

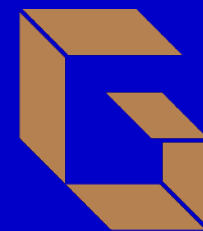
# GATEWAY

NEWARK, NJ

WHERE  
**NEWARK**  
COMES  
TOGETHER







**GATEWAY**

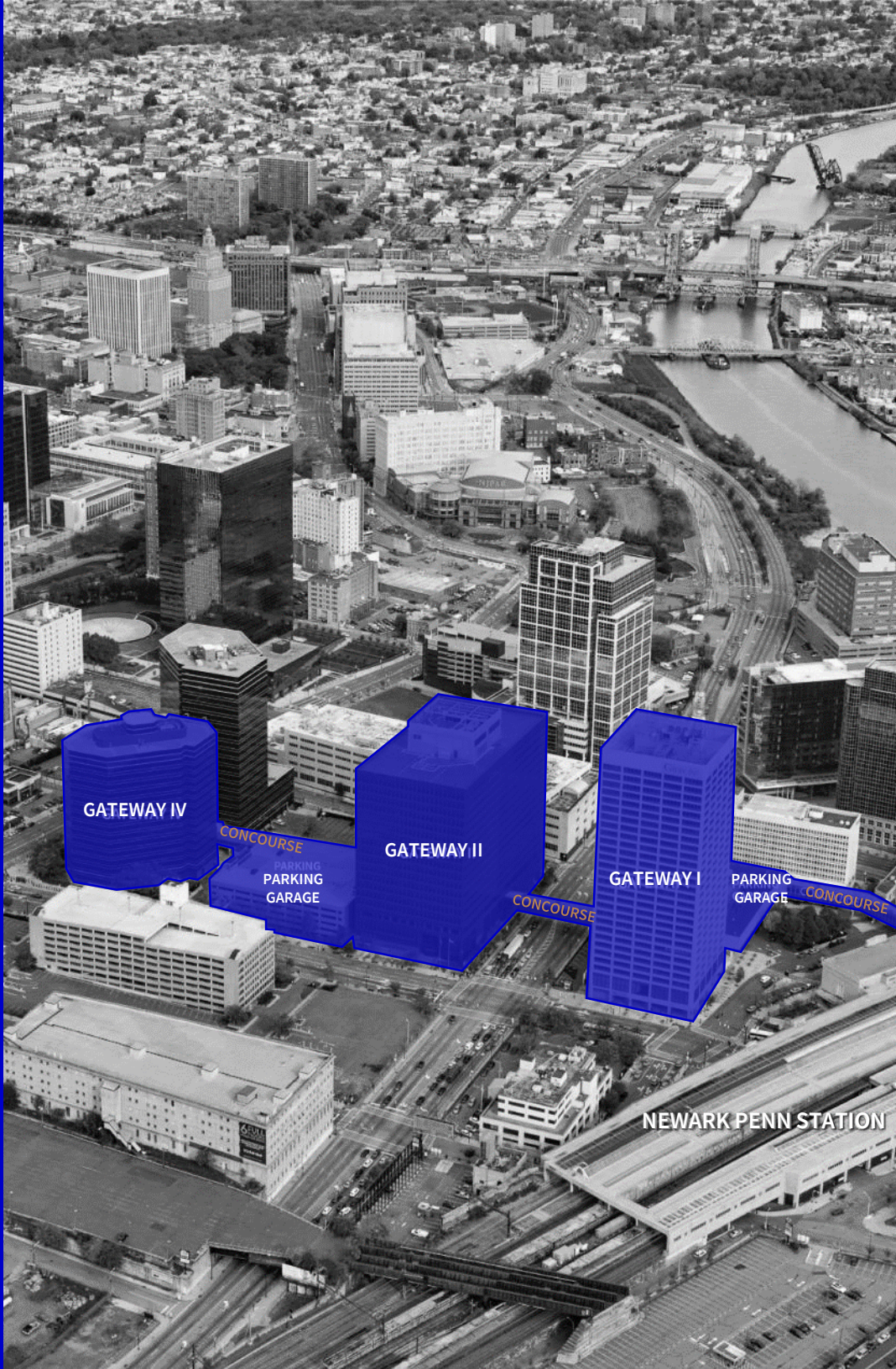
NEWARK, NJ

WHERE  
**NEWARK**  
**+TECH**  
**+TRANSIT**  
**+CULTURE**  
**+COMMUNITY**  
**+BUSINESS**  
**+WORK/LIFE**  
COMES  
TOGETHER



# WHY GATEWAY CENTER

- Interconnected 2 MSF of Class A office space
- 100,000 SF of retail connected to hotel and Newark Penn Station
- 10 gig Fiber Connectivity
- Transit Hub office complex
  - NJ Transit
  - Amtrak
  - Newark Light Rail
  - PATH
- On-site, indoor connectivity to:
  - Retail and food & beverage amenities
  - Hotel
  - Conference center
  - Property management
  - Parking
- Close proximity to Prudential Center and NJ PAC
- Billions of city-wide, office product investment
- 10,000+ new residential units
- Deep Millennial talent pool
- Rich cultural amenities within walking distance







# WHERE TRANSIT COMES TOGETHER

Gateway is at the epicenter of all transit means in NJ. Direct, indoor access to Newark Penn Station from the site means that workers are mere minutes from NJ Transit, PATH and Amtrak train platforms.

Major interstate highways connect to cities up and down the Eastern seaboard.

Newark International Airport, a stone's throw away, means easy national and international flight access.







# PROXIMITY TO TALENT

## ESSEX COUNTY

Population: 812,095  
27.4% between 24-44 years old

HIGHLY EDUCATED WORKFORCE  
36.6% have Graduate Degree or Higher

## HUDSON COUNTY

Population: 697,646  
34.2% between 24-44 years old

HIGHLY EDUCATED WORKFORCE  
68.3% have Graduate Degree or Higher

## BROOKLYN

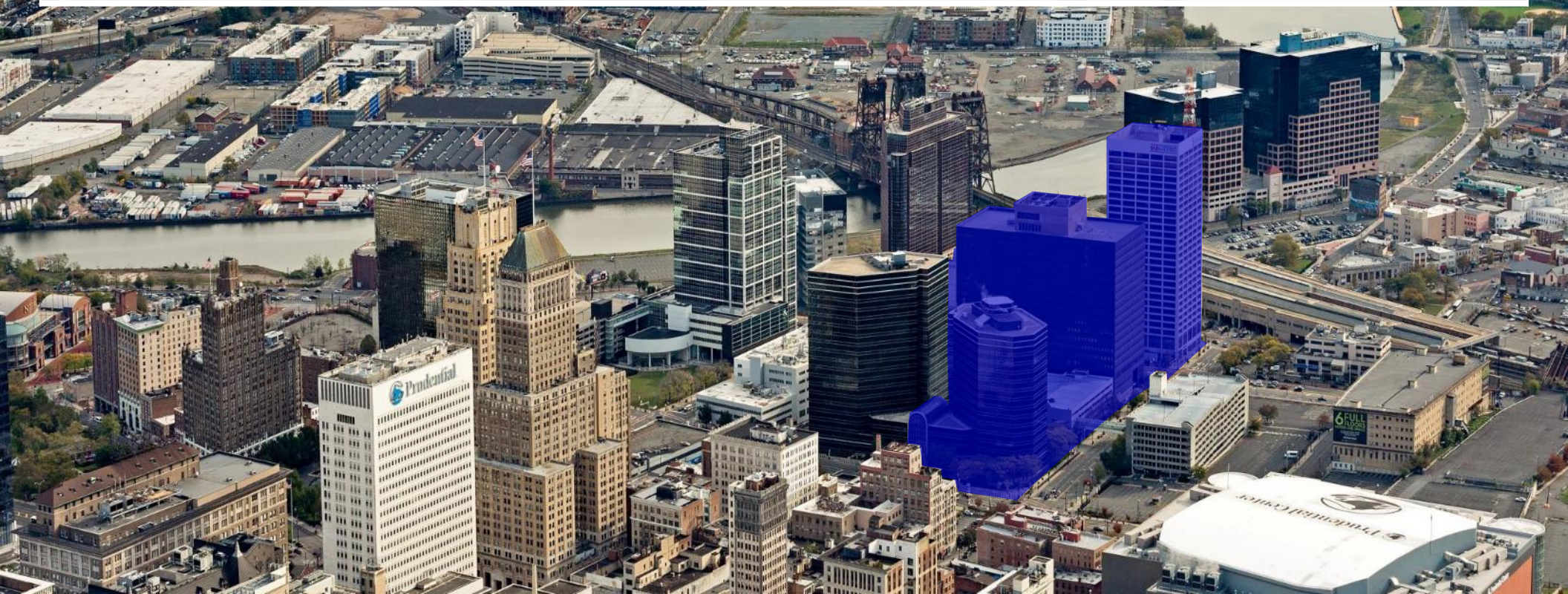
Population: 2,674,116  
30.9% between 24-44 years old

HIGHLY EDUCATED WORKFORCE  
36.6% have Graduate Degree or Higher

## MANHATTAN

Population: 1,663,734  
35.3% between 24-44 years old

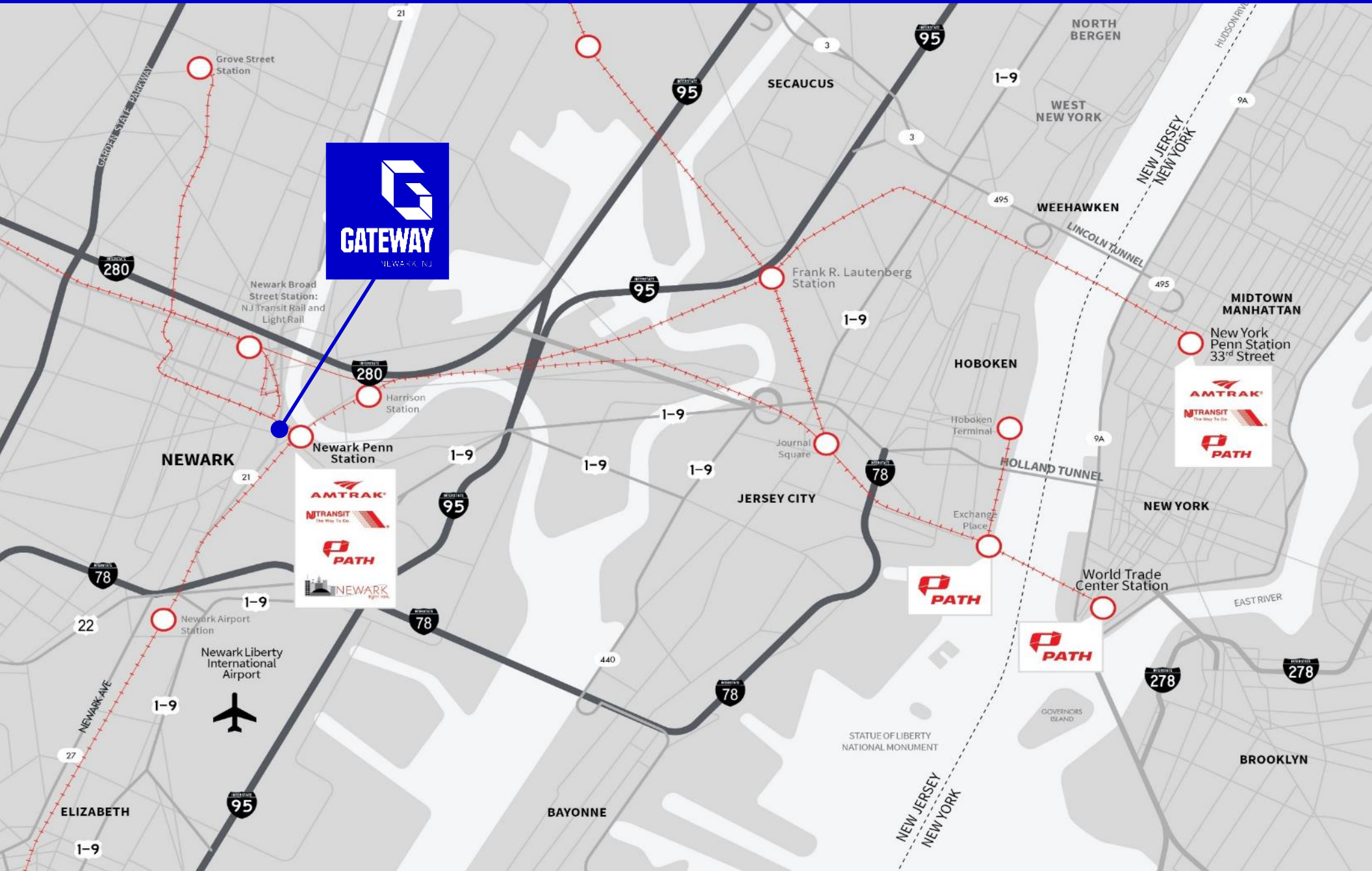
HIGHLY EDUCATED WORKFORCE  
62.3% have Graduate Degree or Higher







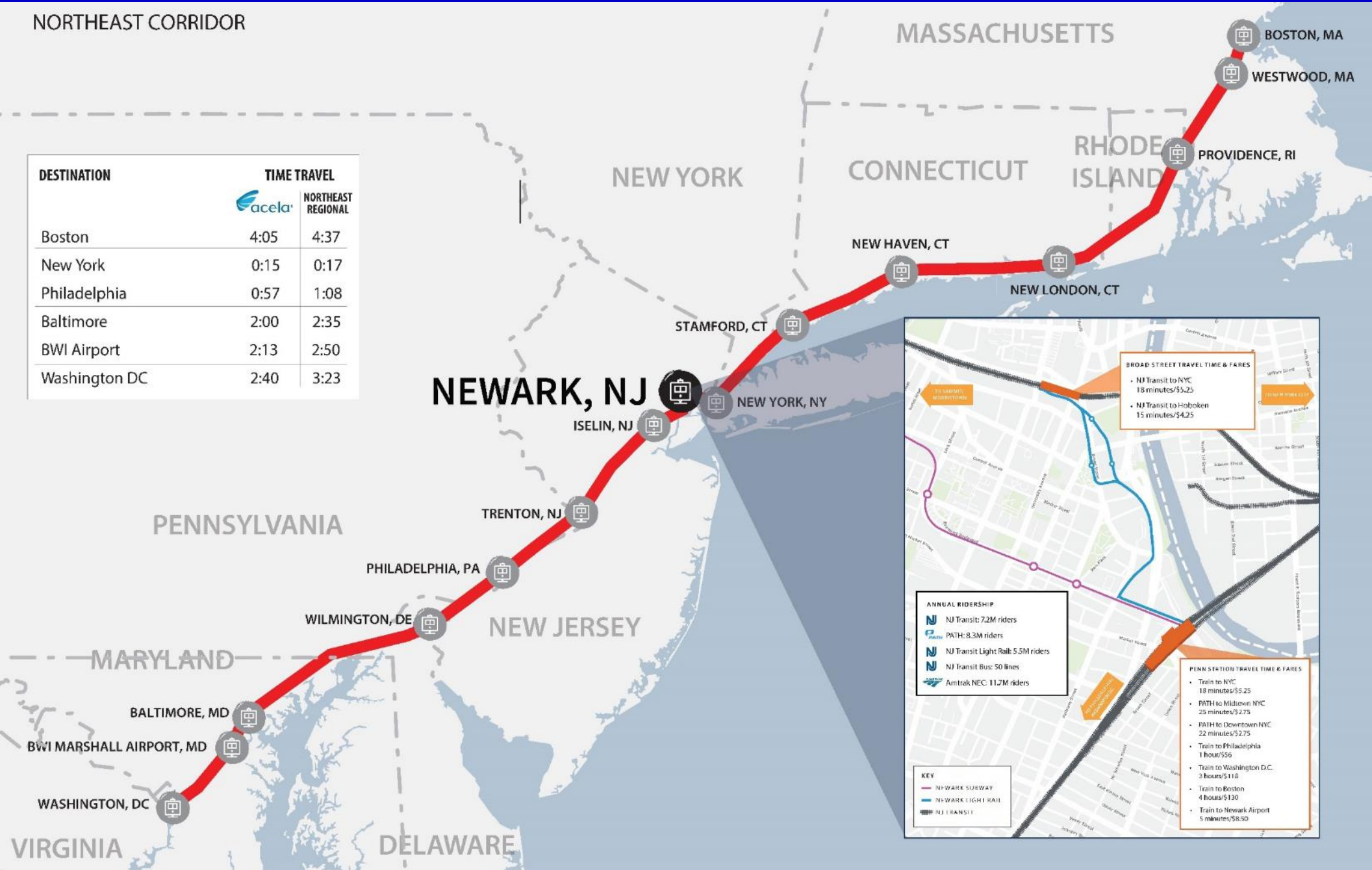
# REGIONAL / NATIONAL ACCESS





NORTHEAST CORRIDOR

DESTINATION	TIME TRAVEL	
	acela	NORTHEAST REGIONAL
Boston	4:05	4:37
New York	0:15	0:17
Philadelphia	0:57	1:08
Baltimore	2:00	2:35
BWI Airport	2:13	2:50
Washington DC	2:40	3:23



**BROAD STREET TRAVEL TIME & FARES**

- NJ Transit to NYC: 18 minutes/\$5.25
- NJ Transit to Hoboken: 15 minutes/\$4.25

**ANNUAL RIDERSHIP**

- NJ Transit: 7.2M riders
- PATH: 8.3M riders
- NJ Transit Light Rail: 5.5M riders
- NJ Transit Bus: 50 lines
- Amtrak NEC: 11.7M riders

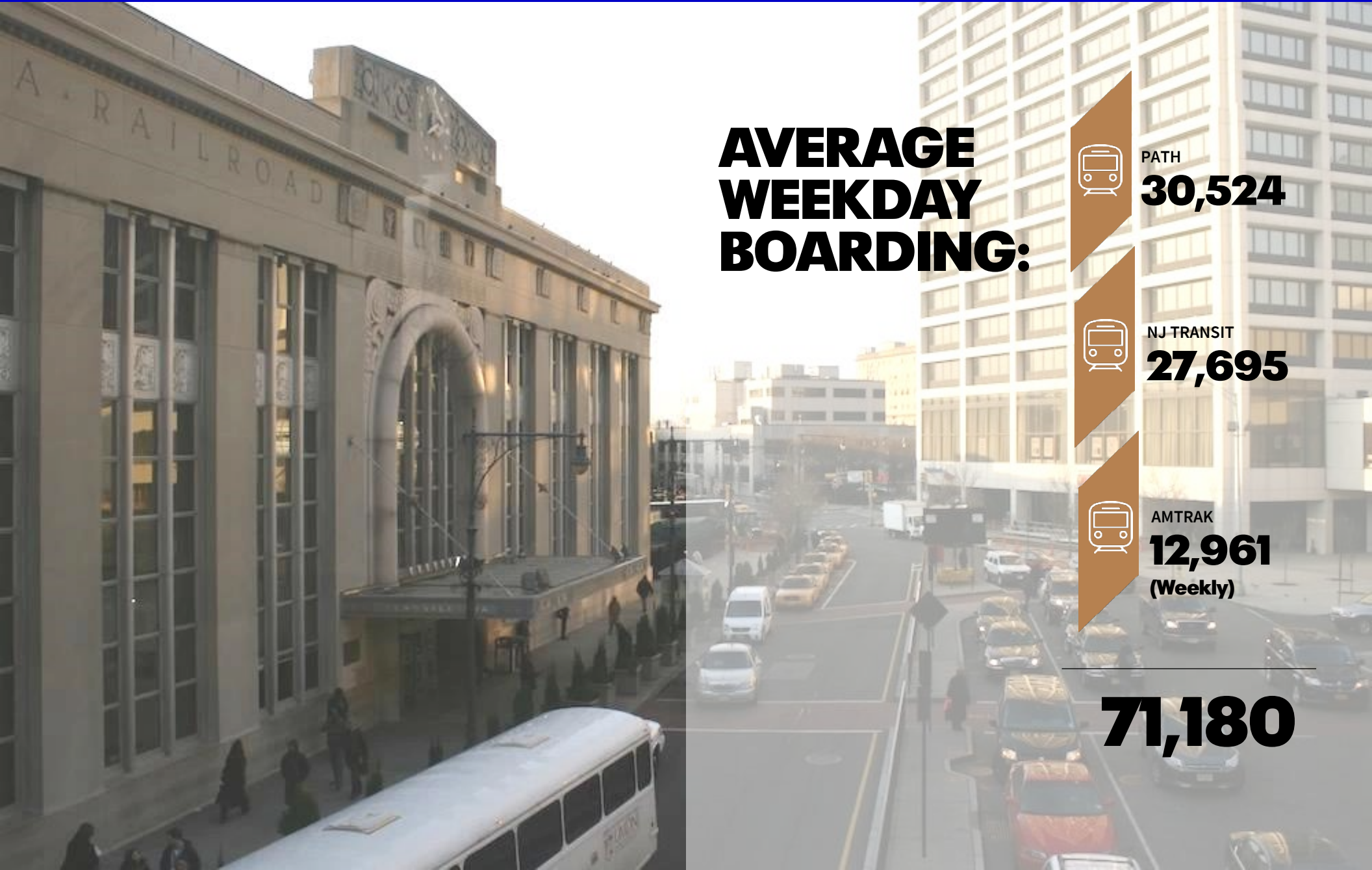
**KEY**

- NEWARK SUBWAY
- NEWARK LIGHT RAIL
- NJ TRANSIT

**PENN STATION TRAVEL TIME & FARES**

- Train to NYC: 18 minutes/\$5.25
- PATH to Midtown NYC: 25 minutes/\$2.75
- PATH to Downtown NYC: 22 minutes/\$2.75
- Train to Philadelphia: 1 hour/\$55
- Train to Washington D.C.: 3 hours/\$110
- Train to Boston: 4 hours/\$130
- Train to Newark Airport: 5 minutes/\$8.50





## AVERAGE WEEKDAY BOARDING:



PATH

**30,524**



NJ TRANSIT

**27,695**



AMTRAK

**12,961**  
(Weekly)

---

**71,180**

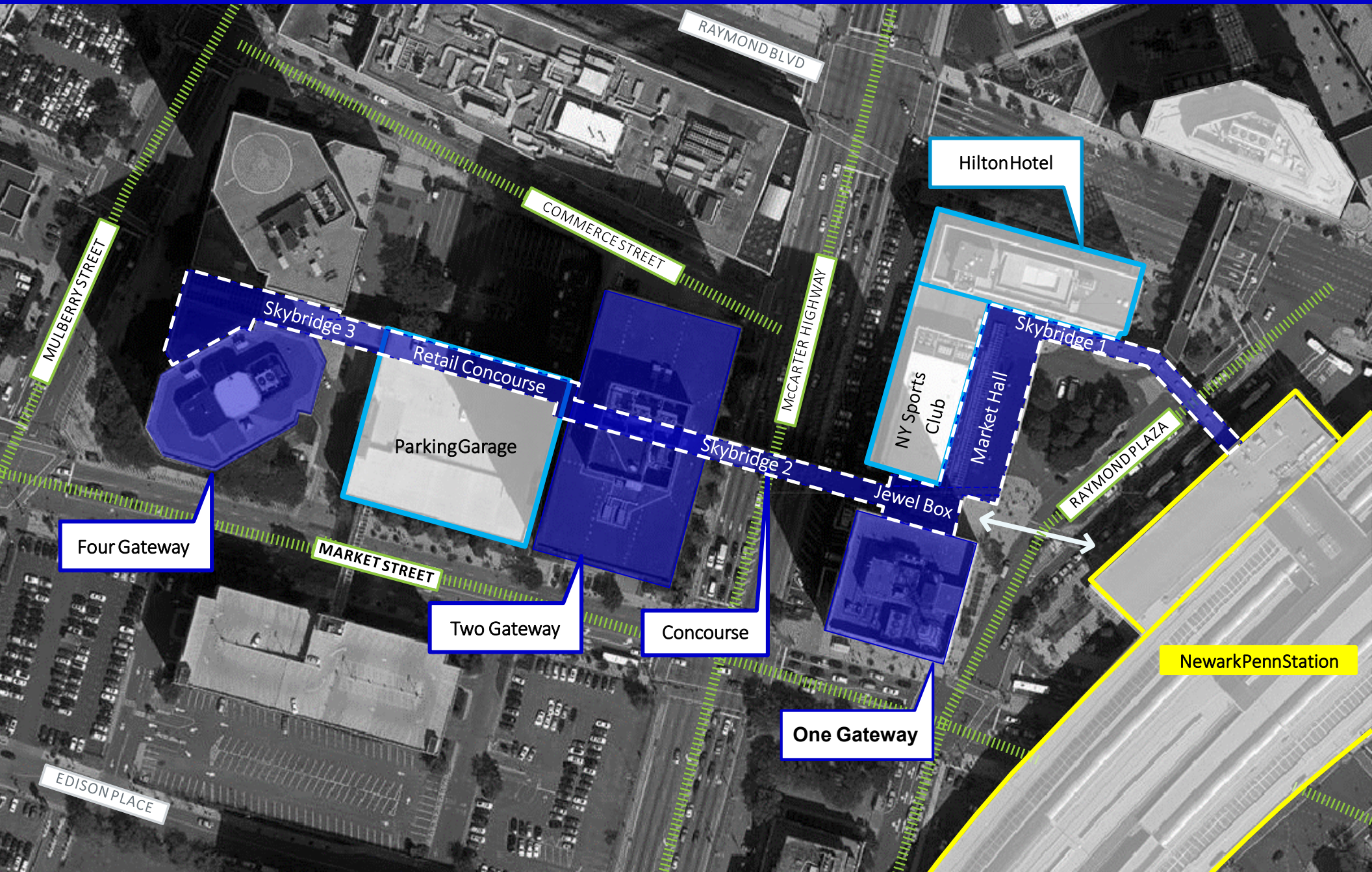




# WHERE COMMUNITY COMES TOGETHER

Active social spaces lead to connections and connections strengthen our community. We're rethinking our spaces to engage people throughout the day and into the night.









# JEWEL BOX EXTERIOR







# JEWEL BOX STREET LEVEL



BURGER

TOPECA

DoubleTree Hotel  
Gateway 2010  
Gateway 2015  
Gateway 2020  
Gateway 2025  
The Arcade  
Market Hall  
Newark Park  
Newark Transit  
Newark Center





**GATEWAY**  
NEWARK, NJ

# SKYBRIDGE 1, 2 & 3







# CONCOURSE MARKET HALL





# GATEWAY NEWARK, NJ

# GATEWAY JUNCTION







**GW 1**







**GW 2**







# GW 2 PRIVATE TENANT ENTRANCE



Gensler





**GW 4**





# WHERE BUSINESS COMES TOGETHER

Re-imagined lobbies and public spaces with a more hospitality-oriented feel create a strong first impression and extend the employee experience beyond the office.

Established blue chip corporations, entrepreneurs, and offices for national, state and local governments have known for years that Newark is the best place to grow a business.





## GATEWAY 1

11-43 Raymond Plaza West

**BUILDING SIZE:**

527,402 SF

**TYPICAL FLOOR PLATE:**

20,036 RSF

**FLOORS:**

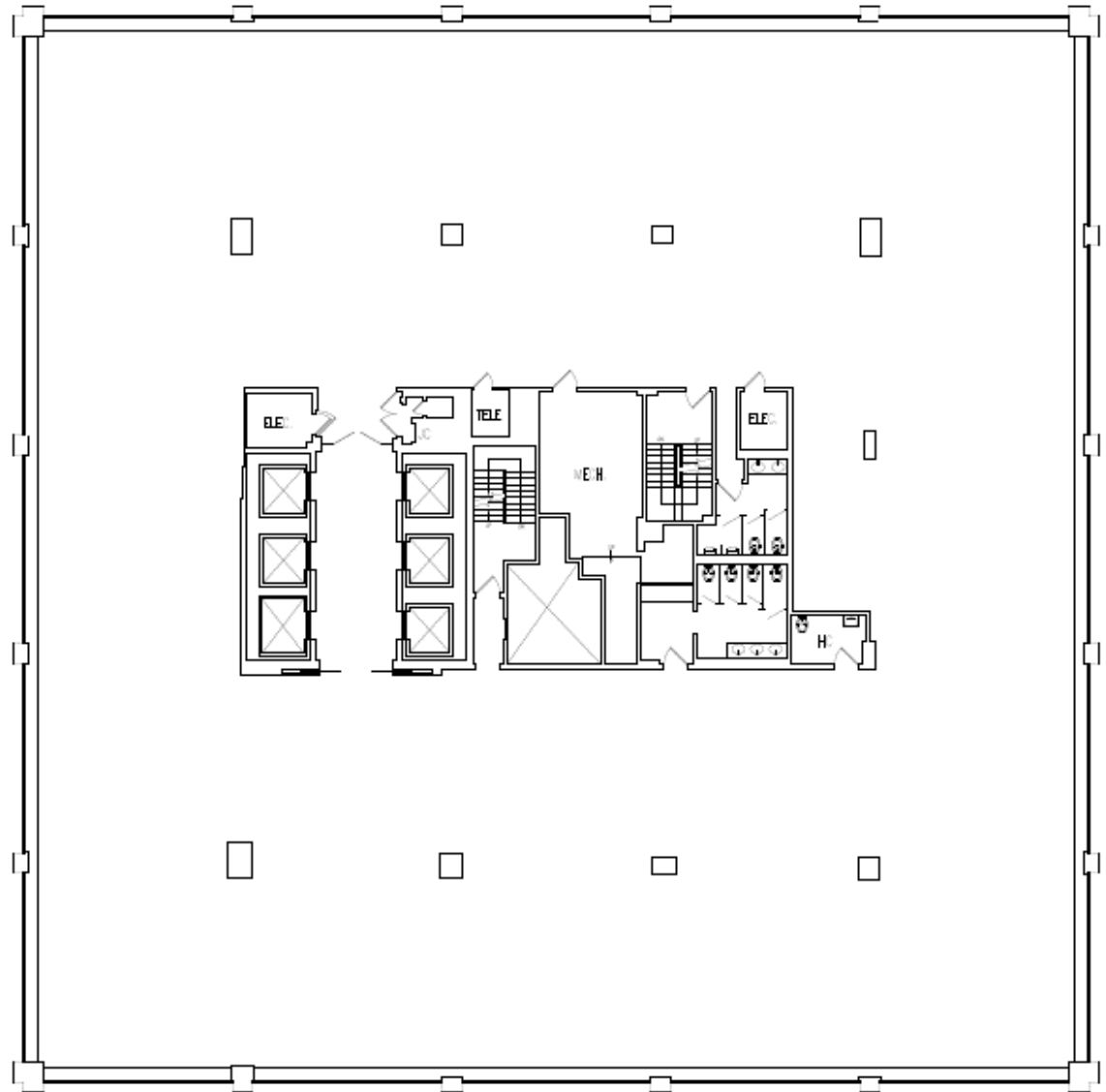
26

**ELEVATORS:**

18 with 2frt

**SLAB TO SLAB:**

10'





## GATEWAY 2

283-299 Market Street

**BUILDING SIZE:**

798,186 SF

**TYPICAL FLOOR  
PLATE:**

52,351 RSF

**FLOORS:**

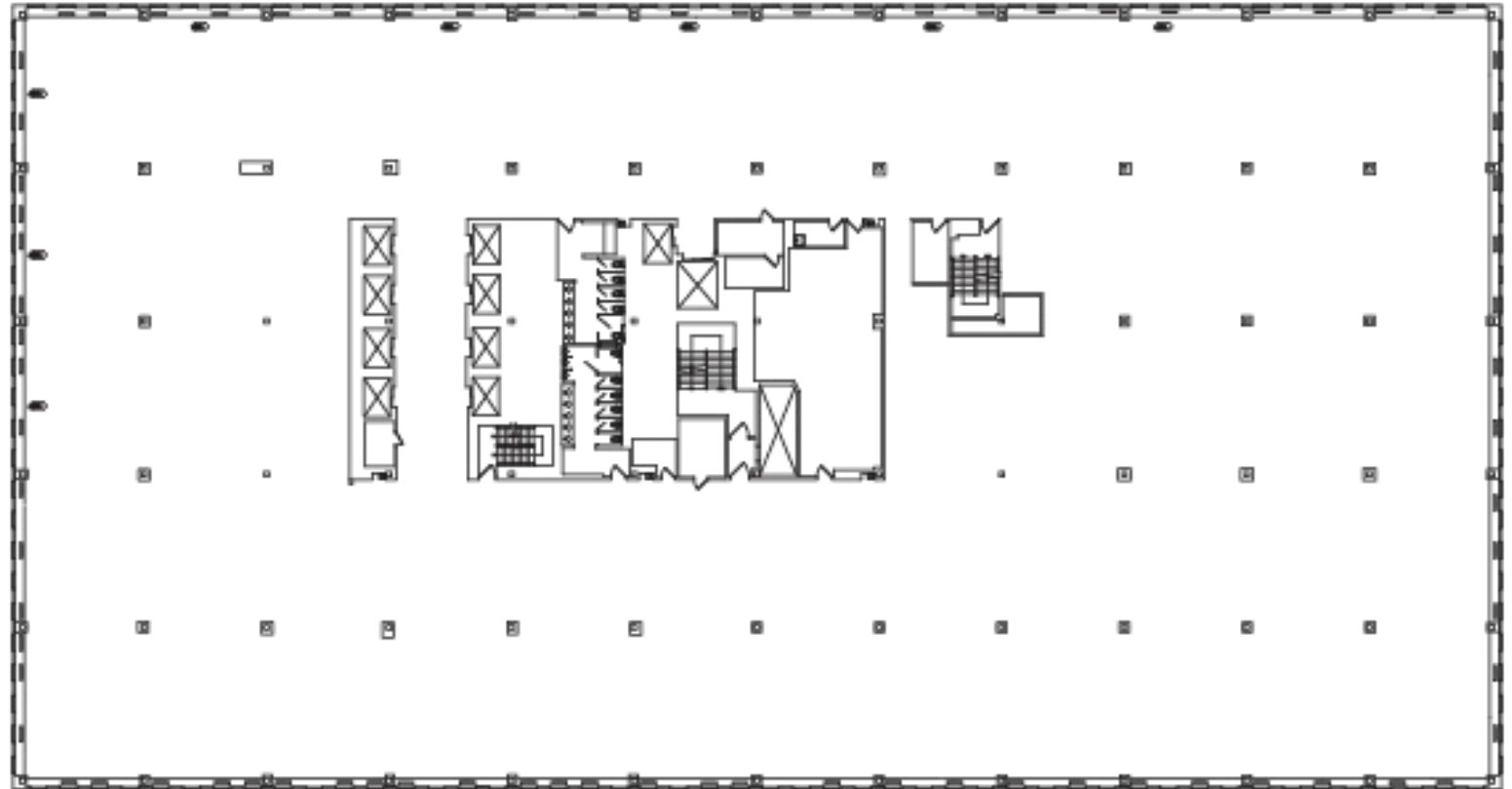
18

**ELEVATORS:**

17 with 1 frt

**SLAB TO SLAB:**

12'6"





## GATEWAY 4

100 Mulberry Street

**BUILDING SIZE:**

340,911 SF

**TYPICAL FLOOR PLATE:**

23,840 RSF

**FLOORS:**

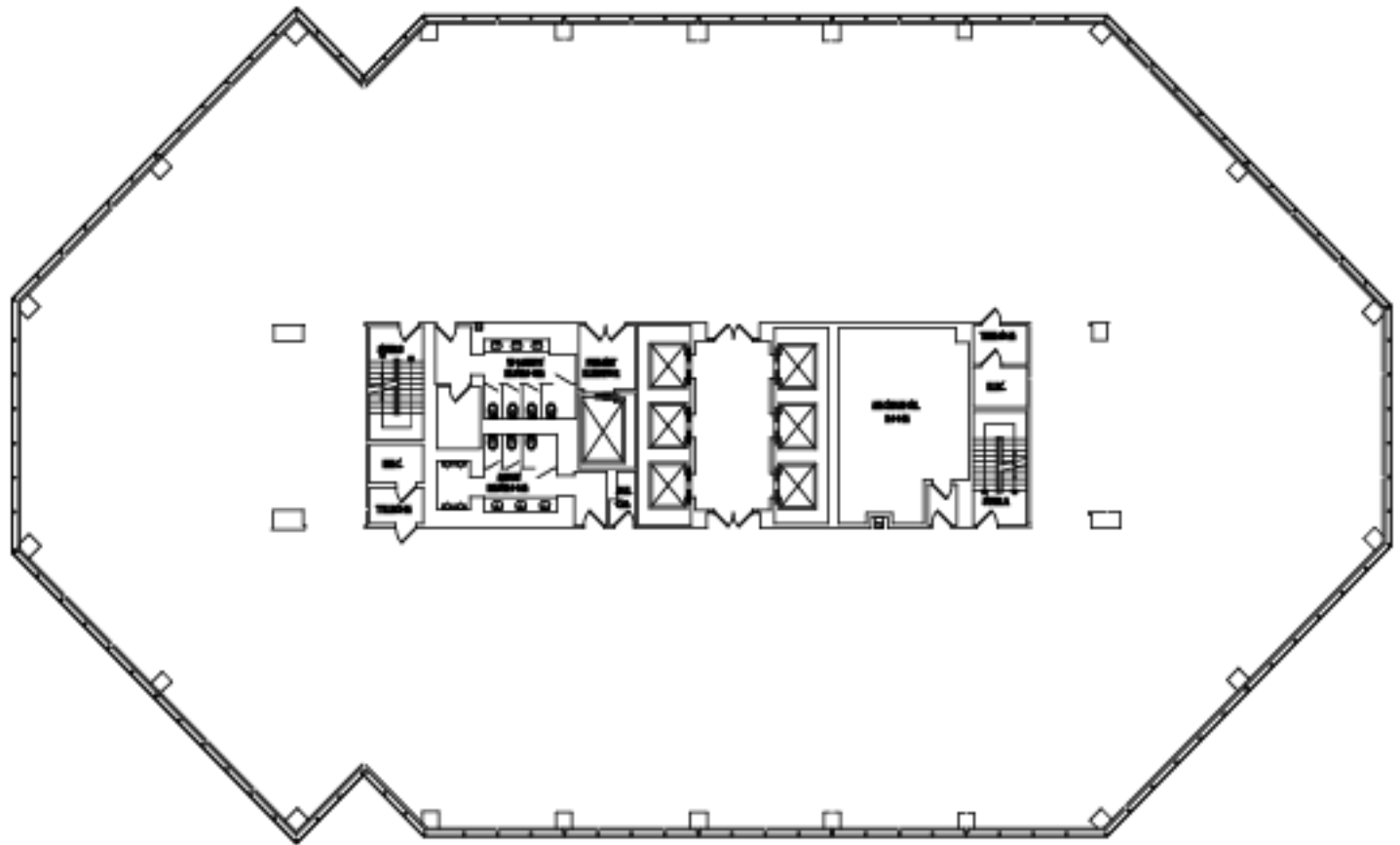
15

**ELEVATORS:**

6 with 1frt

**SLAB TO SLAB:**

12'





# WHERE CULTURE COMES TOGETHER



Downtown Newark is a center for center for live events throughout all of New Jersey. From classical and pop concerts at NJPAC to sporting games and big-name performances at Prudential Center. Gateway is at the threshold of culture and entertainment.





# DINE.

- |                           |                            |
|---------------------------|----------------------------|
| 1. Just Fish Café         | 9. Wok to Walk             |
| 2. Hobby's Delicatessen   | 10. Dunkin Donuts          |
| 3. Blaze Pizza            | 11. Edison Ale House       |
| 4. Chipotle Mexican Grill | 12. Joon Fried Fish Market |
| 5. 27 Mix                 | 13. McGoverns Tavern       |
| 6. Burger Walla           | 14. Dinosaur Bar-B-Q       |
| 7. Jimmy John's           | 15. Market St Bar & Grill  |
| 8. Starbucks              | 16. Black Swan Espresso    |

# SHOP.

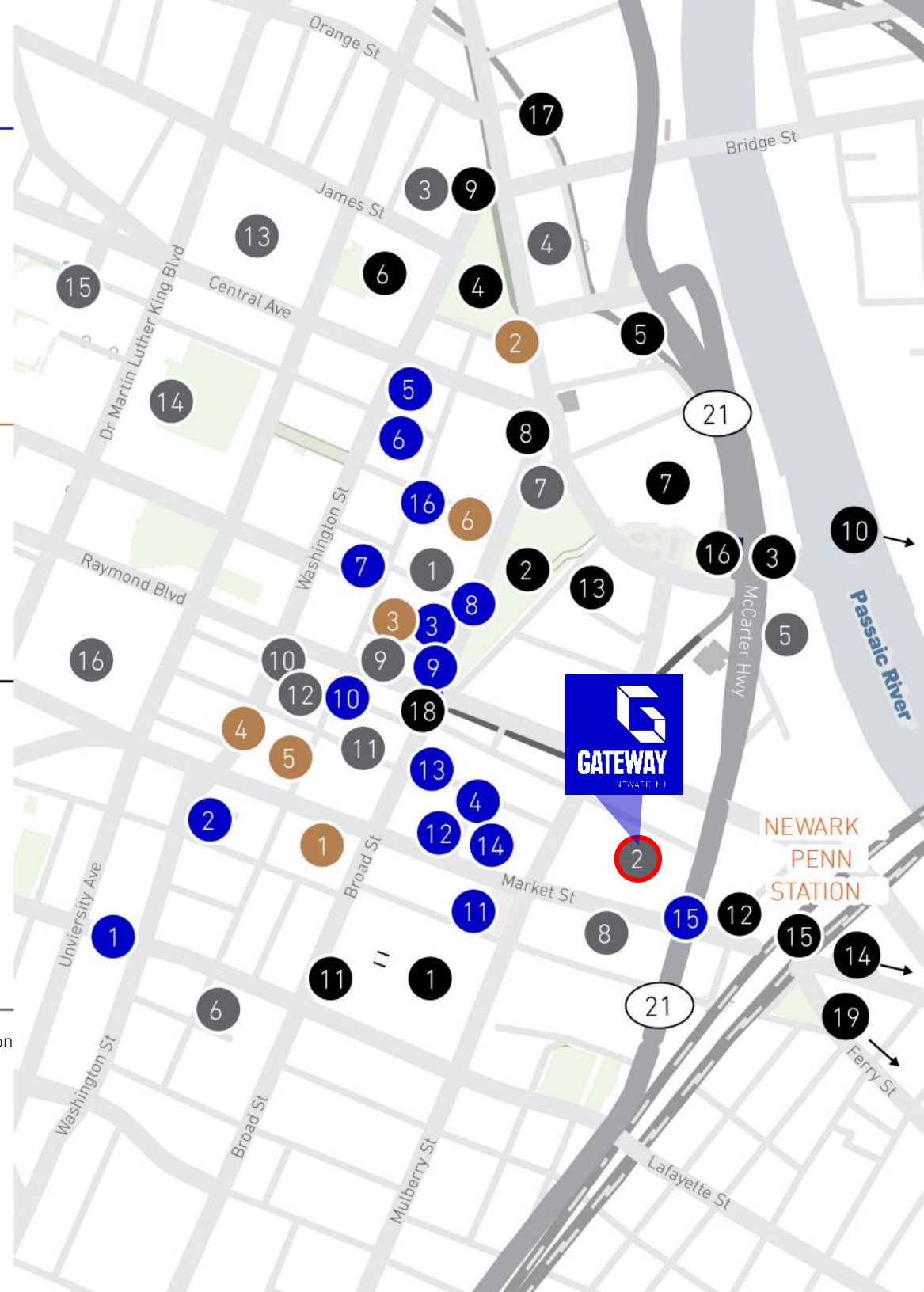
- |                        |                           |
|------------------------|---------------------------|
| 1. Payless Shoe Source | 6. Hahne & Co.            |
| 2. Value Plus Pharmacy | - PetCo                   |
| 3. Nike Factory Store  | - Whole Foods             |
| 4. Dollar General      | - Barnes and Noble        |
| 5. Gap Outlet          | - City MD                 |
|                        | - Kite and Key Tech Store |
|                        | - CoolVines               |
|                        | - Launchpad Co-working    |
|                        | - Marcus BP               |

# PLAY.

- |   |  |
|---|--|
| 1. Prudential Center                    | 11. Courtyard by Marriott                  |
| 2. Military Park                        | 12. Hilton Newark Penn                     |
| 3. Minish Park                          | 13. Best Western Plus                      |
| 4. Washington Park                      | 14. Riverfront Park                        |
| 5. Lombardy Park                        | 15. Newark Penn Station (AMTAK, PATH, NJT) |
| 6. Newark Museum                        | 16. NJ PAC/Center St Light Rail            |
| 7. NJPAC                                | 17. Riverfront Stadium Light Rail          |
| 8. Alijira, Center for Contemporary Art | 18. Military Park Light Rail               |
| 9. Newark Public Library                | 19. Retail on Ferry Light Rail             |
| 10. Red Bull Arena                      |  |

# EMPLOY.

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 1. Prudential Tower                 | 10. NJ Department of Transportation |
| 2. Gateway                          | 11. Newark Public Schools           |
| 3. Audible                          | 12. NJ Superior Courts              |
| 4. IDT                              | 13. Saint Michaels Medical          |
| 5. Federal Bureau of Investigation  | 14. Rutgers University              |
| 6. Discovery Charter School         | 15. NJIT                            |
| 7. Trinity & St. Philip's Cathedral | 16. Essex County College            |
| 8. Edison ParkFast                  |                                     |
| 9. NJ Attorney General Office       |                                     |





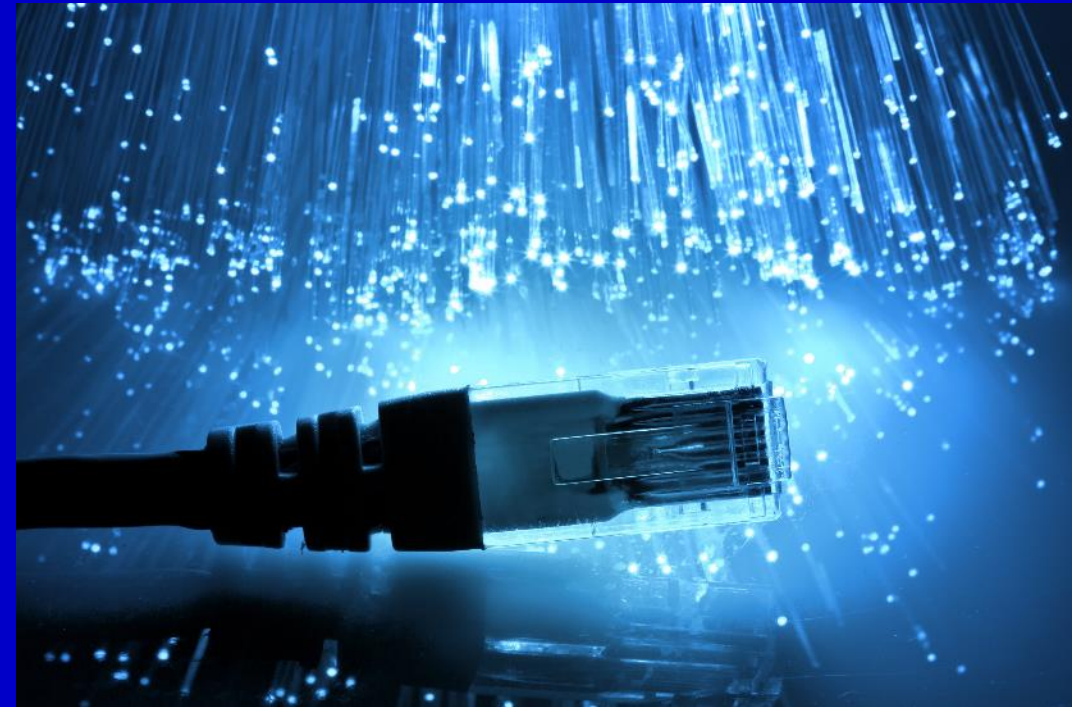


WHERE  
**TECH**  
COMES  
TOGETHER

**Panasonic**



**FREE WIFI: #####**





# WHERE WORK/LIFE COMES TOGETHER





## GATEWAY OASIS

Onyx Equities is pleased to announce its partnership with Better Spaces, a flexible, solutions focused amenity and tenant engagement service.

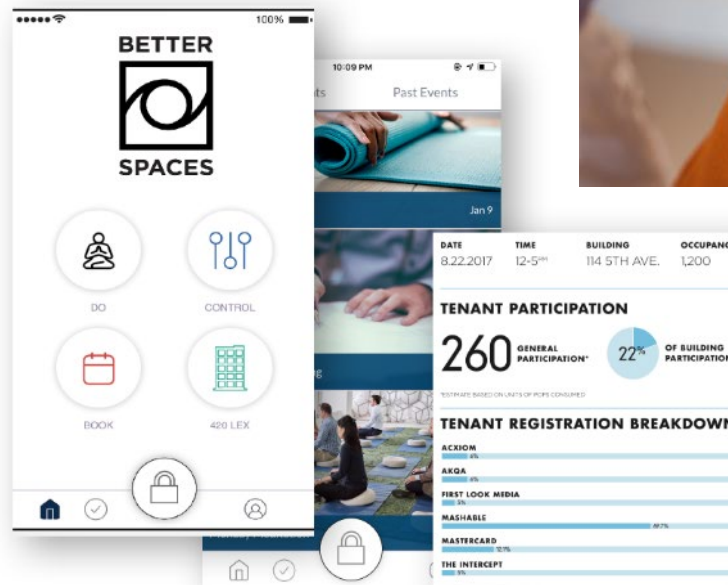
Wellness + marketing space  
on the concourse

Community gatherings

Tenant engagement

Customized technology

Better Spaces will have a robust presence, offering a full schedule of programming to enhance personal & professional wellness as well as fun, interactive activities such as ping pong tournaments, beer tasting, yoga meditation, to name a few. All events will be conveniently accessible to Gateway tenant's through the mobile app.





**50 RECTOR PARK**



**WALKER HOUSE**



**RIVERFRONT SQUARE**



**MULBERRY COMMONS**



Several multi-housing and redevelopment projects are bringing the work/life balance to Newark's downtown and Broad Street areas.

**50 RECTOR PARK**

23-story, 169 rental units, street-level retail space

**WALKER HOUSE**

21-story, 264 rental units, street-level retail space

**MULBERRY COMMONS**

Public park, adjacent to the Prudential Center  
Interactive fountains, public art, retail establishments

**VIBE**



**THE HALO**



**ONE THEATER SQUARE**



**VIBE**

17-story, 256-units, street-level retail space

**THE HALO**

40-story, 600-units, street-level retail space


**ONE THEATER SQUARE**

22-story, 245-units, street-level retail space

**RIVERFRONT SQUARE**

22-story, 245-units, street-level retail space





MEET  
THE  
**NEW**  
OWNER



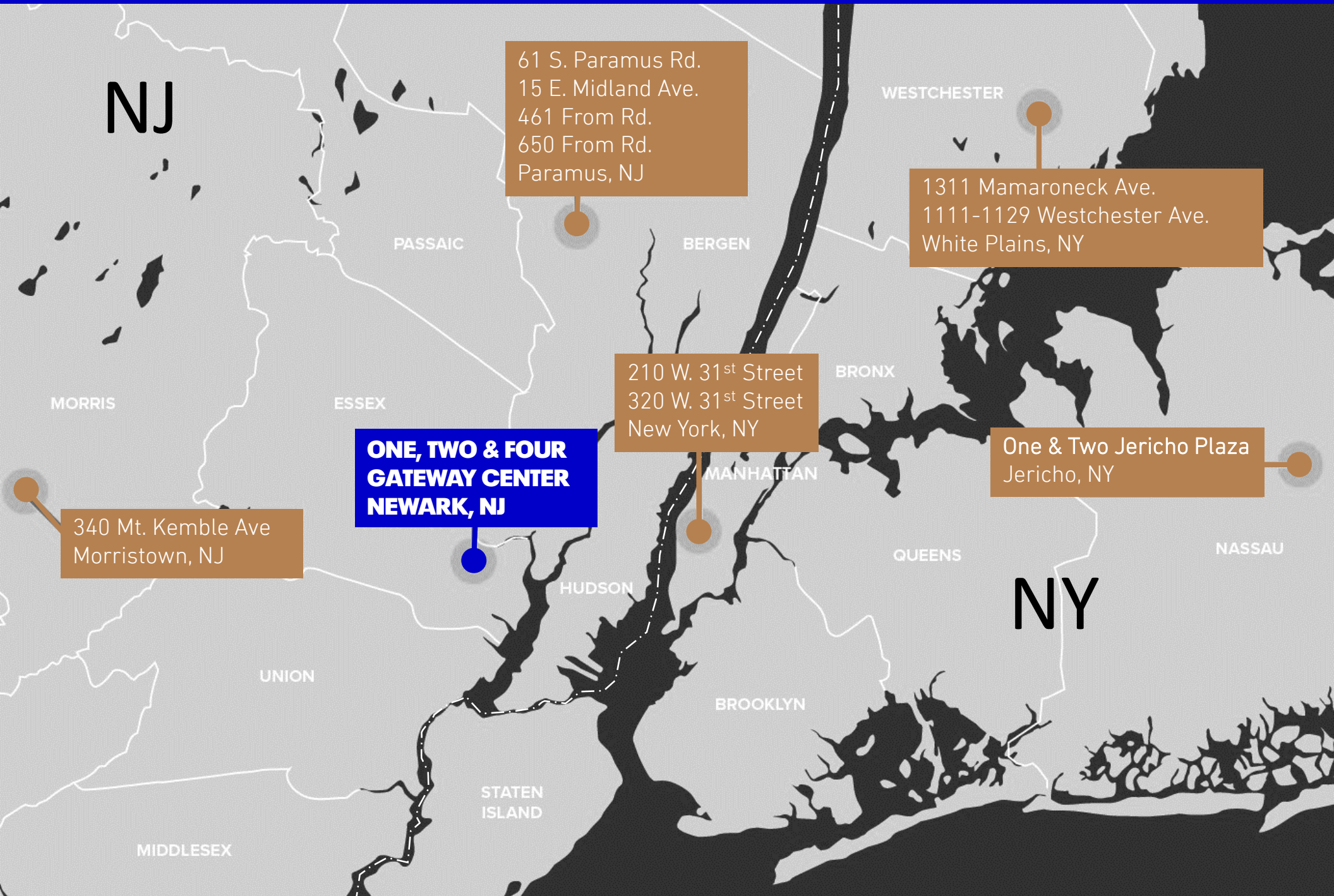


# OUR SUCCESS STORIES





# OUR CLASS A OFFICE HOLDINGS



61 S. Paramus Rd.  
15 E. Midland Ave.  
461 From Rd.  
650 From Rd.  
Paramus, NJ

1311 Mamaroneck Ave.  
1111-1129 Westchester Ave.  
White Plains, NY

210 W. 31<sup>st</sup> Street  
320 W. 31<sup>st</sup> Street  
New York, NY

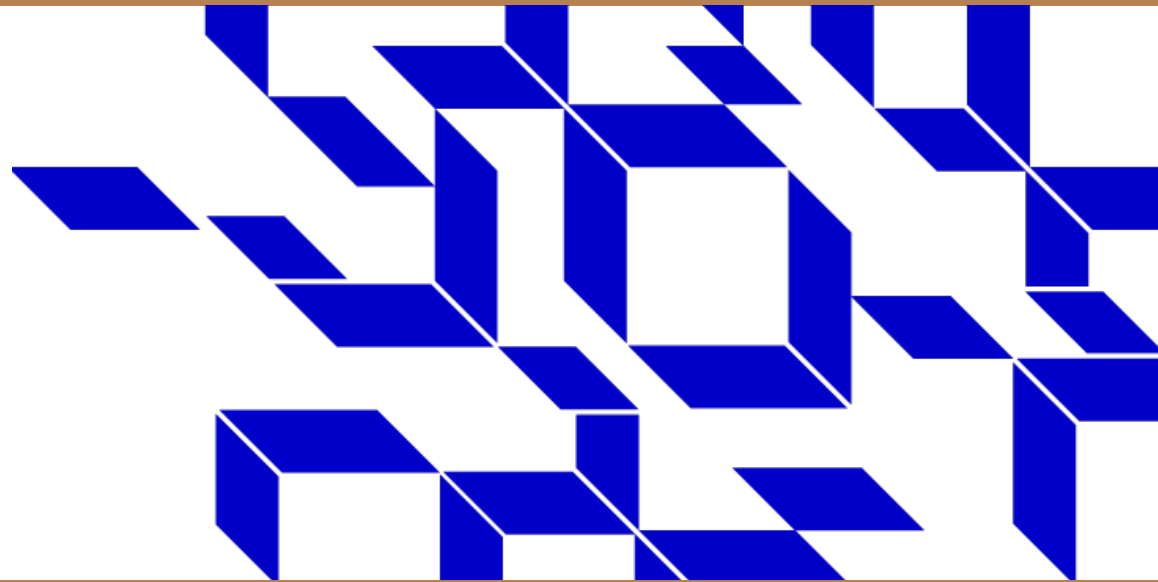
One & Two Jericho Plaza  
Jericho, NY

**ONE, TWO & FOUR  
GATEWAY CENTER  
NEWARK, NJ**

340 Mt. Kemble Ave  
Morristown, NJ



BEHIND  
THE  
**DESIGN**

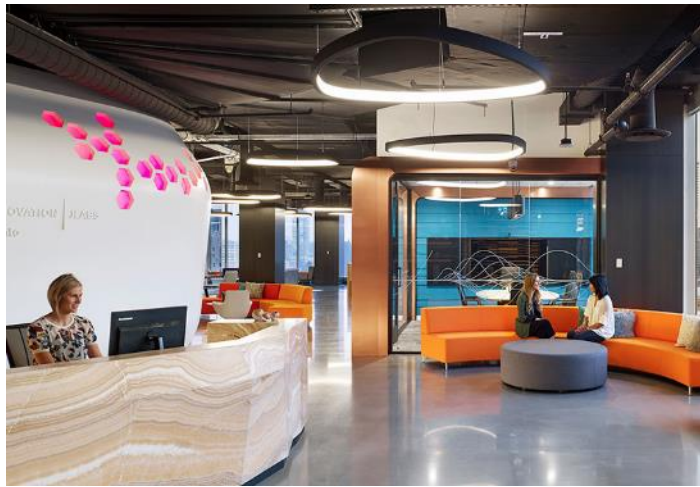


**Gensler**



# OUR SUCCESS STORIES

# Gensler







**GATEWAY**

NEWARK, NJ

FIND  
OUT  
MORE

**GATEWAYNJ.COM**

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