

THE JUNCTION

Gateway Center - Newark, New Jersey



NEW FULLY BUILT-OUT RESTAURANT

YOUR SIGN



Contact for Retail Leasing

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Owned and Managed by



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NEWARK RETAIL MARKET GROWTH

Since the Prudential Center was developed, there have been nearly 100 national and regional concepts that have planted a flag in Downtown Newark.

2007-2017

2022-BEYOND



CONTINUED GROWTH THIS YEAR

2018-2021

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Retail Market Aerial



Office Market Aerial



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Transit Map



Residential Map



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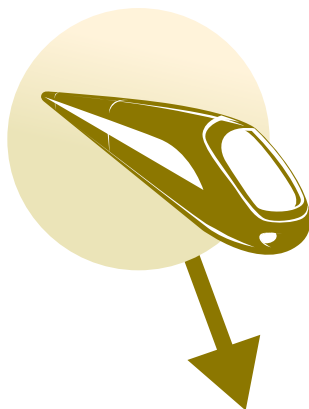
Transportation

Newark Penn Station

- 58,000 riders per day (at its peak)
- Busiest train station in New Jersey
- Connected to the new Gateway Center
- Path Train to World Trade Center in +/- 25 minutes
- NJ Transit to New York Penn Station in +/- 18 minutes
- Amtrak Boston ↔ Newark ↔ D.C.

Newark Liberty International Airport

- +/- 10 minute drive from Gateway Center
- Over 43,000,000 passengers and 438,000 flights per year
- Contributes \$11.3B in economic activity to NJ/NY region



NEWARK GATEWAY CENTER



Connected by Major Highway Systems

- Route 21 / McCarter Highway: +/- 60,000 VPD
- Interstate 280: +/- 80,000 VPD
- Route 9: +/- 80,000 VPD
- Interstate 78: +/- 89,000 VPD
- Over 50 public bus routes

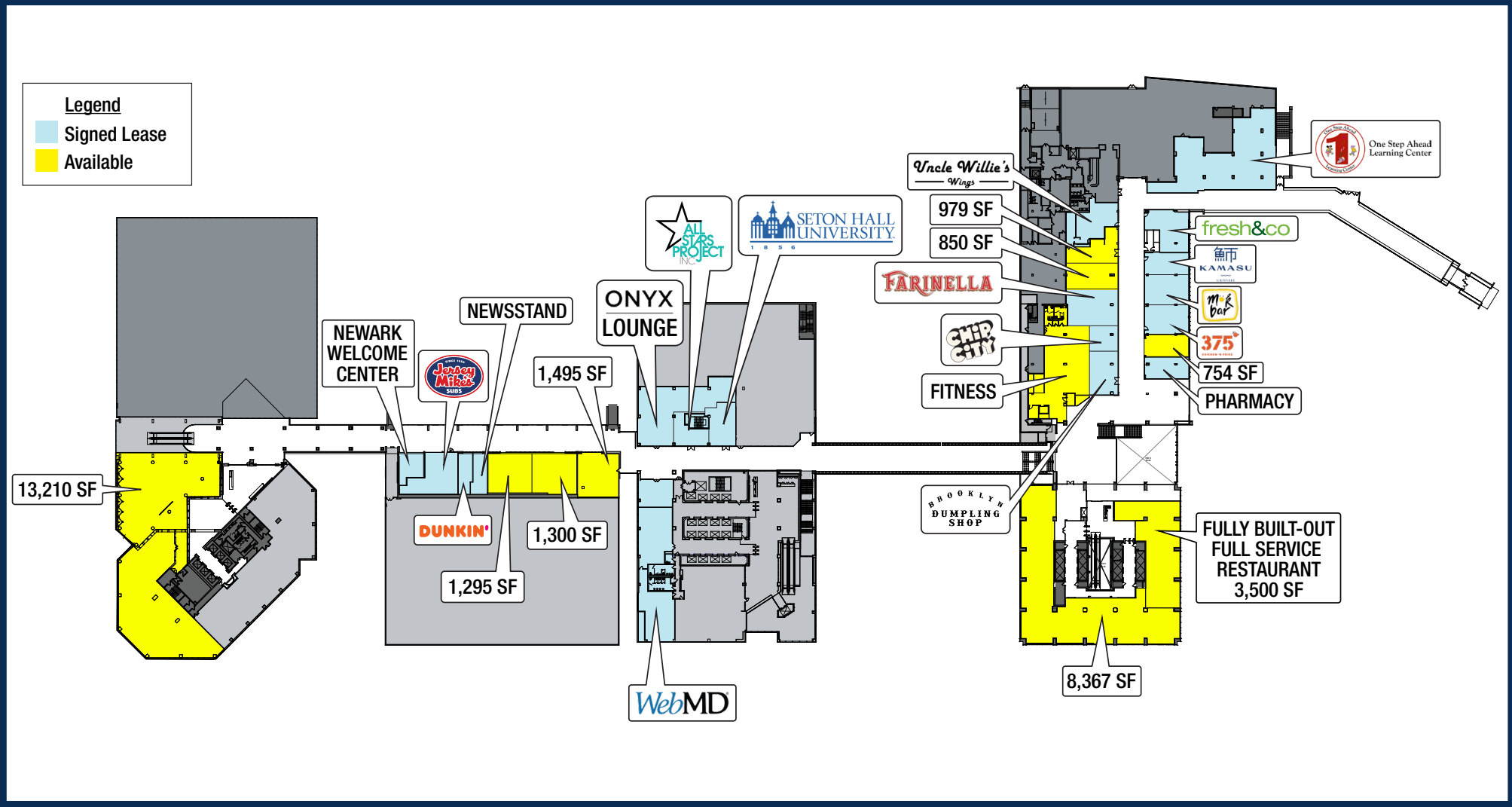
Port Newark Terminal

- Generates \$3.25B in economic activity
- 13,000 direct/indirect employees
- #1 port on the east coast
- \$211B of goods handled annually

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Gateway Center - Newark, New Jersey

Site Plan



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Demographics / Market

- 300,000+ residential population within 3 miles - ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate trade area
- 60,000+ vehicles pass the site along McCarter Highway daily
- 2 blocks from the Prudential Center aka "The Rock"
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

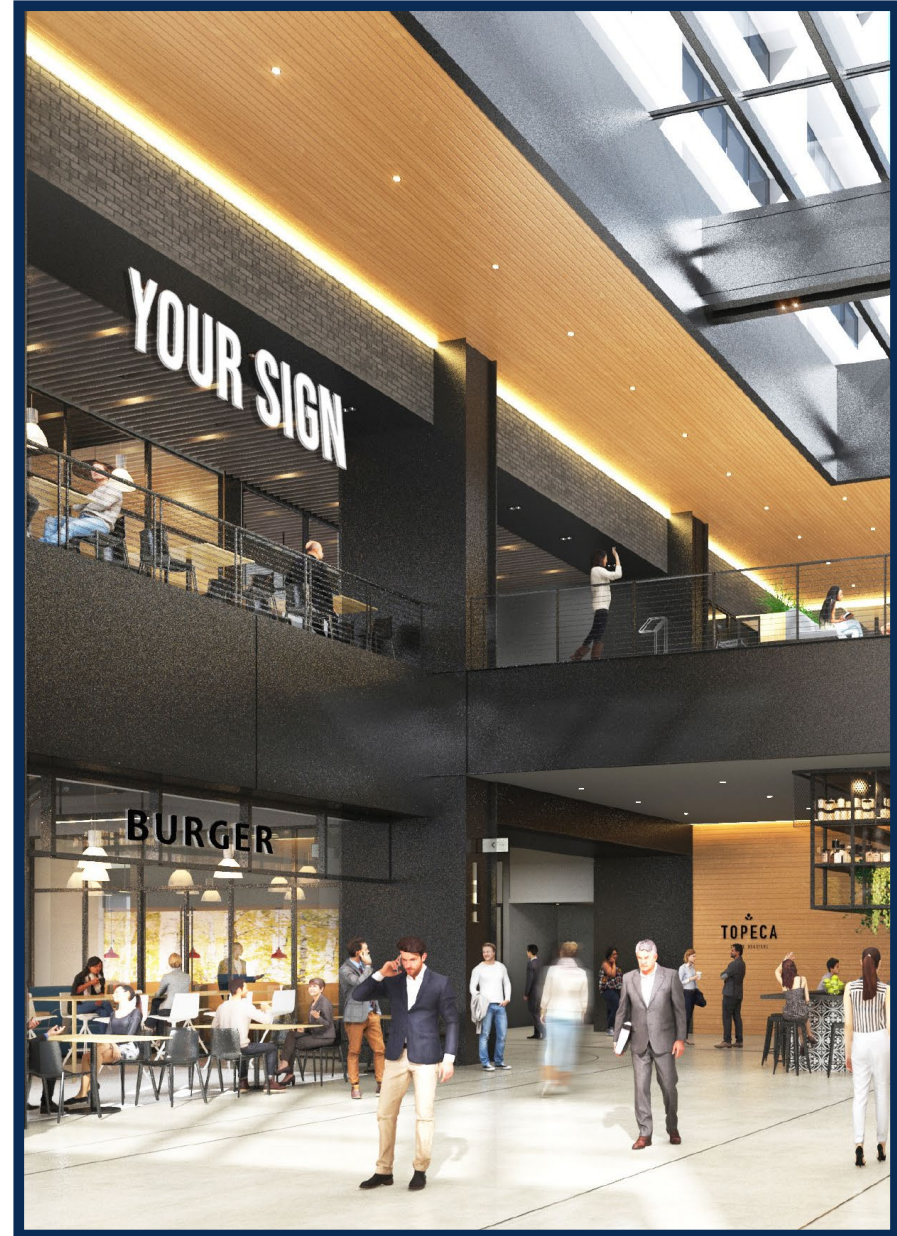
Market Activators

- Newark Penn Station
 - Mulberry Commons Park
-

Co-Tenants (Just Signed)



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	8,218	50,693	36.7	54,723
1 Mile	55,632	82,159	34.7	112,657
2 Mile	172,594	151,322	34.3	252,680
3 Mile	313,511	192,690	34.7	378,722



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Meet the New Gateway

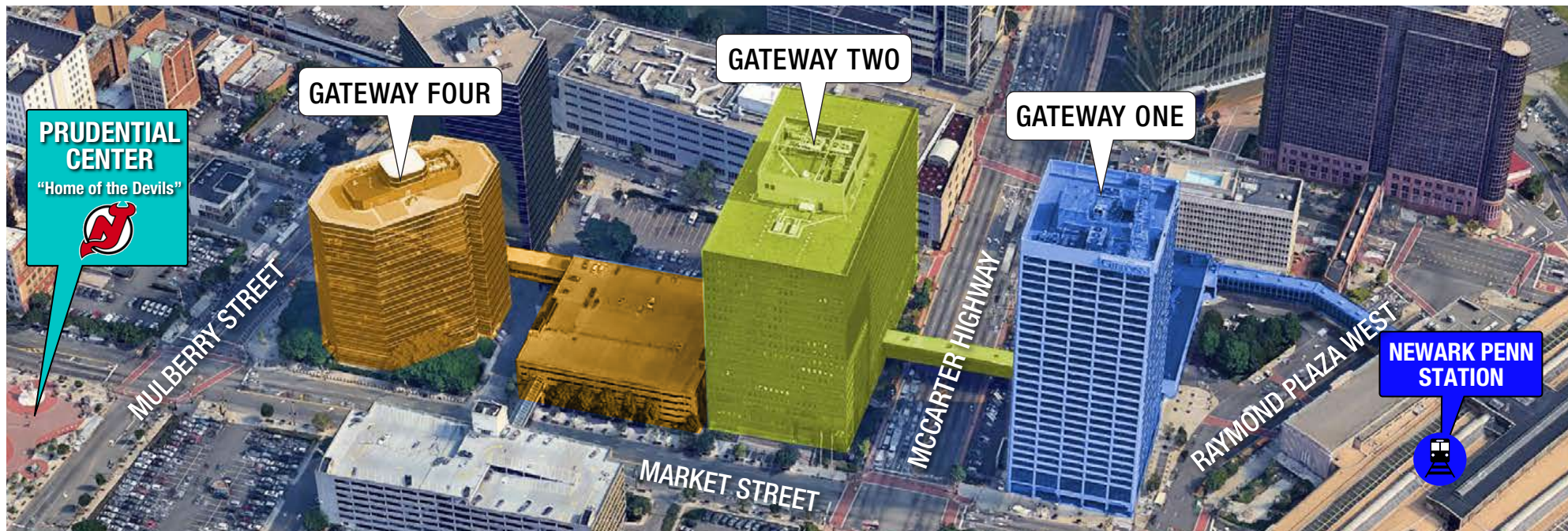
- The new Gateway is an elevation of Newark's dynamic hub for business and culture. A reimagined public space, upgraded infrastructure and curated engaging retail program mix, catering to the people who live, visit and work here.
- 2,100,000 square feet of class "A" office space
- 100,000 square feet of retail
- Connected Double Tree by Hilton Hotel
- Transit hub complex
- On-site parking in excess of 1,000 spaces
- Multi-million dollar investment in the redevelopment and redesign of Newark's and the state of New Jersey's epicenter
- New major office leases just signed including NJ Transit and WebMD's HQ
- Upgraded F&B retail including some of New York City's best chef driven concepts such as MokBar, Kamasu, Fresh & Co, 375 Chicken N' Fires, Brooklyn Dumpling Shop and more!

The Junction, Gateway Center's and New Jersey's Newest Retail Hub

- The Junction connects all buildings in the Gateway Complex and provides primary access to Newark Penn Station. Four distinct retail destinations all connect through a series of concourse walkways, skybridges and highlighted by eateries, cafes, entertainment, fitness and service providers. All of which makes for an immersive experience at the new Gateway Center. Whether you are an employee, commuter, resident, visitor or guest, The Junction is the first destination to all corners for the Gateway Center, Newark and New Jersey.
- Over 100,000 square feet of retail, fitness, entertainment and F&B opportunities
- Four distinct retail opportunities in buildings 1, 2 and 4
- Both exterior street retail and interior retail with tremendous access to the city, the state and the daily employee population
- Over 60,000 vehicles per day via McCarter Highway/Route 21
- Adjacent to the busiest train station in New Jersey, Newark Penn Station

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Gateway Center - Newark, New Jersey



PRUDENTIAL CENTER
 "Home of the Devils"

Gateway 1 - Street Level Retail

Availabilities

- +/- 289 SF
- +/- 823 SF (kiosk)
- +/- 1,600 SF
- +/- 1,600 SF
- +/- 2,560 SF

Gateway 1 - Fitness Box

Availabilities

- +/- 12,915 SF

Gateway 4 - Street Level Retail

Availabilities

- +/- 13,210 SF (can be demised)

Gateway Center - Junction Level Retail

Availabilities

- +/- 754 SF
- +/- 850 SF
- +/- 979 SF
- +/- 1,495 SF
- +/- 8,367 SF

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Gateway Center - Newark, New Jersey

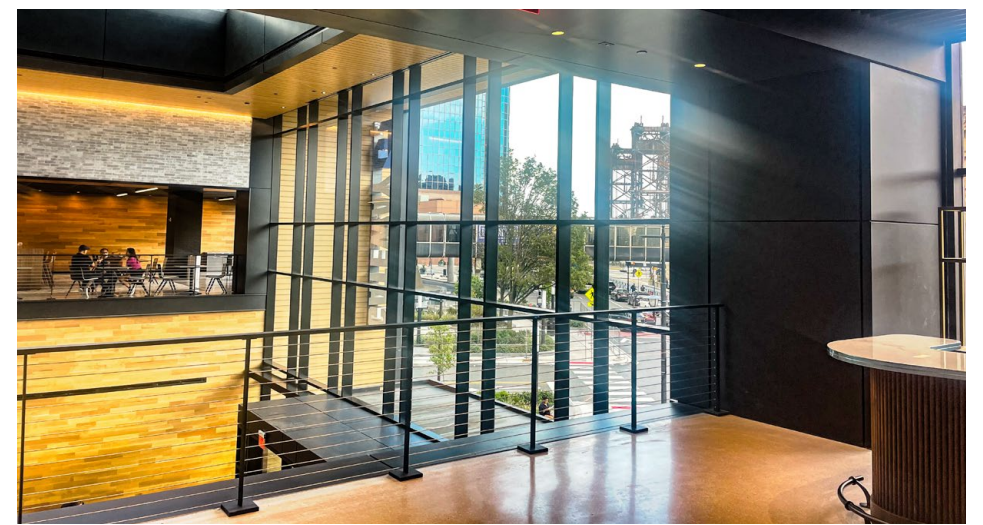
Gateway 1 - Street Level Retail



Opportunity

289 - 3,500 SF Available

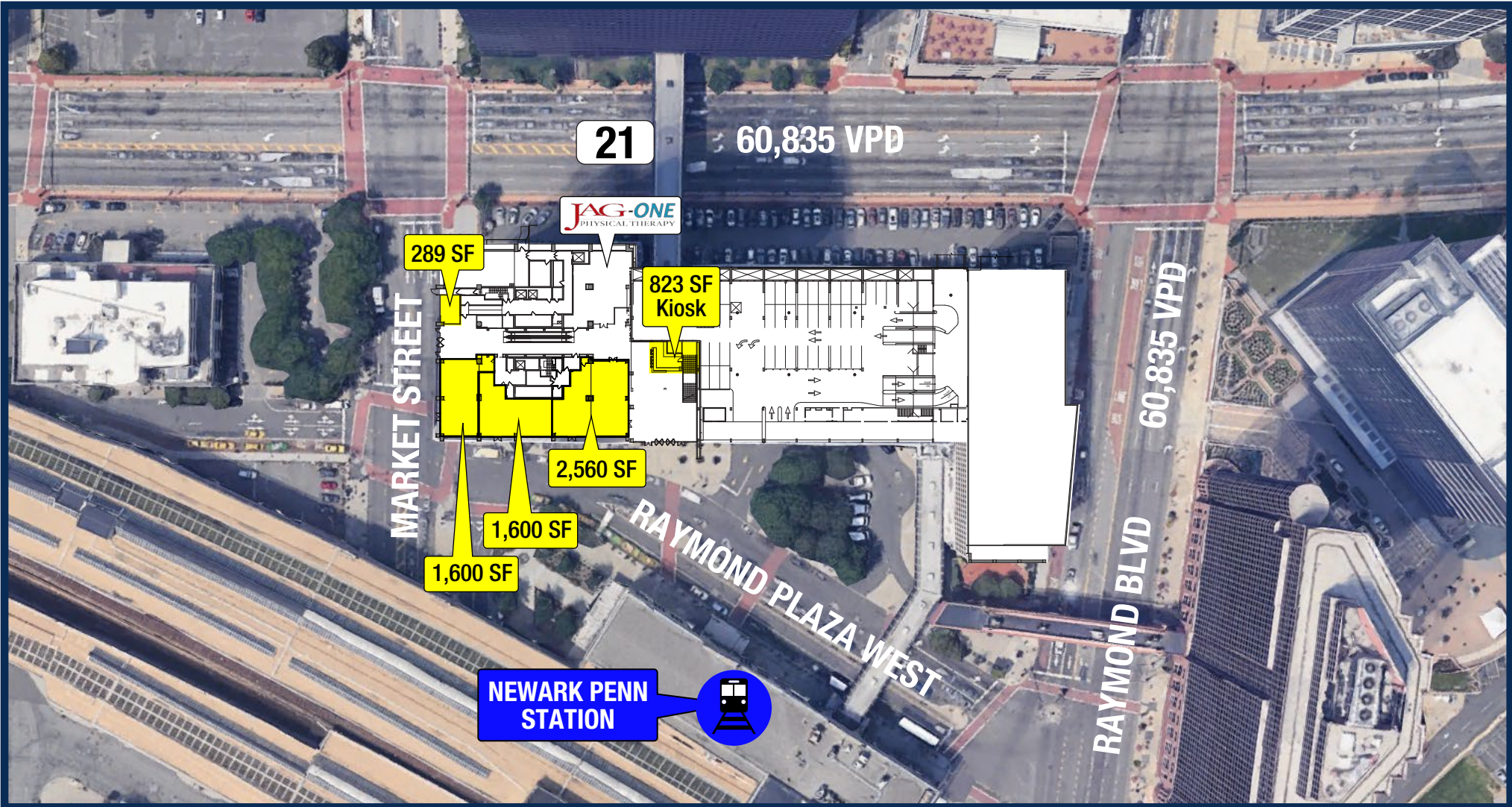
- Highly visible with full floor to ceiling glass for flagship location
- Over 45,000 vehicles per day at the Jewel Box
- Direct access to the two-story atrium at The Junction
- Adjacent to the Double Tree by Hilton and Raymond Plaza West with additional exterior plaza improvements planned
- Available atrium seating opportunities
- Liquor license is available
- Tremendous finishes and millwork that include imported Italian tiles, leather seating, premium bar top and full set of restaurant fixtures to be assembled
- Brand new state of the art kitchen equipment



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Gateway Center - Newark, New Jersey

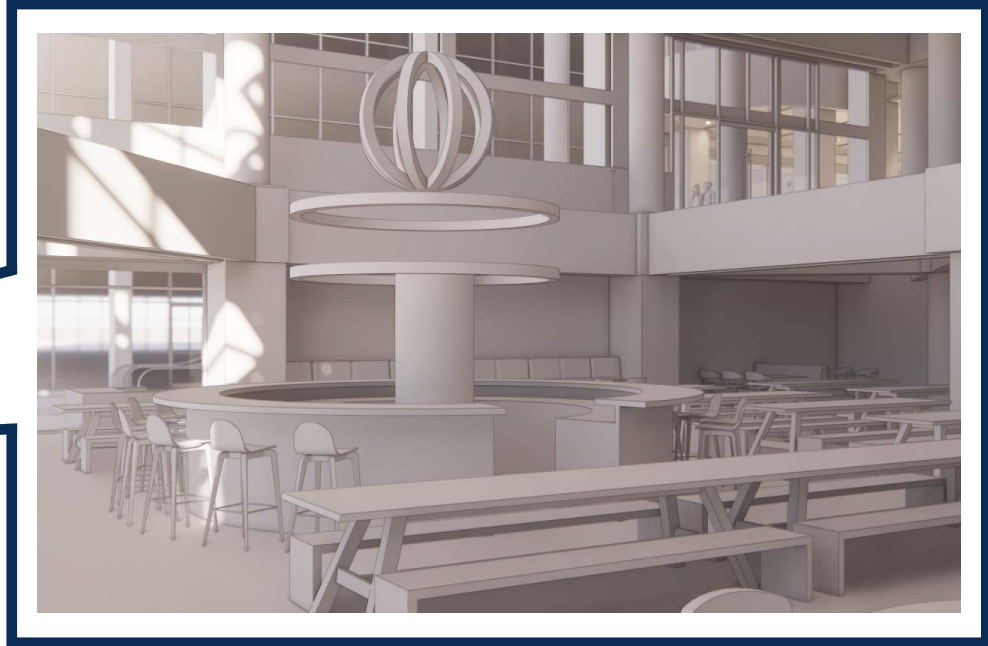
Gateway 1 - Street Level Retail



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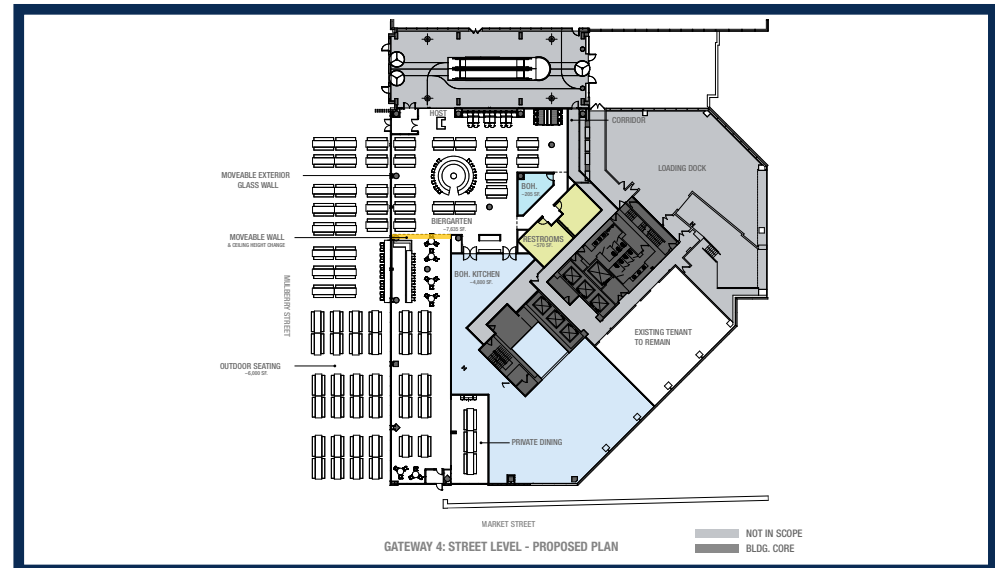
Gateway 4 - Street Level Retail



Opportunity

Up to 17,000 SF Available

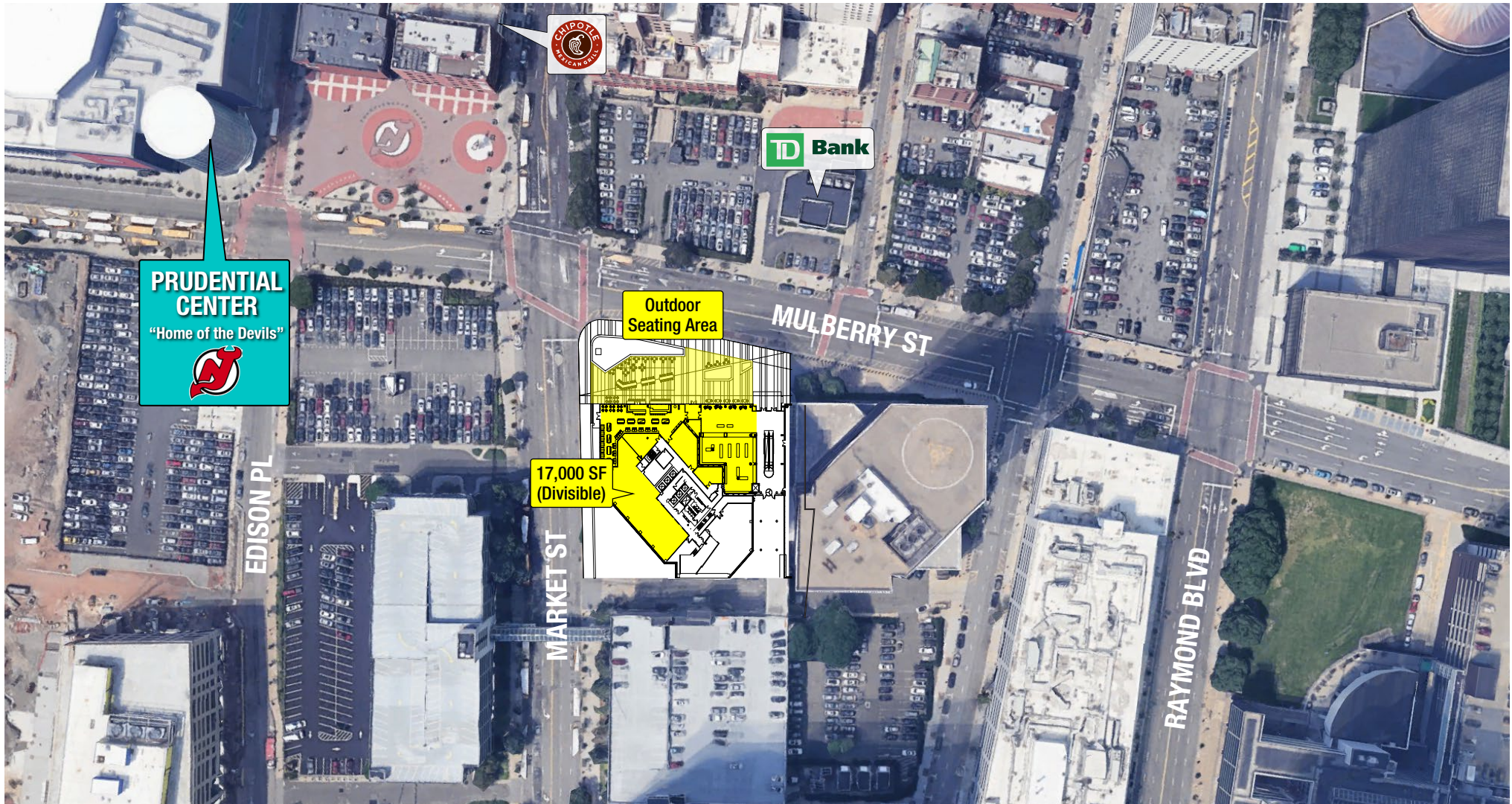
- Prominent street retail redevelopment opportunity at one of the most prime corners in New Jersey located at the intersection of Mulberry and Market Streets
- Largest contiguous space at The Junction available for Food Hall opportunity, sports bar/lounge F&B user, junior anchor or possible division
- Both interior and exterior access
- Over 10,000 SF of outdoor seating to be made available with additional exterior redevelopment
- Over 25,000 vehicles per day
- Adjacent to the Prudential Arena with visibility to the attendees
- At the base of the “Newark Entrance” to the Gateway Center



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Gateway 4 - Street Level Retail



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Gateway 1 - Fitness Box



Opportunity

13,000 to 17,000 SF Available

- Tremendous built-to-suit opportunity for new fitness center
- Former New York Sports Club with tremendous ceiling heights at 22 feet to the deck
- Located in the heart of the Gateway Center and The Junction retail at the top of the atrium adjacent to Penn Station Entrance
- Highly visible to the employee and commuter population
- Exterior signage opportunity with visibility to McCarter Highway/Route 21, Raymond Plaza West and the rail line

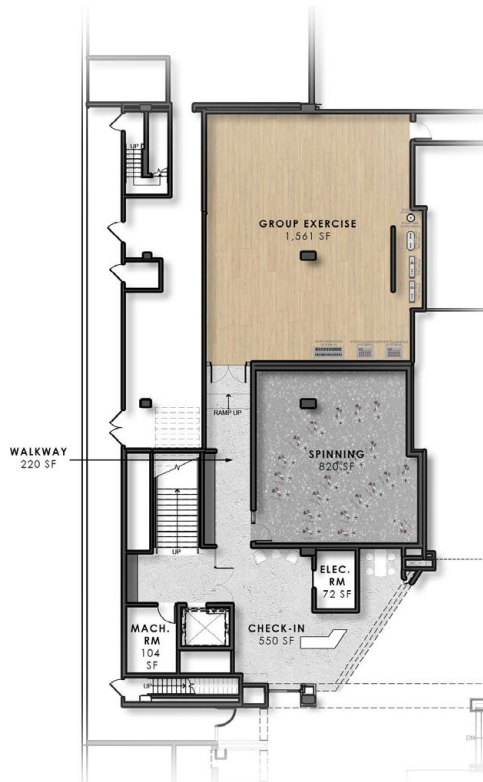


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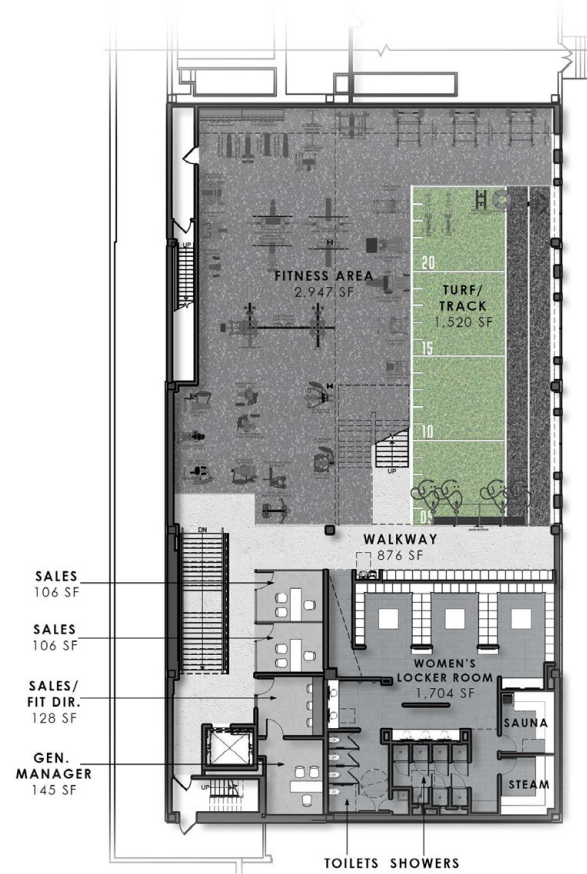
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Gateway 2 - Interior Fitness Retail

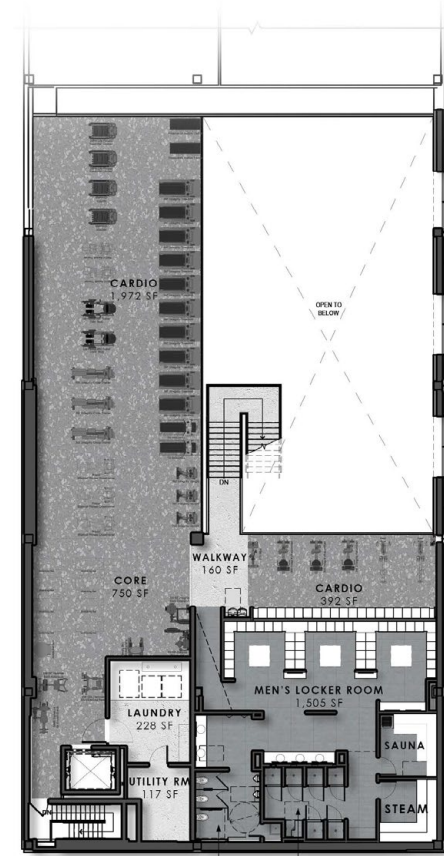
Junction Level



Second Level



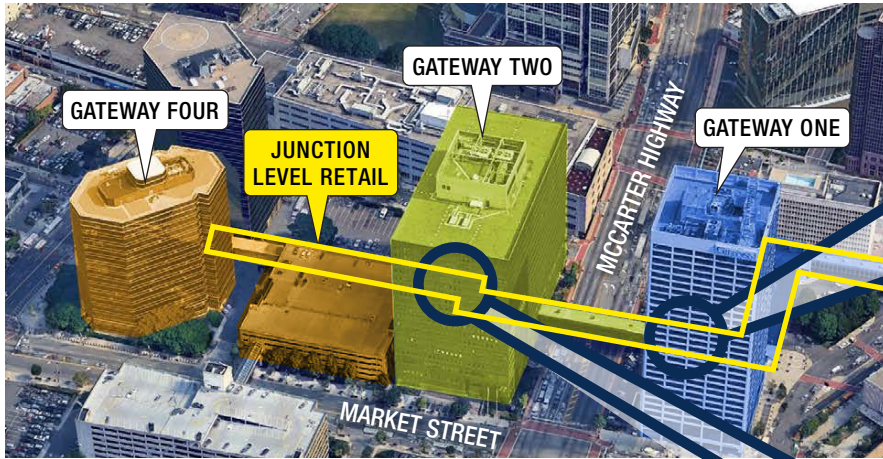
Mezzanine



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Gateway Center - Junction Level Retail



Opportunity

754 to 8,367 SF Available

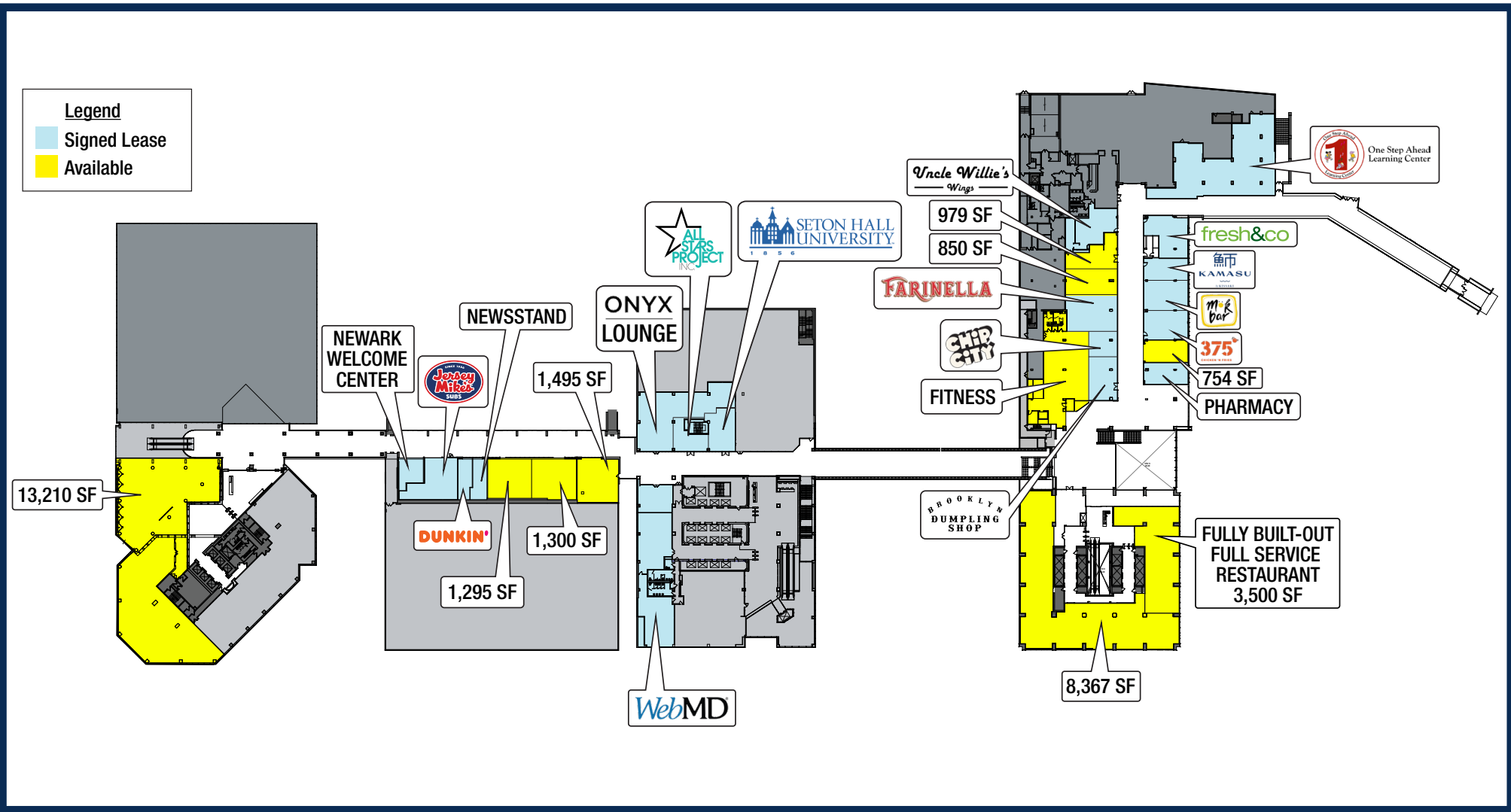
- Numerous interior retail suites ranging from several hundred to several thousand square feet
- Endless combinations of retail divisions and multiple venting opportunities
- Direct access to the Gateway Center office population and the commuter traffic with over 75,000 visitors per week
- Retail extends across all four Gateway Center buildings
- Signage opportunities throughout The Junction
- Recently signed:



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Gateway 1 & 2 - Interior Small Shop Retail

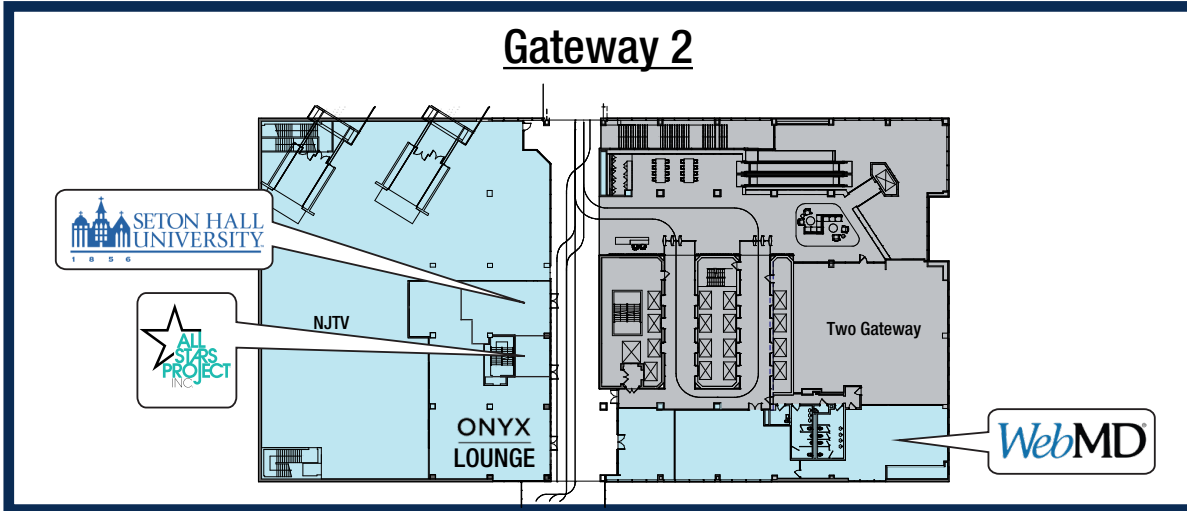


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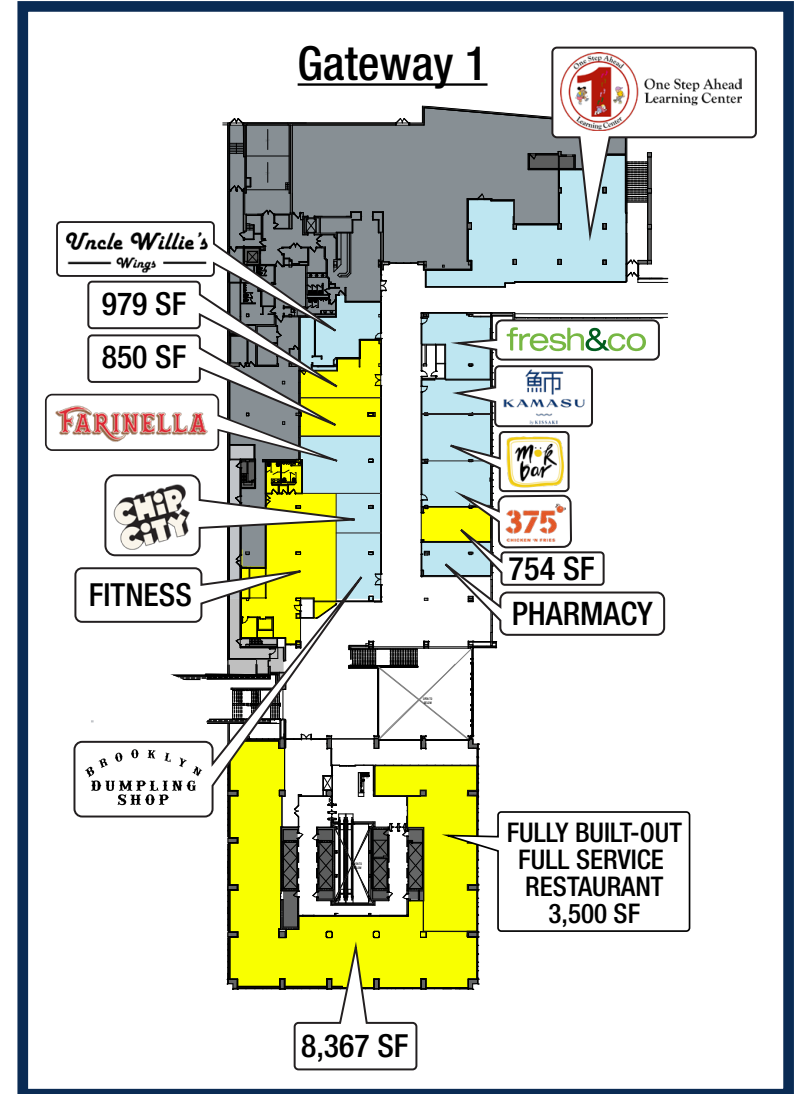
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Gateway 1 & 2 - Interior Small Shop Retail

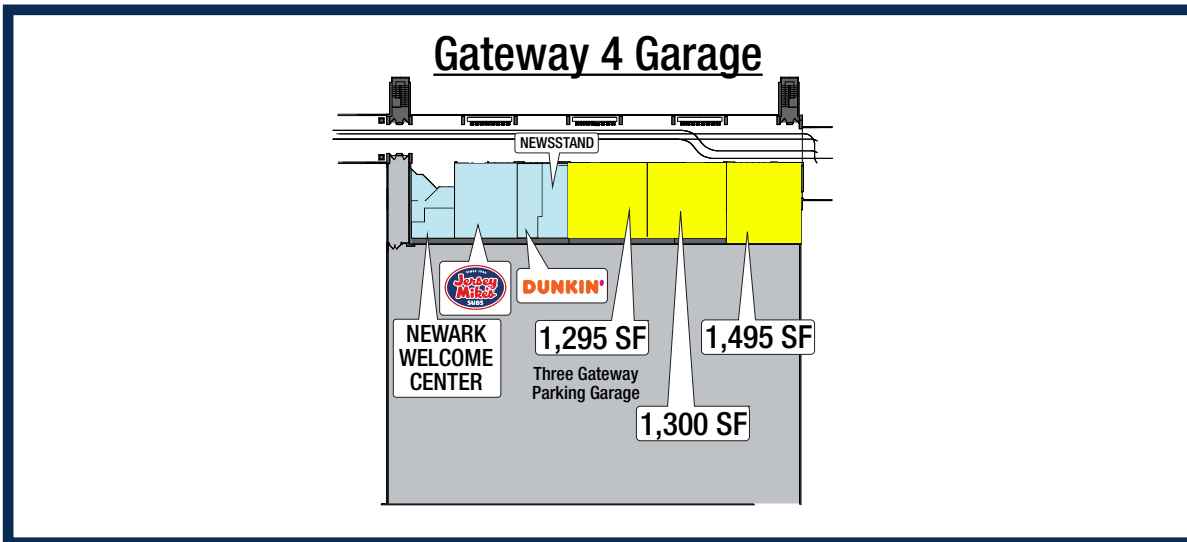
Gateway 2



Gateway 1



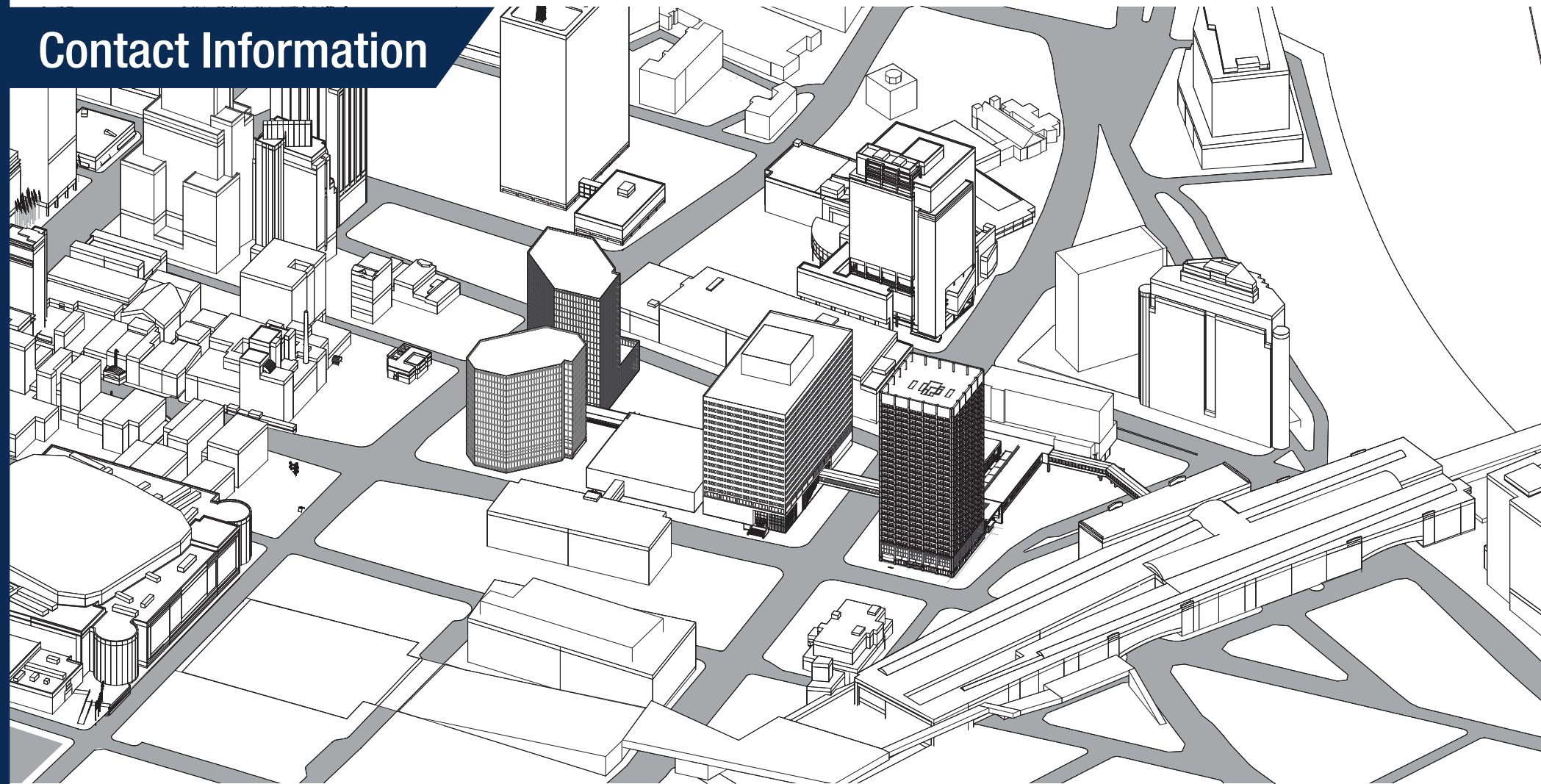
Gateway 4 Garage



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