



For Immediate Release

Prism Capital Partners: Panera Bread Coming to ON3 in Clifton, N.J.

Bakery Café Joins Mixed-Use Campus Retail Tenant Mix

CLIFTON, N.J. (March 19, 2026) – A [Panera Bread](#) with drive-thru service is coming to [Prism Capital Partners'](#) ON3 in Clifton. The 3,500-square-foot lease brings another quality national retailer to the award-winning mixed-use campus. The bakery-café joins Chipotle and Chase Bank, both currently under construction, and Starbucks, which opened at the property in late 2024.

Panera Bread will occupy a pad site just off Route 3 – easily accessible via new campus ingress/egress lanes, which are nearing completion. RIPCO Real Estate represented Prism Capital Partners in the transaction; Newmark served as tenant broker. Prism Construction Services will oversee turnkey development for the stand-alone restaurant, with construction expected to begin in early April.

Prism's Edwin Cohen, principal partner, said, "The Panera Bread lease advances our goal to curate a well-balanced mix that serves the surrounding community and complements our campus' live-work-play lifestyle. ON3's retail component is well underway, and we look forward to finalizing more additions in the near-term."

A leader and pioneer in the fast-casual restaurant industry, Panera Bread offers a menu of chef-curated recipes ranging from soups, salads and sandwiches to mac and cheese, pastries and sweets. The first Panera Bread opened in 1987, and today the company is more than 2,200 bakery-cafes strong in 48 states, Washington D.C., and Ontario, Canada.

Prism's vision for ON3 – New Jersey'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.

Other recent additions include Hackensack Meridian Health & Wellness Center at Clifton, which opened last summer, joining 1.55 million square feet of fully occupied office space, R&D/lab facilities and convenience retail. More than 2 million square feet of additional space is planned for the site. ON3 is also home to Hackensack Meridian School of Medicine and the Hackensack Meridian Health Center for Discovery and

Innovation (an NIH-designated Clinical Research Center), 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 Proponent Federal Credit Union.

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 24-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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310 Kingsland Street, Nutley, NJ 07110

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Media Contacts:

Sandy Crisafulli / Christine Ziomek

Caryl Communications

Phone: 201-796-7788

Email: sandy@caryl.com / chris@caryl.com