For Immediate Release

Hackensack Meridian Health's New Health & Wellness Center Now Open at Prism's ON3 in Clifton

Gensler-Designed Facility Expands Regional Access to Care

CLIFTON, N.J. (July 17, 2025) — Hackensack Meridian Health & Wellness Center at Clifton has opened its doors at ON3, Prism Capital Partners' award-winning mixed-use redevelopment. The 90,000-square-foot facility, set on the corner of Metro Boulevard and Route 3 in Clifton, expands health care access in Passaic County as well as Hackensack Meridian Health's presence on the ON3 campus.

ON3 already is home to Hackensack School of Medicine and the Hackensack Meridian Health Center for Discovery and Innovation (an NIH-designated Clinical Research Center). Prism Principal Partner Eugene Diaz said, "Hackensack Meridian Health has established a symbiotic hub of learning, innovation and, now, patient care excellence at ON3. We are incredibly proud of our evolving partnership and its significance for the community."

Prism Construction Management developed the four-story Health & Wellness Center. Designed by Gensler to provide an end-to-end hospitality-driven patient experience, the facility features a distinctive glass curtain wall façade, double height entry and daylight-enriched spaces. The attached parking structure provides both convenience and ample space for occupants and visitors.

"We were thrilled to work with Prism and Hackensack Meridian Health to design a facility that's bringing high quality healthcare closer to communities," said Christopher Korsh, Gensler's New York Healthcare Practice Area Leader. "As generational demand for healthcare grows, Hackensack Meridian Health & Wellness Center at Clifton provides patients with a variety of services and specialties centrally located to support every type of health journey."

The new operation offers a robust suite of services, including primary care, urgent care, rheumatology, gastroenterology, nephrology and orthopedic practices. In addition, occupational health services through Hackensack Meridian Works and early detection services by the Hennessy Institute for Cancer Prevention & Applied Molecular Medicine are available. Later this year, the center also plans to offer advanced imaging, retail pharmacy and cardiology.

Prism's vision for ON3 – the state's largest contemplated redevelopment – began in 2016 with the acquisition of the former Hoffmann-La Roche North American

Headquarters campus spanning Clifton and Nutley. The firm has focused on transforming the 116-acre complex into a world-class, multi-tenant lifestyle hub integrating office and R&D, educational, residential, recreational, retail, hospitality and wellness facilities. More than $500 million has already been invested into creating and tenanting ON3, and Prism estimates an additional $500 million will be spent to complete the full build-out of the campus Vision Plan.

Hackensack Meridian Health & Wellness Center at Clifton joins 1.47 million square feet of fully occupied office space, R&D/lab facilities and convenience retail at ON3, with more than 2 million square feet of additional space planned for the site. Corporate occupants also include Eisai Inc., Quest Diagnostics, The Ralph Lauren Corporation, Seton Hall University's Graduate College of Nursing and School of Health and Medical Sciences, Modern Meadow, and Y-mAbs Therapeutics. The campus' first retail tenant, Starbucks, opened this past December, with others to be announced.

Prism Capital Partners – which maintains its headquarters at ON3 – has a proven track record of creating value through select real estate investments and developments. Geographically focused in the New Jersey/New York/Connecticut regional market, Prism specializes in identifying, acquiring and creating distinctive, value-added opportunities in the office, R&D, education, retail, industrial and residential sectors. To date, the 23-year-old company, with its capital partners, has invested more than $1 billion in 20 projects totaling over 5 million square feet.

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