

GATEWAY

NEWARK, NJ

WHERE
NEWARK
COMES
TOGETHER

GATEWAY G

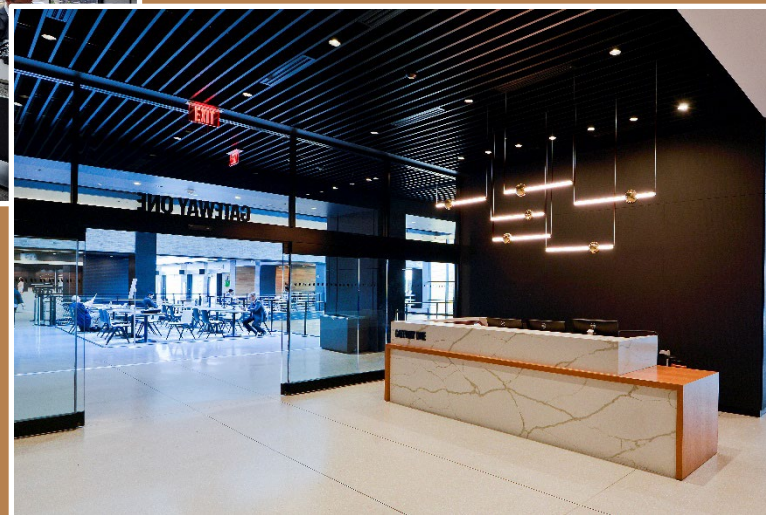
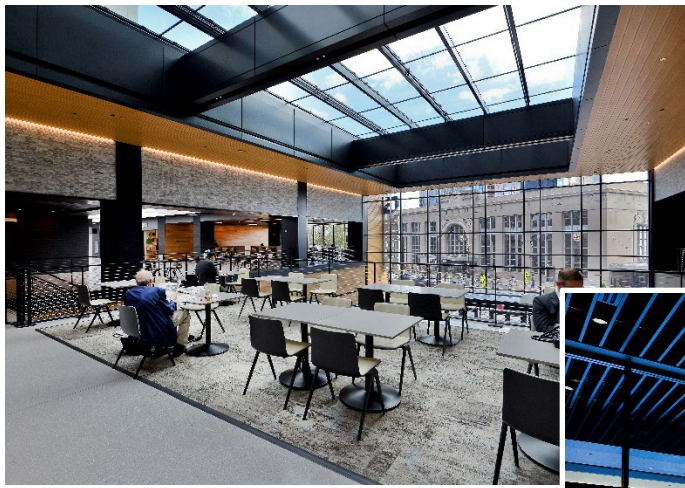




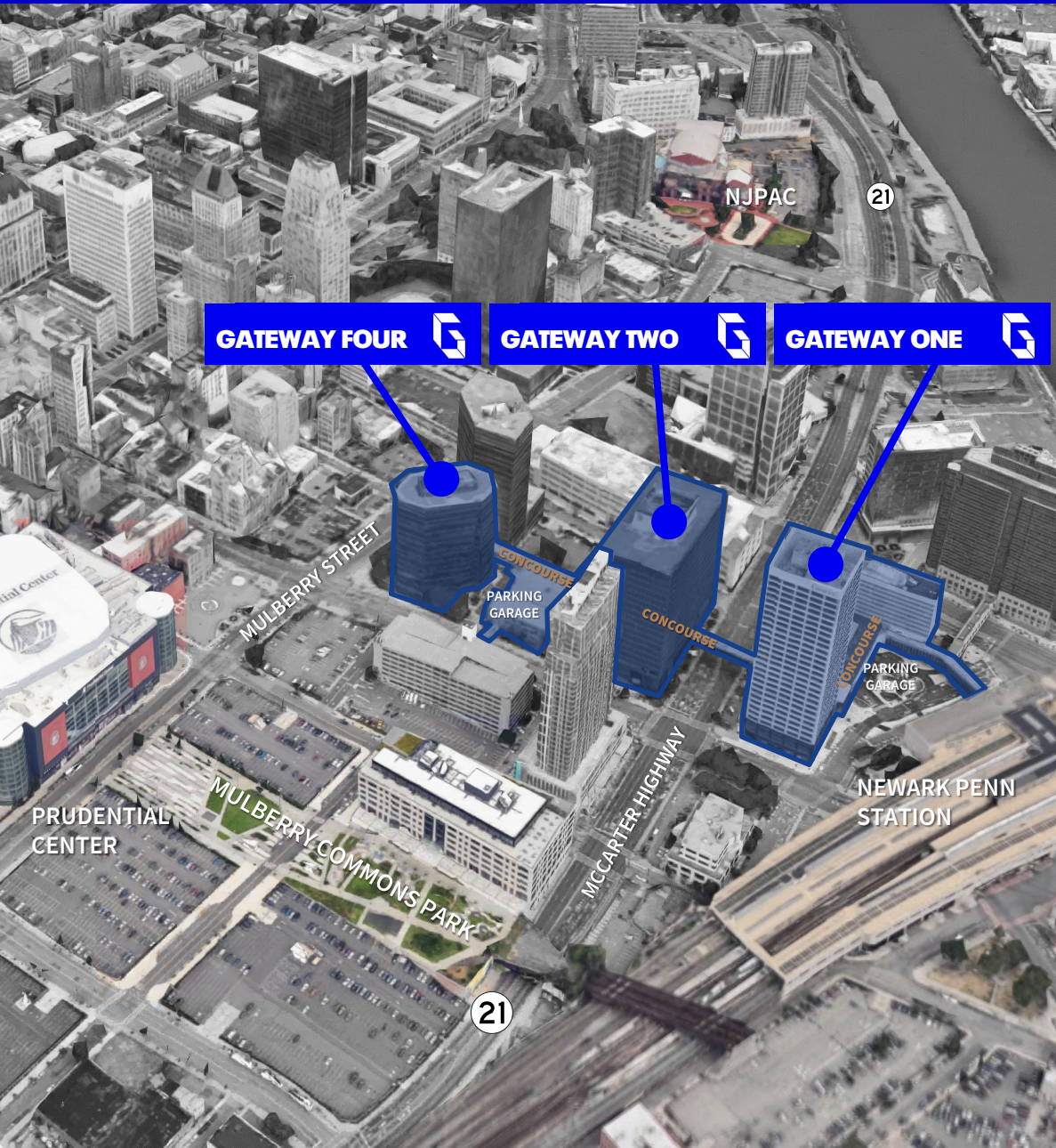
MEET THE NEW GATEWAY

Over \$50 million invested!

No matter which address you choose, G1, G2 or G4, get ready for an office and retail destination that has been reimagined to perfectly compliment your business goals. From the exterior façade to the interior concourse, lobbies, and public spaces, every detail has been elevated to make your first impression count.

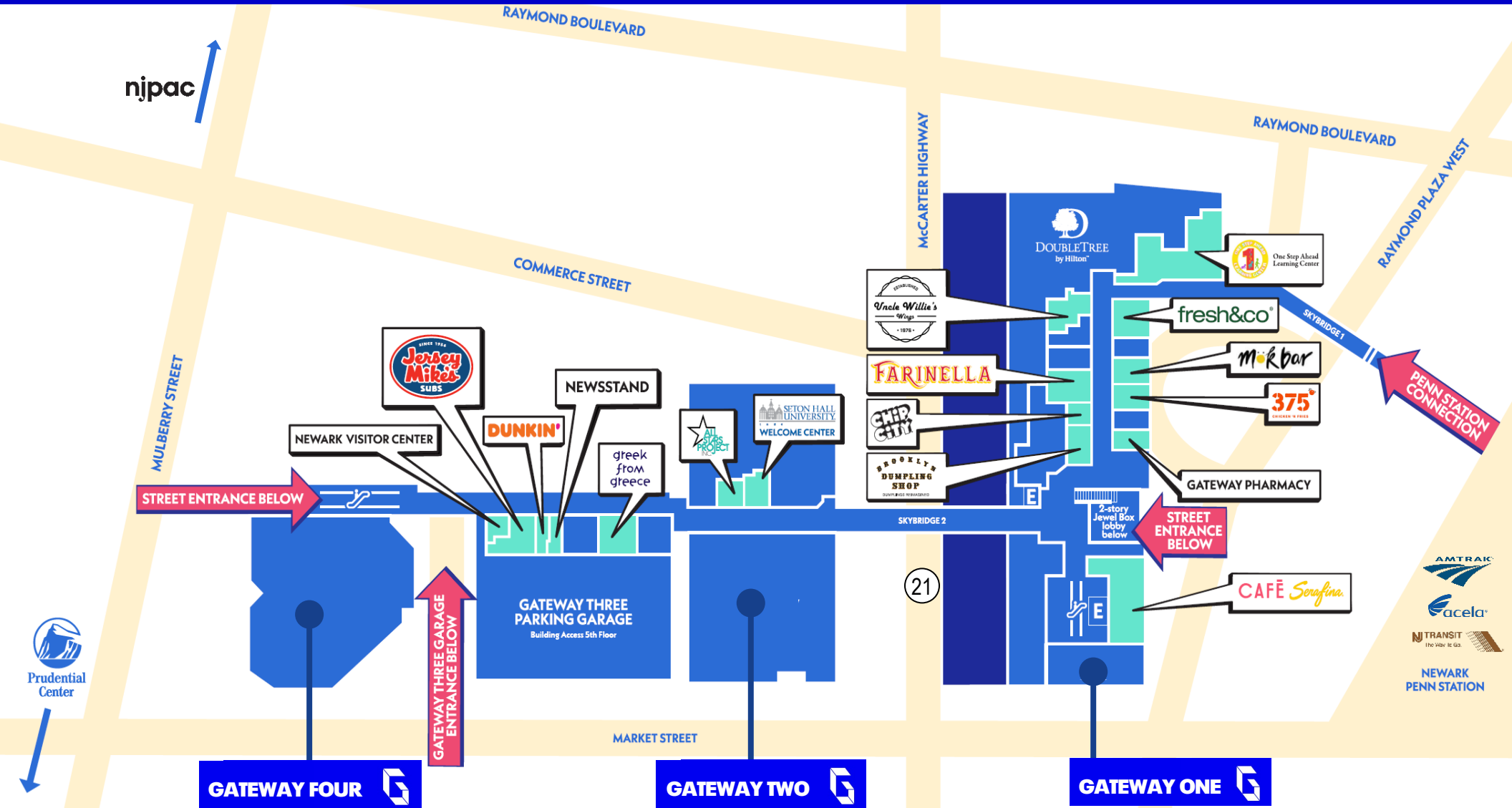


GATEWAY CENTER HIGHLIGHTS



- 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
- Walk to nearby Prudential Center, Mulberry Commons Park 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

CONCOURSE SITE PLAN RETAIL TENANTS



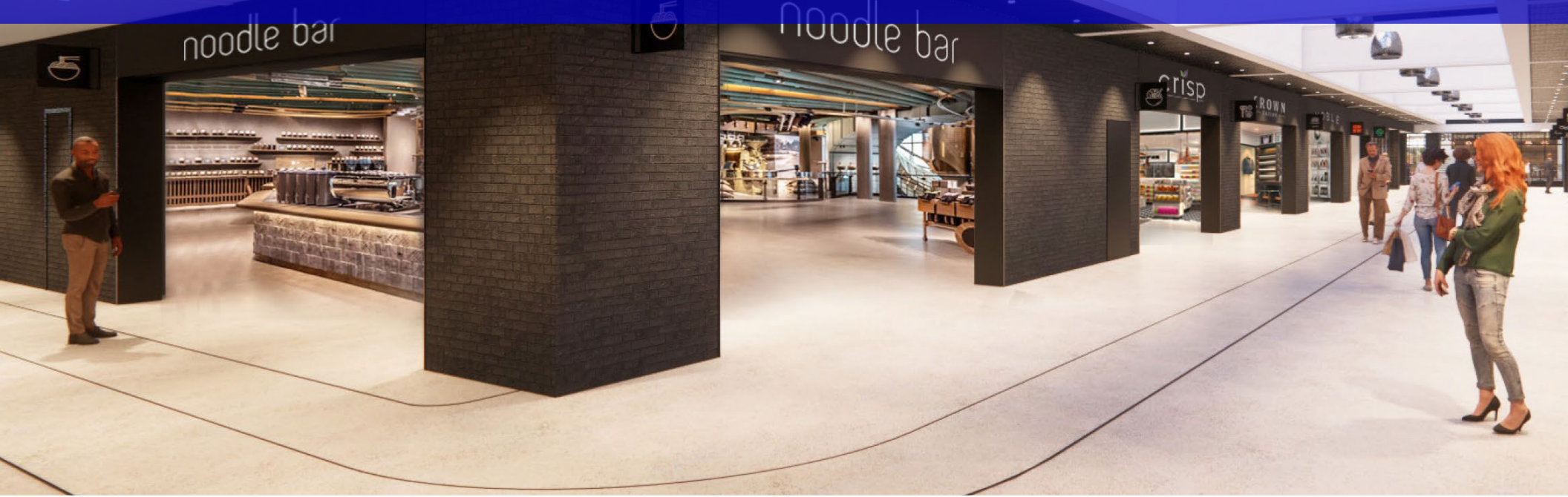
NOTABLE NEW RETAIL TENANTS



CONCOURSE THE JUNCTION



CONCOURSE THE JUNCTION





JEWEL BOX EXTERIOR



WHERE CULTURE COMES TOGETHER



Downtown Newark is a 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.



DOWNTOWN NEWARK AMENITIES

DINE.

- | | |
|---------------------------|----------------------------|
| 1. Just Fish Café | 8. Don Pepe |
| 2. Hobby's Delicatessen | 9. Dunkin Donuts |
| 3. Blaze Pizza | 10. Joon Fried Fish Market |
| 4. Mercato Tomato Pie | 11. McGoverns Tavern |
| 5. Starbucks | 12. Market St Bar & Grill |
| 6. Chipotle Mexican Grill | 13. Black Swan Espresso |
| 7. Cornbread Newark | |

SHOP.

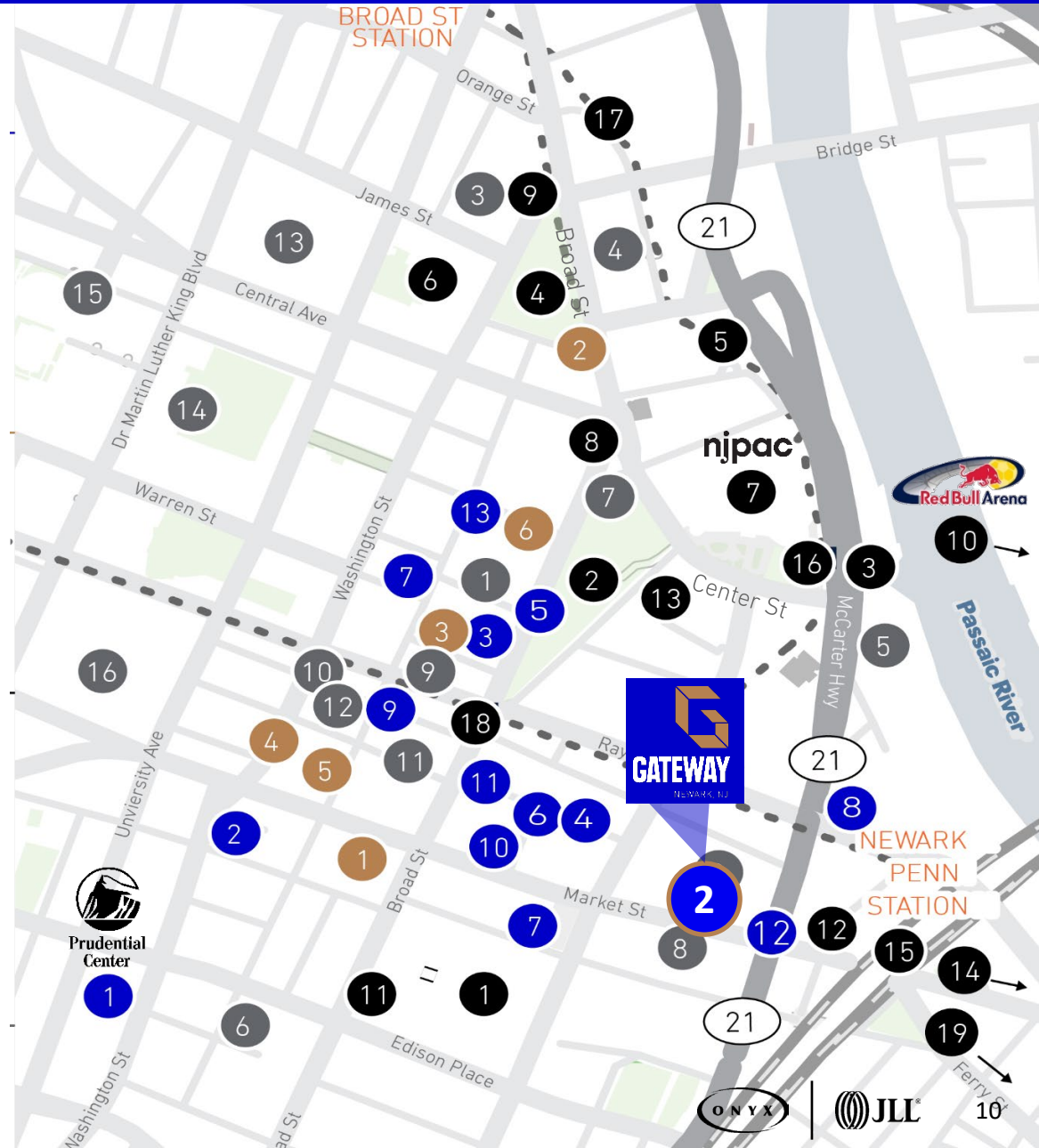
- | | |
|------------------------|---------------------------|
| 1. Payless Shoe Source | 6. Hahne & Co. |
| 2. Value Plus Pharmacy | - PetCo |
| 3. Nike Factory Store | - Whole Foods |
| 4. Dollar General | - Barnes and Noble |
| 5. Gap Outlet | - City MD |
| | - Kite and Key Tech Store |
| | - CoolVines |
| | - 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. Aljira, Center for Contemporary Art | 18. Military Park Light Rail |
| 9. Newark Public Library | 19. Retail on Ferry Light Rail |
| 10. Red Bull Arena | |

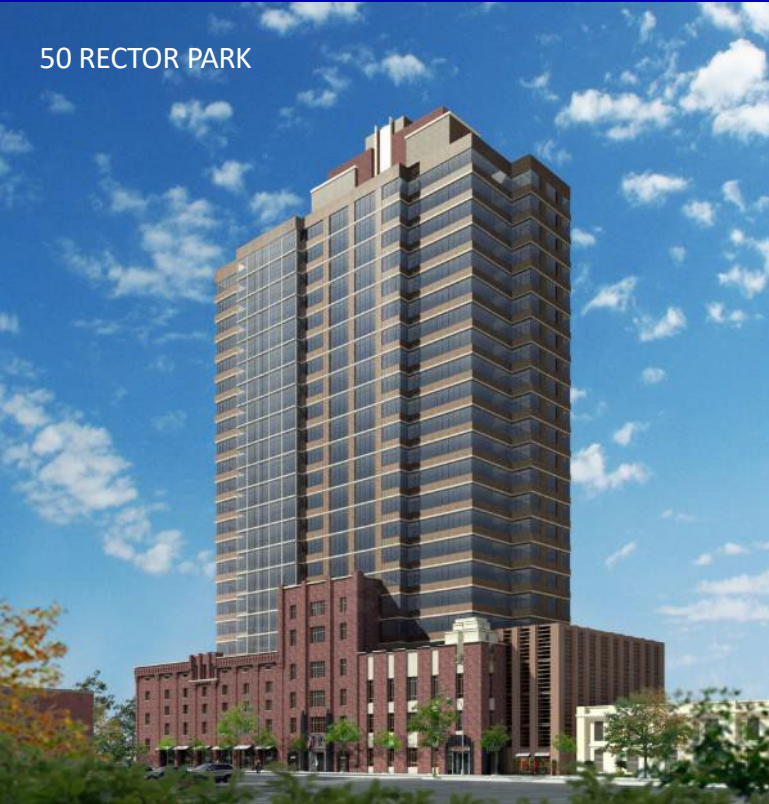
EMPLOY.

- | | |
|-------------------------------------|-------------------------------------|
| 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 | |



MIXED-USE RESIDENTIAL DEVELOPMENTS

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



ACCESS TO TALENT



GATEWAY

NEWARK, NJ



PROXIMITY TO TALENT



TOTAL
POPULATION



24-44
YEARS OLD



BACHELOR'S
DEGREE OR
HIGHER

	TOTAL POPULATION	24-44 YEARS OLD	BACHELOR'S DEGREE OR HIGHER
ESSEX COUNTY NEW JERSEY	874,475	28.5%	39.0%
HUDSON COUNTY NEW JERSEY	744,105	35.9%	46.1%
BROOKLYN NEW YORK	2.75M	30.6%	41.1%
MANHATTAN NEW YORK	1.70M	36.3%	65.2%

GATEWAY ONE



GATEWAY TWO



GATEWAY FOUR





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.

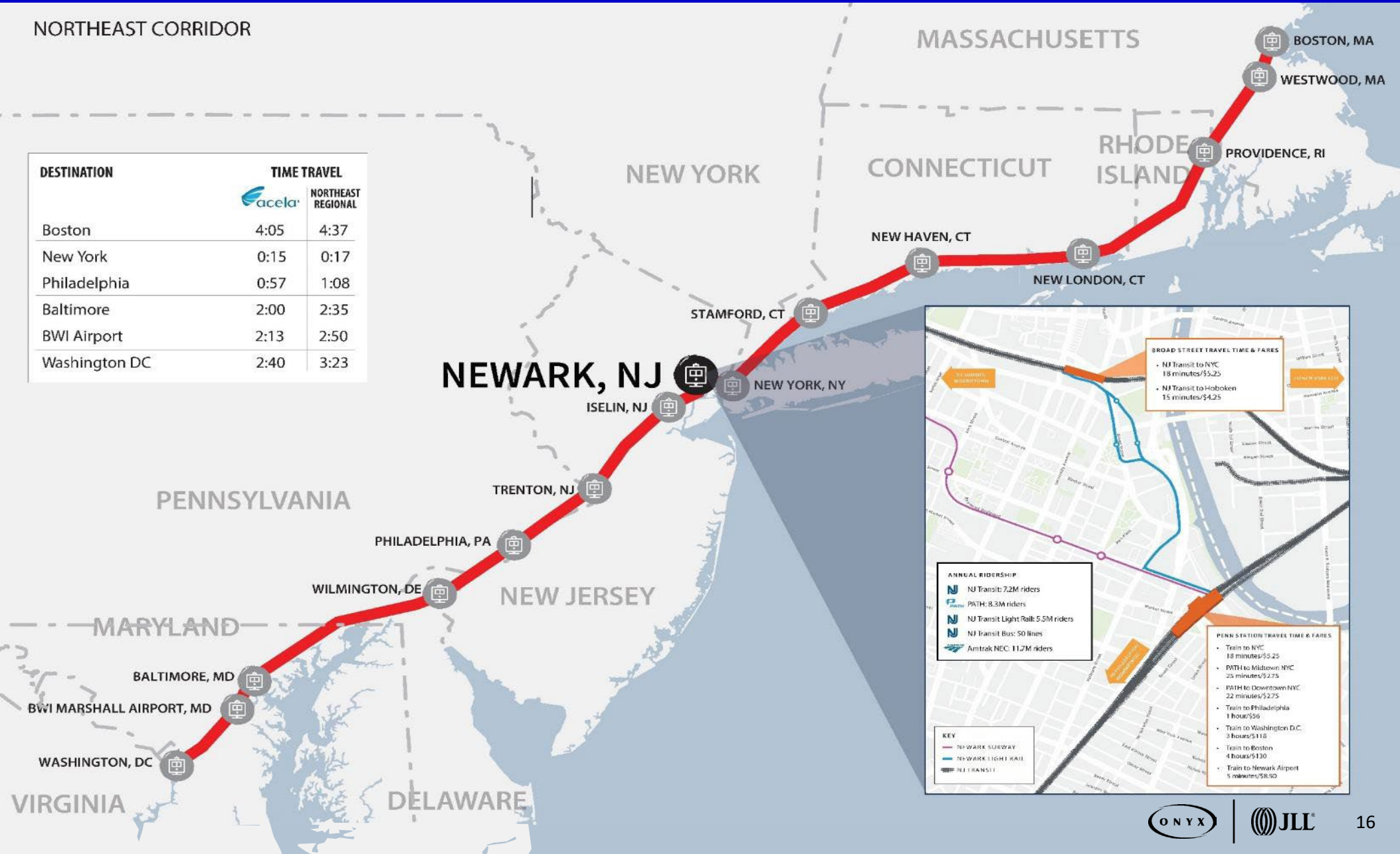
Newark International Airport, a stone's throw away, means easy national and international flight access.



NATIONAL ACCESS HEART OF THE NE CORRIDOR

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/\$66
- Train to Washington D.C.: 3 hours/\$118
- Train to Boston: 4 hours/\$130
- Train to Newark Airport: 5 minutes/\$8.50

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.

NOTABLE NEWARK TENANTS

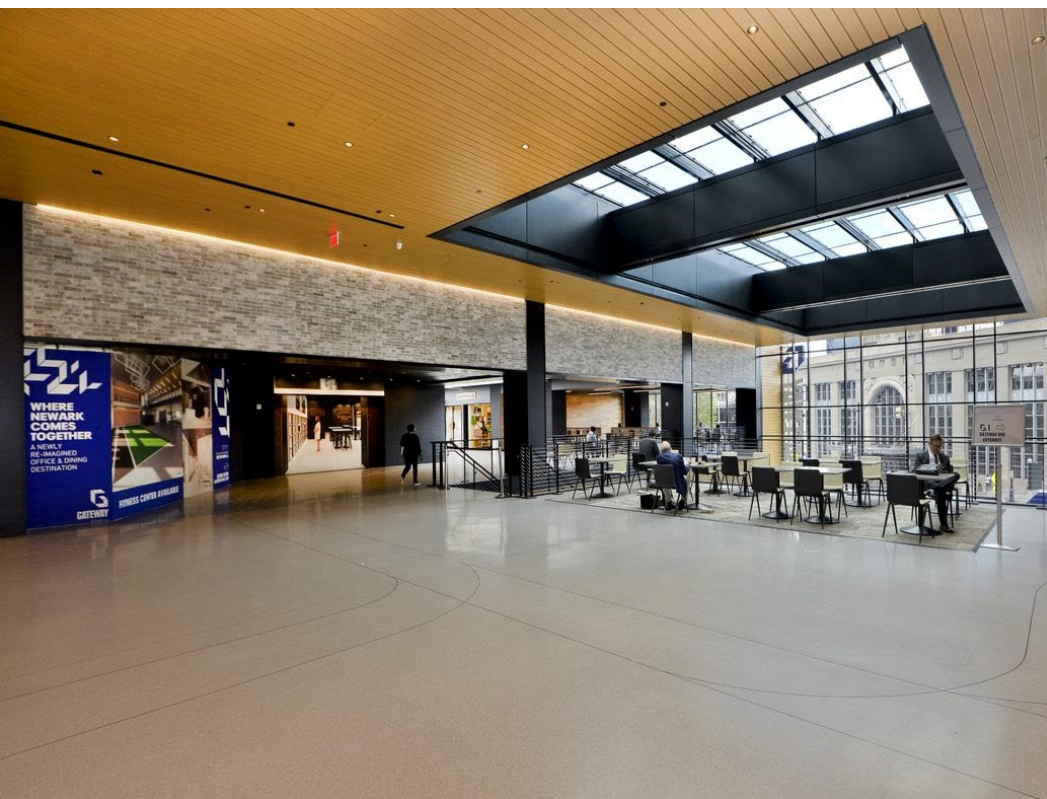


NOTABLE GATEWAY TENANTS





GW 1



GATEWAY 1

11-43 Raymond Plaza West

BUILDING

SIZE: 469,770 SF

TYPICAL FLOOR

PLATE:

20,036 RSF

FLOORS:

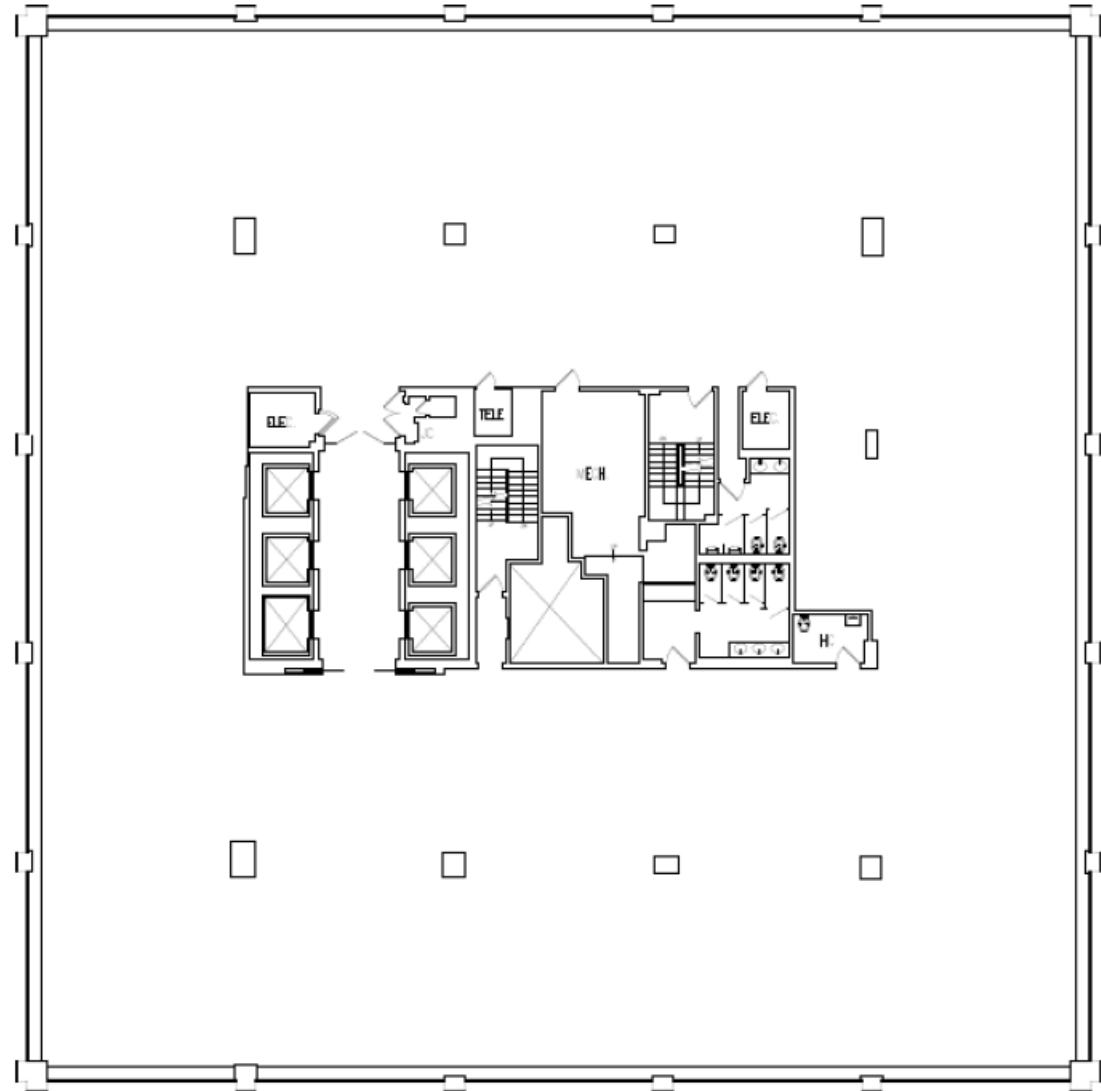
26

ELEVATORS:

18 with 2 Freight

SLAB TO SLAB:

10'





GW 2



GATEWAY 2

283-299 Market Street

BUILDING SIZE:

798,186 SF

**TYPICAL FLOOR
PLATE:**

54,339 RSF

FLOORS:

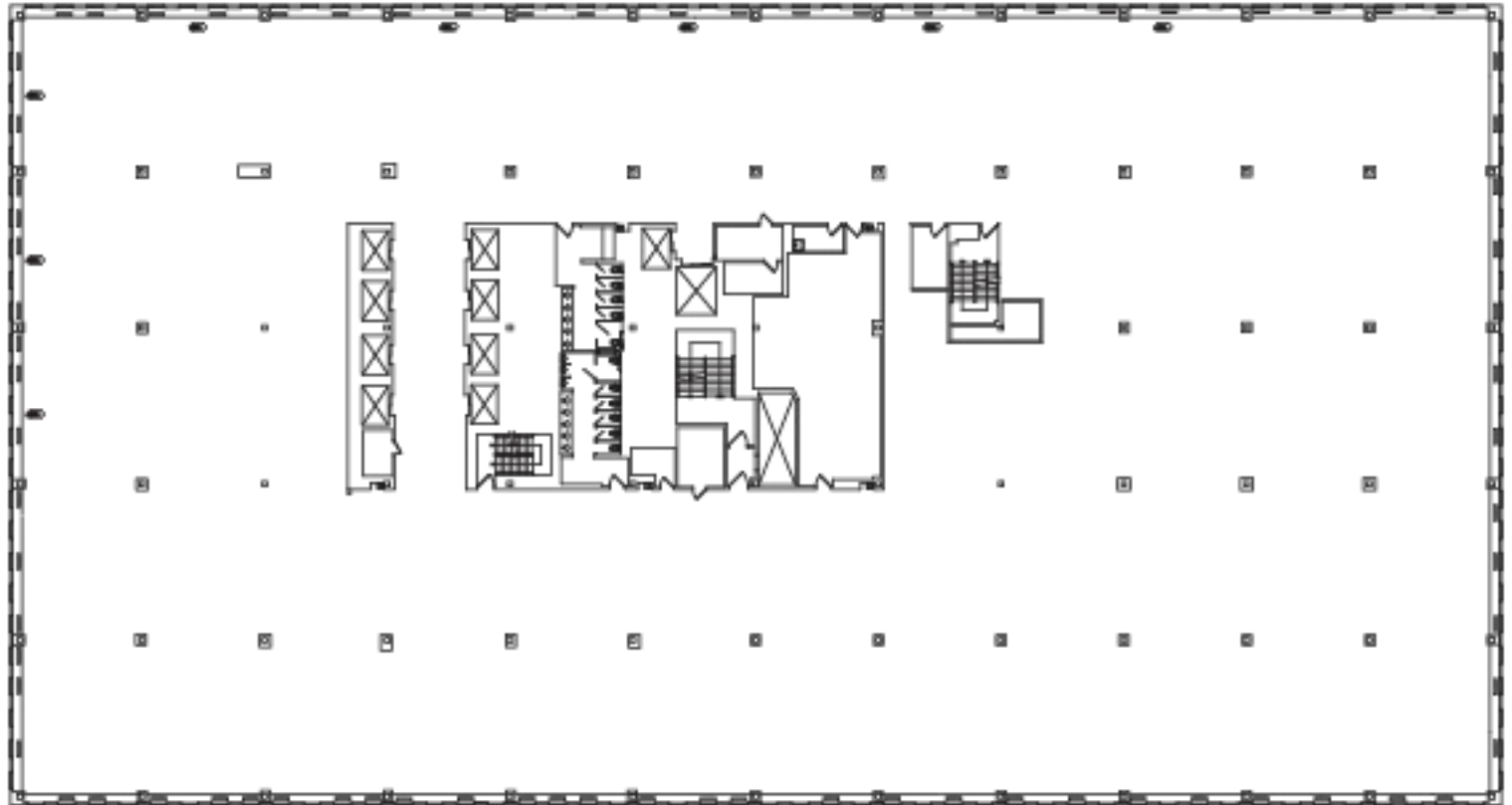
18

ELEVATORS:

17 with 1 Freight

SLAB TO SLAB:

12'6"





GATEWAY
NEWARK, NJ

GW 4



GW4 CORE AND SHELL PLAN

GATEWAY 4

100 Mulberry Street

BUILDING SIZE:

340,911 SF

**TYPICAL FLOOR
PLATE:**

23,840 RSF

FLOORS:

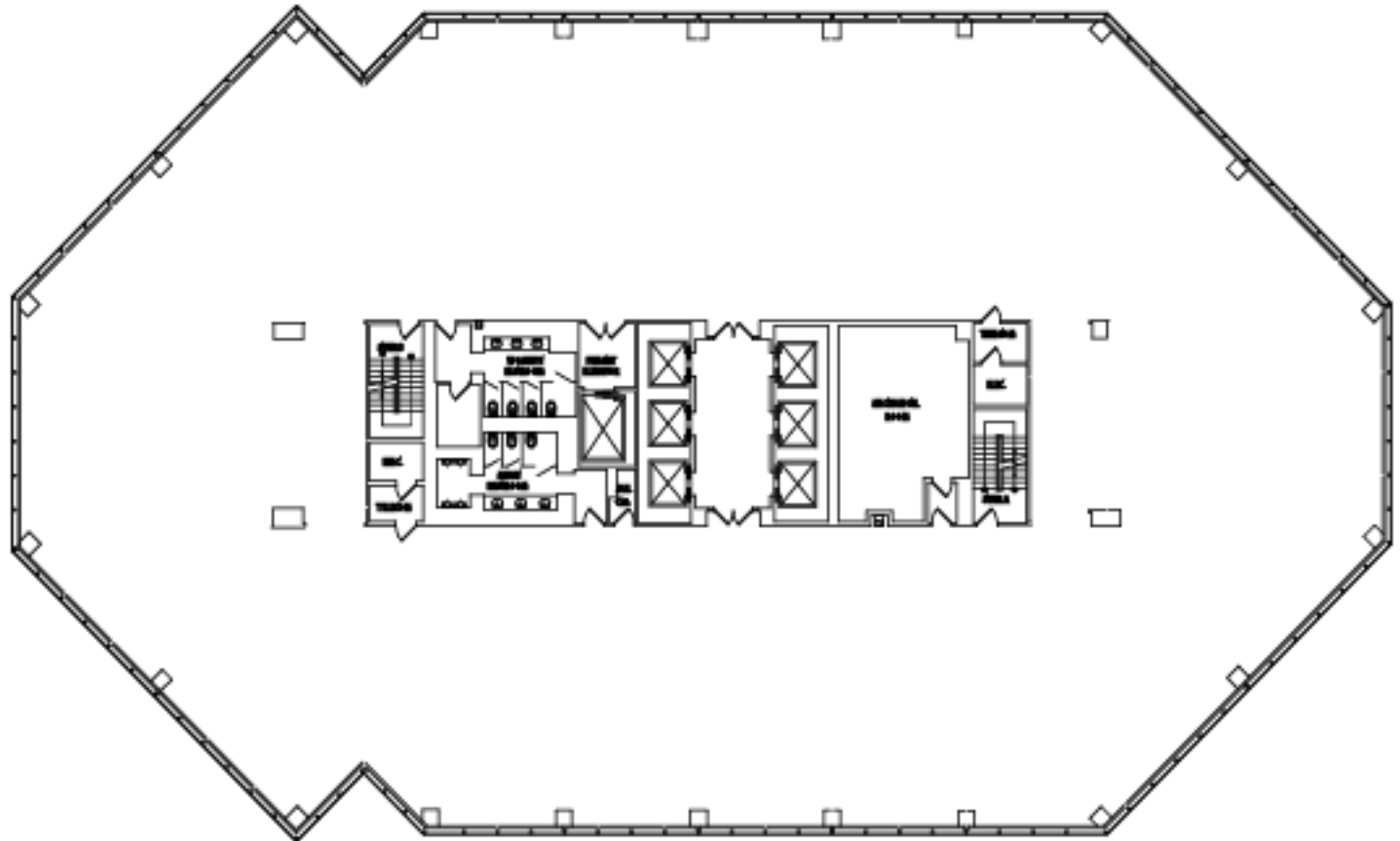
15

ELEVATORS:

6 with 1 Freight

SLAB TO SLAB:

12'





GW4

EXTERIOR SIGNAGE OPPORTUNITY



GW4 PROPOSED WINDOW LINE



GW4 OUTDOOR TERRACE RENDERING



GW4 OUTDOOR TERRACE RENDERING

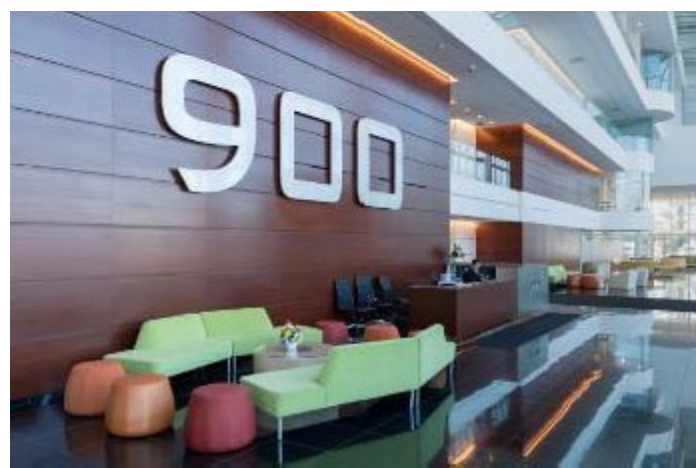




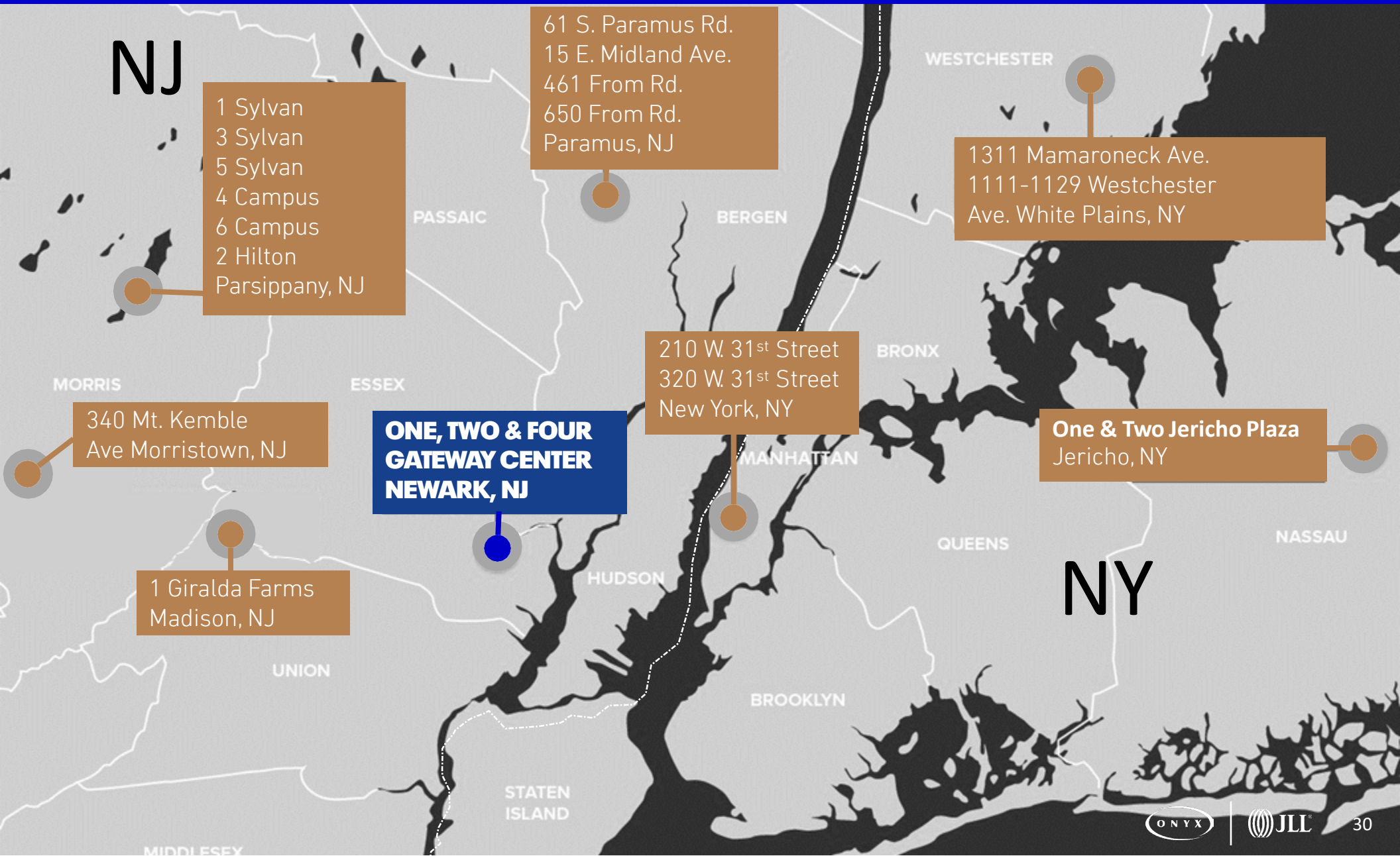
MEET
THE
NEW
OWNER



OUR SUCCESS STORIES



OUR CLASS A OFFICE HOLDINGS





GATEWAY

NEWARK, NJ

FIND
OUT
MORE
GATEWAYNJ.COM

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