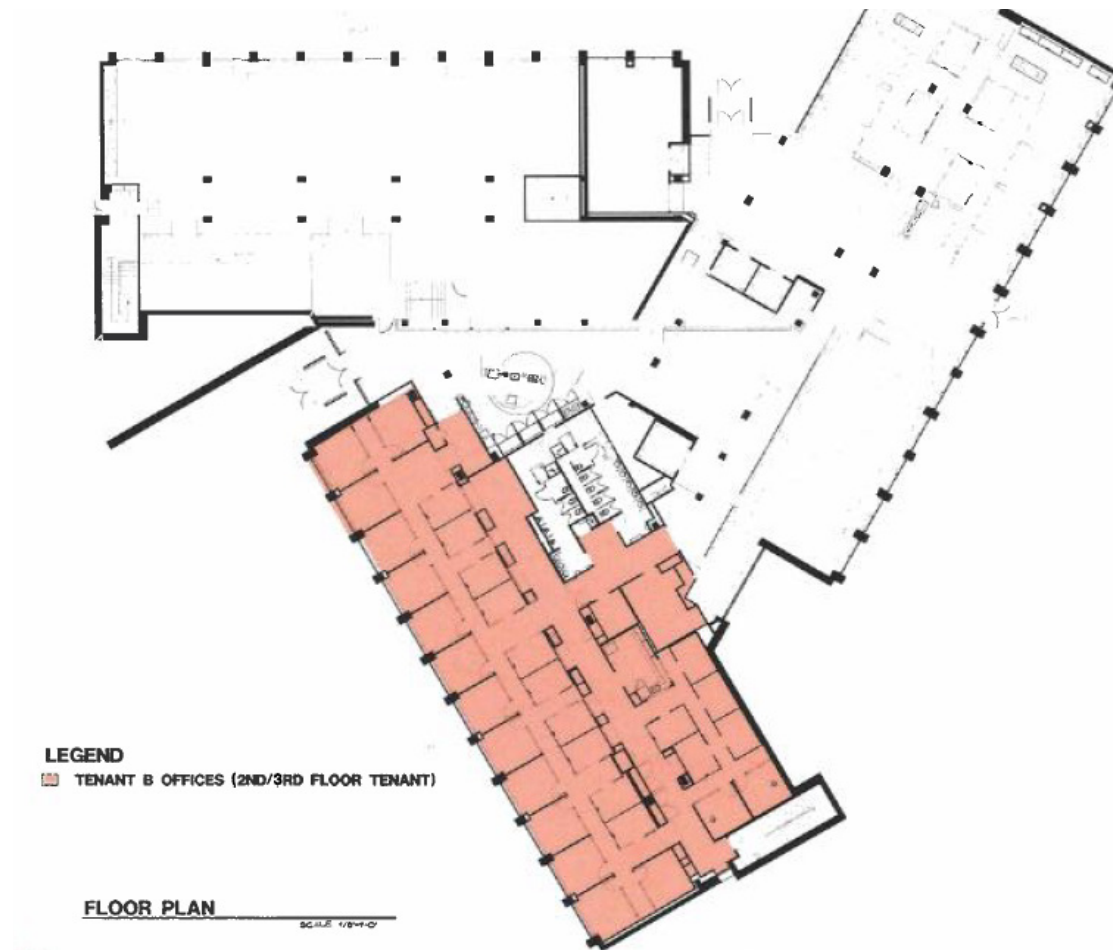
Lab space contains compressed air, Argon, Vacuum, Nitrogen (on request), steam, power (110,220, 480 in various locations), numerous fume hoods and exhaust ports. Floor also includes a large conference room, kitchenette, and cafe seating.



First Floor



Floor Plan



First Floor

±9,107 RSF

Office space contains welcome / reception area, private offices, workstations, phone booths, conference room, kitchenette, and cafe seating.



Lower Level



Phase IV Retail - Available 2028-2029
 Phase IV Residential - 1,000+ Units Available by 2028-2029

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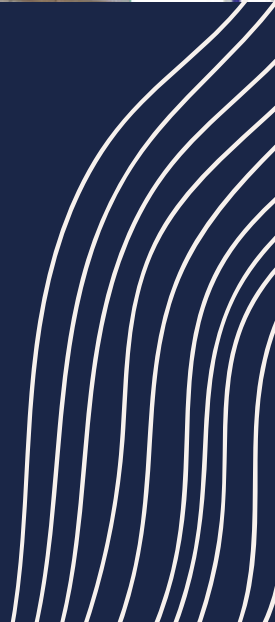


Situated within ON3 campus

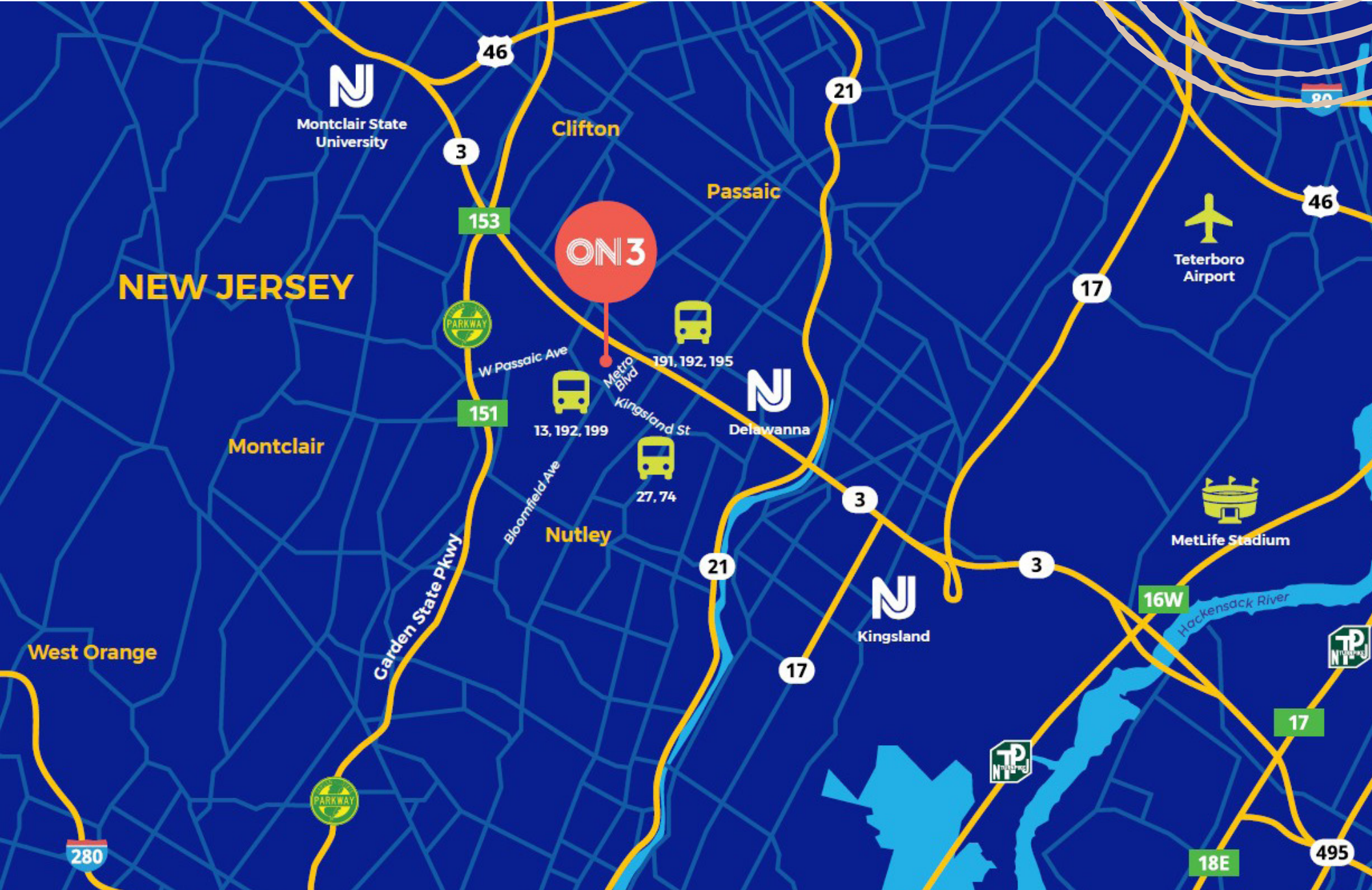
Situated in the heart of the Northeast's thriving Living Science Corridor, ON3 is directly connected to I-95 and the Garden State Parkway via Route 3 with convenient access to a vast network of major highways.

Located directly across from Clifton Town Square, anchored by Trader Joe's, and Styertowne Shopping Center, anchored by Stew Leonard's. Other shops include:

- CUPS Frozen Yogurt
- CVS
- Dollar Tree
- Jersey Mike's Subs
- Just Salad
- LA Fitness
- Moe's Southwest Grill
- Old Navy
- Paris Baguette
- Planet Fitness
- PNC Bank
- Smashburger
- Sunoco
- T-Mobile
- Tommy's Tavern + Tap
- Ulta Beauty
- USPS
- Valley Bank



Transportation Map



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