



NORTHEAST SCIENCE  
& TECHNOLOGY CENTER

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# Media Kit



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About NEST

# About NEST

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The Northeast Science and Technology (NEST) Center is a purpose-built research and development campus that serves as 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 and across the United States. The campus has become the new home of companies seeking high-caliber facilities with access to 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  
Expert



# Matt Flath

## Senior Vice President

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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.

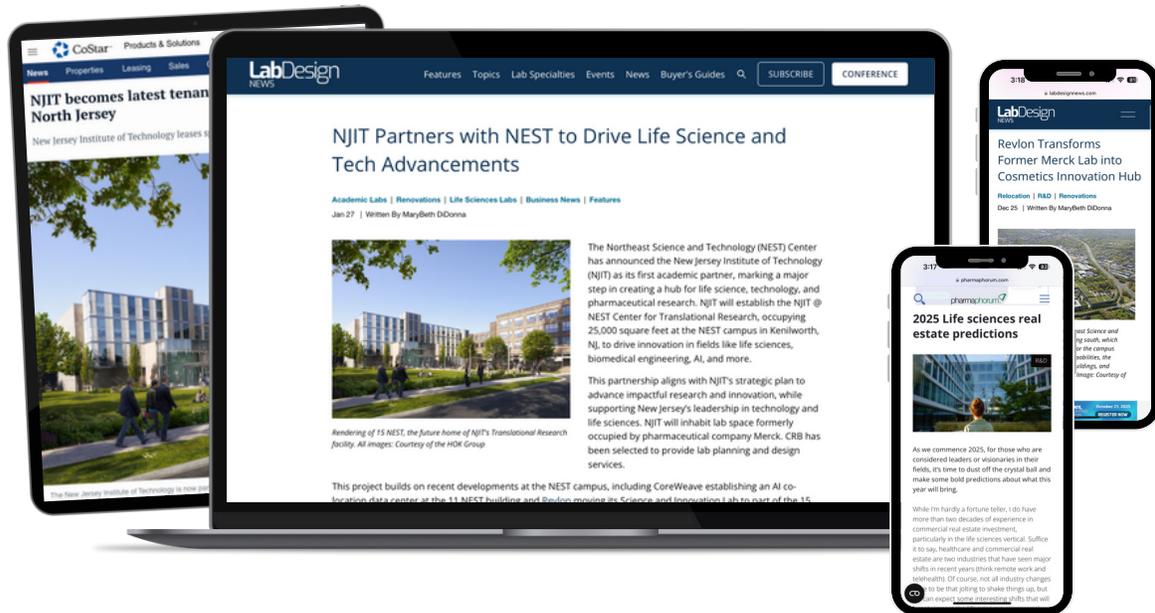
In his role, Matthew is tasked with supervising the implementation and execution of leasing and asset-level business plans, specifically concentrating on the life sciences, industrial, and retail segments of the portfolio. Notably, in 2023, Matthew spearheaded the Northeast Science and Technology Center (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.

05

Recent News  
Coverage

# Recent News Coverage



 Commercial Property Executive

L'Oréal Completes \$160M  
Research Center

February 2025



JLL: Life Sciences Sector Thriving;  
Accounts for Nearly 30% of Leases  
Signed in N.J. During 2024

February 2025



JLL: Pharma, Life Sciences  
Tenants Still Loom Large in New  
Jersey After an Active 2024

February 2025



NJIT Partners with NEST to  
Drive Life Science and Tech  
Advancements

January 2025

 Commercial Property Executive

IPS, Meyer Complete \$800M  
Biopharma R&D Project

January 2025



roi-nj.com

Back to the NEST: Onyx Confident  
Bringing Big Companies to One Spot  
Will Spur Tech Innovation

January 2025



2025 Life Sciences Real  
Estate Predictions

January 2025



Revlon Transforms Former Merck Lab  
into Cosmetics Innovation Hub

December 2024



NJIT Becomes Latest  
Tenant to Roost at NEST  
Tech Center in North Jersey

December 2024



roi-nj.com

New Jersey Institute of Technology  
takes 25K SF at Northeast Science  
and Technology Center

December 2024



NEST Campus in Kenilworth Adds  
NJIT as First Academic Partner

December 2024



NJIT to Open 25,000 Sq. Ft.  
Translational Research Center at  
NEST Campus in Kenilworth

December 2024



Revlon Joins NEST With Lease for Innovation Hub Relocation

November 2024



Revlon to Relocate New Jersey R&D Lab to NEST Center

November 2024



Business Roundup

November 2024



Revlon Relocates New Jersey HQ

November 2024



Revlon Relocating Its R&D Lab to NEST Center

November 2024



In New Jersey, NEST Project Shows How Leasing a Lab Can Cost Less Than Building One

November 2024



Revlon Brings R&D Functions to NEST Center in Kenilworth

November 2024



Revlon To Relocate R&D Lab

November 2024

# NJBIZ

Revlon R&D Relocating to NEST  
Center with New Lease

November 2024

## COSMETICS BUSINESS

Revlon Relocates New  
Jersey R&D Hub to 'Further  
Amplify' Its Capabilities

November 2024



Revlon to Relocate Its R&D  
Science and Innovation Lab to  
NEST Center in Kenilworth

November 2024

## PharmExec.com<sup>®</sup>

Areas That Will Benefit Most From  
Increased VC/Fed Funding

September 2024



Revlon Takes 62,000 Sq. Ft.  
for R&D Hub at Onyx-Led  
NEST Campus in Kenilworth

November 2024



Revlon Relocates R&D Laboratory

November 2024

## PharmExec.com<sup>®</sup>

Potential Regulatory & Policy  
Implications

October 2024

## PharmExec.com<sup>®</sup>

Disposing of Non-Core Assets  
with Minimal Disruption

September 2024

# PharmExec.com<sup>®</sup>

Attracting Top Talent to  
Mega Campuses

September 2024

# PharmExec.com<sup>®</sup>

Selecting & Developing a  
Mega Campus

September 2024

# PharmExec.com<sup>®</sup>

What is a Mega Campus?

September 2024



Biotech Megadeals: Exploring the  
Surge in \$100M+ Deals

June 2024

# BioSpectrum<sup>®</sup>

the business of Bio & Health Sciences

Why Multi-Use Real Estate Is  
in Demand for Life Sciences  
Companies, Print

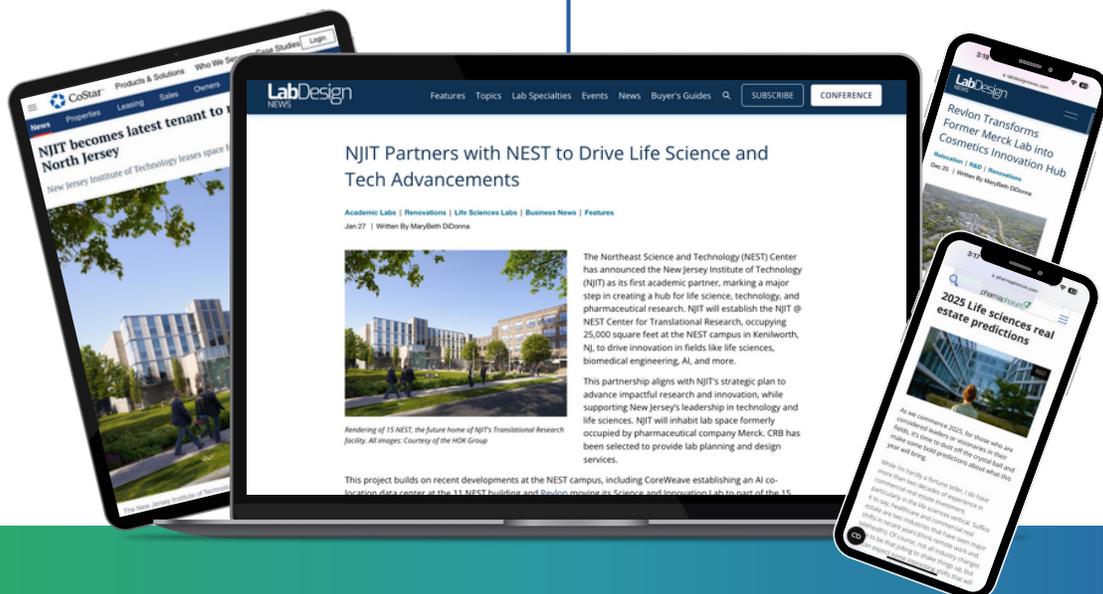
June 2024

# BioSpectrum<sup>®</sup>

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Why Multi-Use Real Estate Is  
in Demand for Life Sciences  
Companies, Digital

May 2024



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Recent Press  
Releases

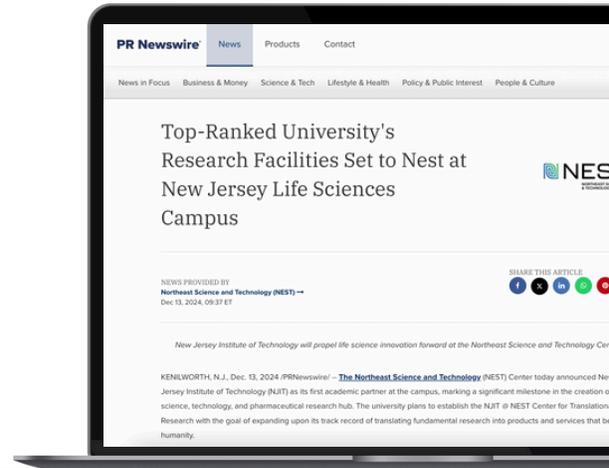
# Recent Press Releases

01

December 2024

Top-Ranked University's Research Facilities Set to Nest at New Jersey Life Sciences Campus

[READ NOW](#)

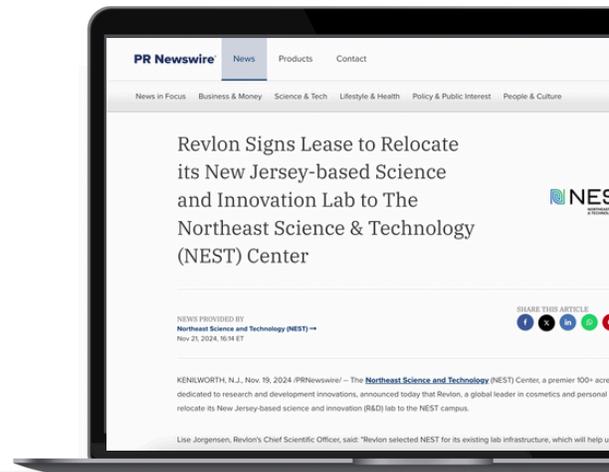


02

November 2024

Revlon Signs Lease to Relocate its New Jersey-based Science and Innovation Lab to The Northeast Science & Technology (NEST) Center

[READ NOW](#)

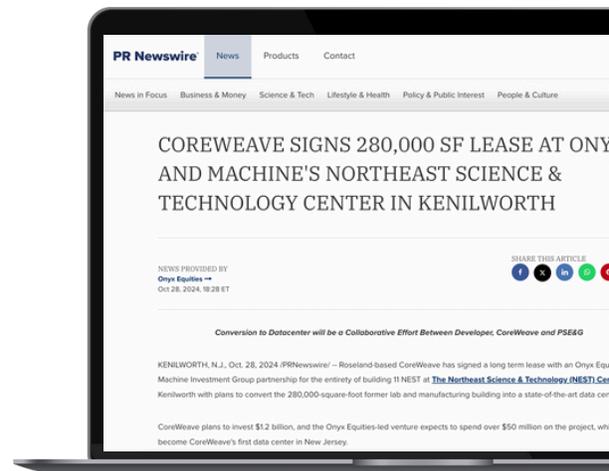


03

October 2024

Coreweave Signs 280,000 SF Lease at Onyx and Machine's Northeast Science and Technology Center in Kenilworth

[READ NOW](#)



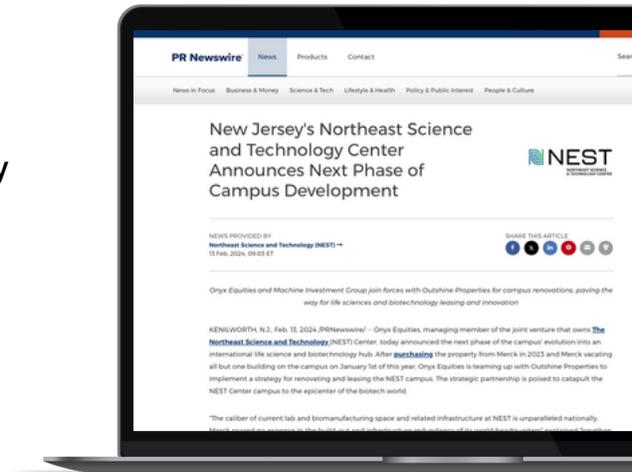
# Recent Press Releases

04

February 2024

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

[READ NOW](#)

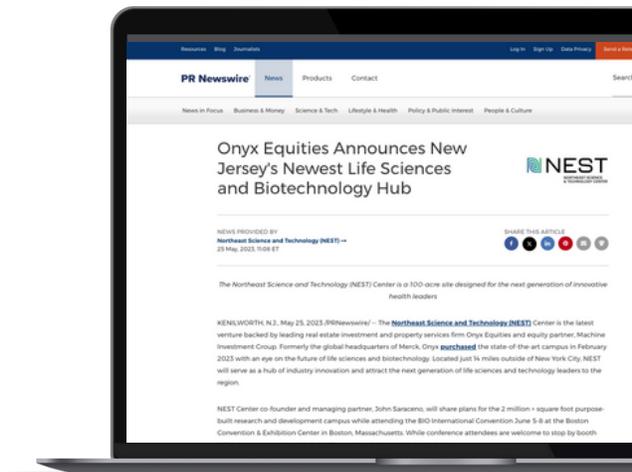


05

May 2023

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

[READ NOW](#)

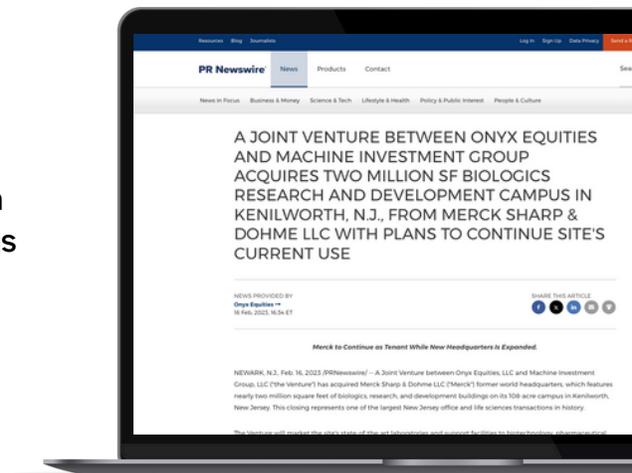


06

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](#)



An aerial photograph of a city campus, likely a university or research park, with a green overlay. The image shows various buildings, streets, and green spaces. A large white quotation mark is positioned at the top center of the page.

“

“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. The campus is a prime location 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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# 15

Frequently Asked  
Questions

# Frequently Asked Questions

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01

## Are facilities at NEST currently available for lease?

Existing buildings and laboratory spaces are available immediately for lease. Companies interested in the campus' build-to-suit and redevelopment opportunities are also currently welcome to inquire.

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 are not only 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 began in late 2024 and will continue through the end of 2025. The second phase, redevelopment of the 30 available acres, will be completed based on the needs of tenants.

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, shrubs, and a paved walkway. People are shown walking and sitting in the courtyard, suggesting a vibrant community space. The entire scene is overlaid with a semi-transparent green filter.

# Media Contact

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