



NORTHEAST SCIENCE
& TECHNOLOGY CENTER

Media Kit



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and Technology (NEST) Center

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About NEST

About NEST

The Northeast Science and Technology (NEST) Center is a purpose-built research and development campus poised to become a hub of pharmaceutical, biotechnology, and life science innovation. The campus boasts more than 2 million square feet of facilities, including 1.4 million square feet of state-of-the-art laboratory buildings and multiple customizable development opportunities — offering organizations solutions for today and limitless possibilities for tomorrow. Located less than 14 miles from New York City along the Garden State Parkway in Kenilworth, NJ, the NEST Center solves an immediate need for turn-key life science property in the tri-state region. The NEST Center is set to attract companies that value New Jersey's highly educated life sciences labor pool and proximity to regional infrastructure and thoroughfares.

KEY CAMPUS HIGHLIGHTS

- 100+ acre campus specifically zoned for life science, pharma, and biotechnology innovation
- 2 million square feet of purpose-built research and development facilities
- 1.4 million square feet of laboratory space
- 500,000 square feet of Class-A professional office space
- 30 acres of developable land
- Existing vivarium
- Robust and redundant power facilities



Conceptual rendering

03

Subject Matter
Experts



Matt Flath

Vice President of Asset
Management, Onyx Equities

Matthew Flath is Senior Vice President of Asset Management at Onyx Equities, a leading, full-service commercial real estate firm specializing in acquiring, managing, and repositioning commercial properties in the tri-state area.

In his role, Matthew is tasked with supervising the implementation and execution of leasing and asset-level business plans, specifically concentrating on the life sciences, industrial, and retail segments of the portfolio. Notably, in 2023, Matthew spearheaded the Northeast Science and Technology Center (NEST) campus project in Kenilworth, New Jersey. This groundbreaking venture accentuates innovation in life sciences, establishing a central hub for startup incubation, educational research, and talent acquisition from regional colleges and universities in the tri-state area.

Over the span of his 15+ year career in commercial real estate, Matthew has successfully managed the execution of over 4.1 million SF of leasing transactions with an aggregate value exceeding \$440 million. Prior to his role with Onyx Equities, Matthew served as a Vice President at The Goldstein Group.



Jonathan Scheinberg

Managing Principal and Founder,
Outshine Properties

Jonathan Scheinberg is the Managing Principal and Founder of Outshine Properties, a leading real estate investment and development firm specializing in the life science, medical office, and technology industries.

Over the course of his decades-long career, Jonathan has played a pivotal role in the acquisition, construction, leasing, and sale of a diverse portfolio of properties, including the Northeast Science and Technology Center (NEST) campus in Kenilworth, NJ, at which Outshine Properties partnered with Onyx Equities. Jonathan has managed more than seven million square feet of commercial real estate space across the US since entering the commercial real estate industry in the early 2000s.

In his role as a leasing and asset management advisor of the NEST campus, Jonathan is responsible for developing strategies for renovations and leasing R&D and office space to leading life science companies. By overseeing the leasing process and actively engaging with key stakeholders, Jonathan is positioning the NEST campus as a dynamic and sought-after space for both established and emerging players in the industry.

Prior to his career in commercial real estate, Jonathan was a practicing attorney representing private equity groups and investment property owners/developers.

06

Recent News
Coverage

Recent News Coverage



Commercial Property Executive

Onyx Kicks Off Life Science Hub at Onetime Merck Campus

February 2024

HEALTHCARE BUSINESS TODAY

Location And Vocation: Why New Jersey Is The Next Hub Of Life Science Innovation

January 2024

OUTSOURCED PHARMA

New Jersey's Northeast Science And Technology Center Announces Next Phase Of Campus Development

February 2024

REALESTATENJ
The Voice of New Jersey Commercial Real Estate

Onyx Taps Outshine Properties as Leasing, Asset Management Partner as Renovations Begin at NEST Life Sciences Campus in Kenilworth

February 2024

Commerce
The Business of New Jersey

Building a Legacy in Dynamic, Innovative Ways

January 2024



Jonathan Schultz of Onyx Equities On Five Things You Need To Know To Succeed In The Real Estate Industry

July 2023



New Research and Innovation Hub to Open in Former Merck HQ in New Jersey

June 2023



Onyx Rebrands Merck Campus in Kenilworth, Plans Full Marketing Push at BIO Conference

May 2023



NJ's Newest Life Sciences and Biotech Hub Announced by Onyx Equities

May 2023



Merck's New Jersey Campus is Getting a Biotech Makeover

July 2023



Merck's New Jersey Campus Is Getting a Biotech Makeover

July 2023



New Owners Pitch Former Merck Campus in North Jersey As Life Science Hub

May 2023



Onyx Announces NEST Life Sciences Hub at Former Merck Site

May 2023

09

Recent Press
Releases

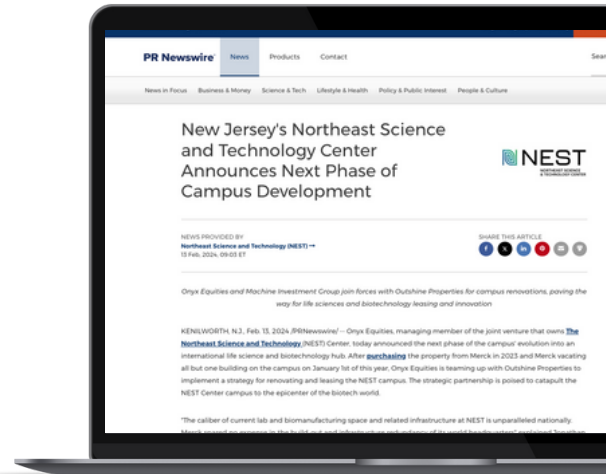
Recent Press Releases

01

February 2024

New Jersey's Northeast Science and Technology Center Announces Next Phase of Campus Development

READ NOW

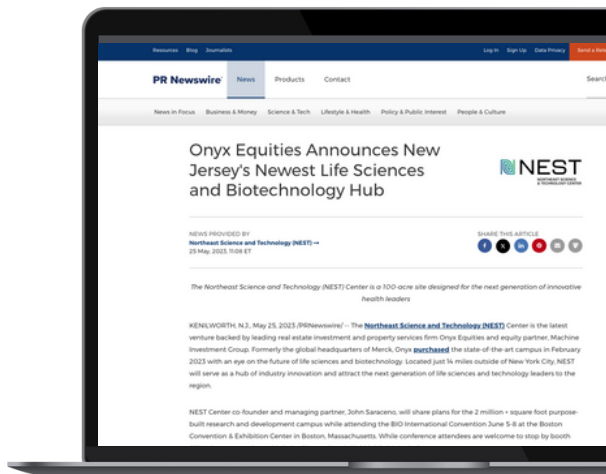


02

May 2023

Onyx Equities Announces New Jersey's Newest Life Sciences and Biotechnology Hub

READ NOW

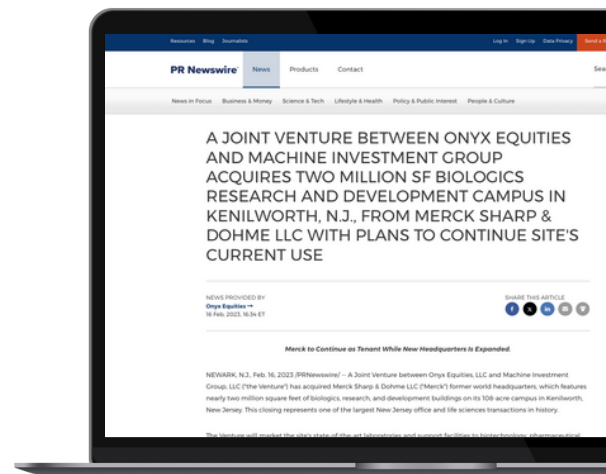


03

February 2023

A Joint Venture Between Onyx Equities and Machine Investment Group Acquires Two Million SF Biologics Research and Development Campus in Kenilworth, N.J., from Merck Sharp & Dohme LLC with Plans to Continue Site's Current Use

READ NOW





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“With a commitment to fostering innovation, the NEST Center is poised to become a vibrant ecosystem where ideas flourish and translate into real-world solutions. When complete, the campus will be prime for startup incubation, educational research, and even talent acquisition from regional colleges and universities. NEST is not merely a physical space; it represents a paradigm shift, propelling educational, entrepreneurial, and employment landscapes into a future defined by excellence and ingenuity.”

Matthew Flath

Senior Vice President Asset Management,
Onyx Equities

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Frequently Asked
Questions

Frequently Asked Questions

01

When is space available at NEST?

Existing buildings and laboratory space are available immediately for leases starting in January 2024. Companies interested in the campus' redevelopment opportunities will also be able to break ground in January 2024.

02

How many buildings are on the campus?

There are currently twelve total buildings on the NEST campus, including six main buildings that house office space, laboratories, and the vivarium facility. Six support buildings, including a steam plant and power facility, are also located on the property.

03

What are the development opportunities on campus?

The campus offers 30 acres of redevelopment opportunity, which will not only be available for the construction of additional office and laboratory space, but also for mixed-use development such as restaurants, hotels, and gathering spaces.

04

What are the amenities at the NEST Center?

The NEST Center campus features robust amenities for potential tenants and their employees, including three full-service cafeterias, a fitness center, auditoriums, outdoor seating areas, parking garages, and a heliport. Planned amenities include at least one hotel and restaurant.

05

How does the NEST Center impact the community?

Through the redevelopment of 30 acres of available space, the NEST Center is set to become a vibrant regional hub. With green space, ponds, and the addition of restaurants and hotels, the campus will become a destination for employees and community members alike. The surrounding community also serves to benefit from the commerce NEST Center employees and visitors will bring to the region.

06

When will the NEST Center be complete?

The initial phase of campus development, including renovation of all existing buildings and facades, will begin in late 2024 and continue through the end of 2025. The second phase, redevelopment of the 30 available acres, will be completed after phase one.

An architectural rendering of a modern building with a courtyard. The building features large glass windows and a prominent entrance. The courtyard is landscaped with trees, bushes, and a paved walkway. People are shown walking and sitting in the courtyard, suggesting a lively and accessible environment. The entire scene is overlaid with a semi-transparent green filter.

Media Contact

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