

THE RETAIL AT

Gateway Center

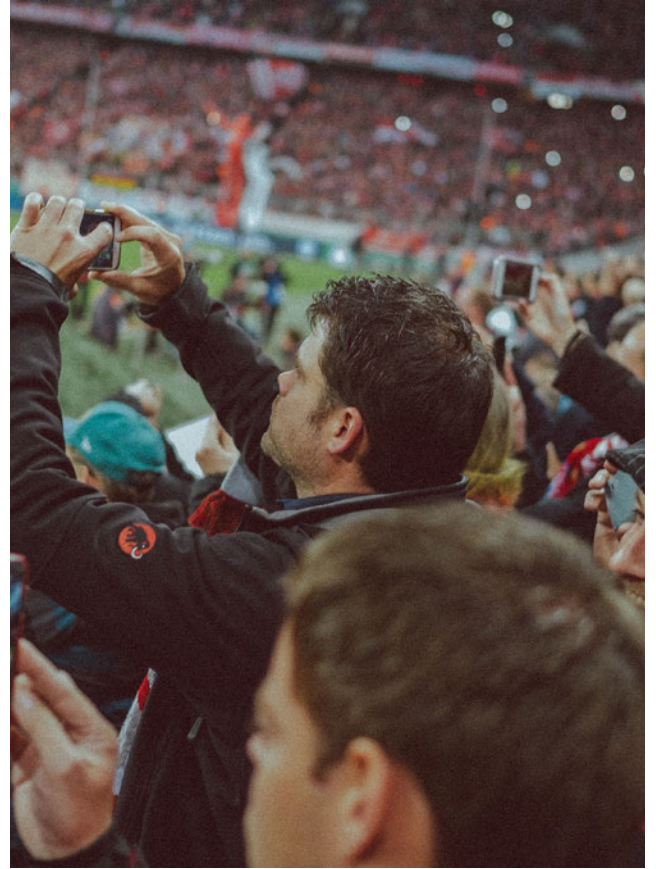
NEWARK
NJ



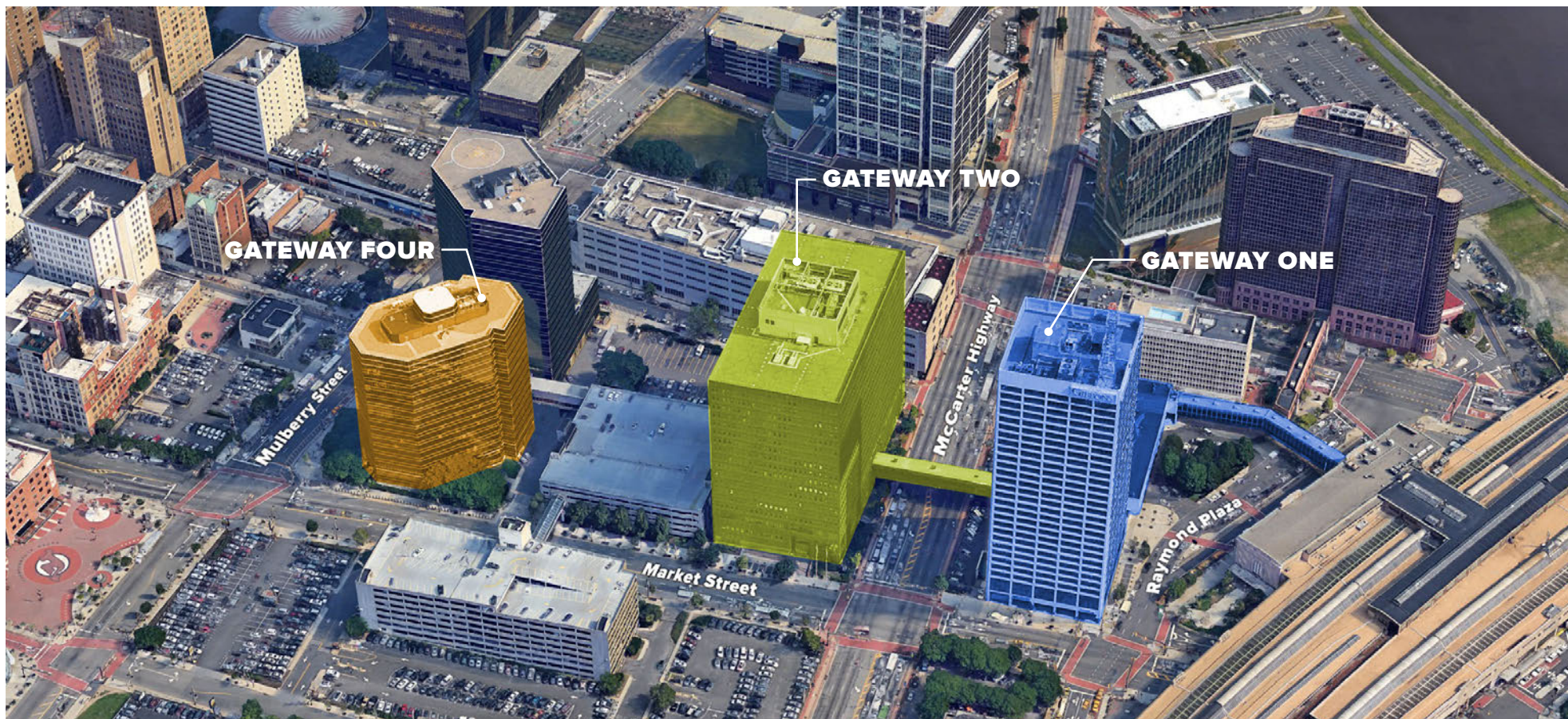
Newark is transforming into a distinctive urban center, a cultural arts and educational mecca, a vibrant network of bustling communities.

Gateway Center is essential to Newark's transformation, uniquely positioned at the crossroads of the diverse neighborhoods and growing business communities.

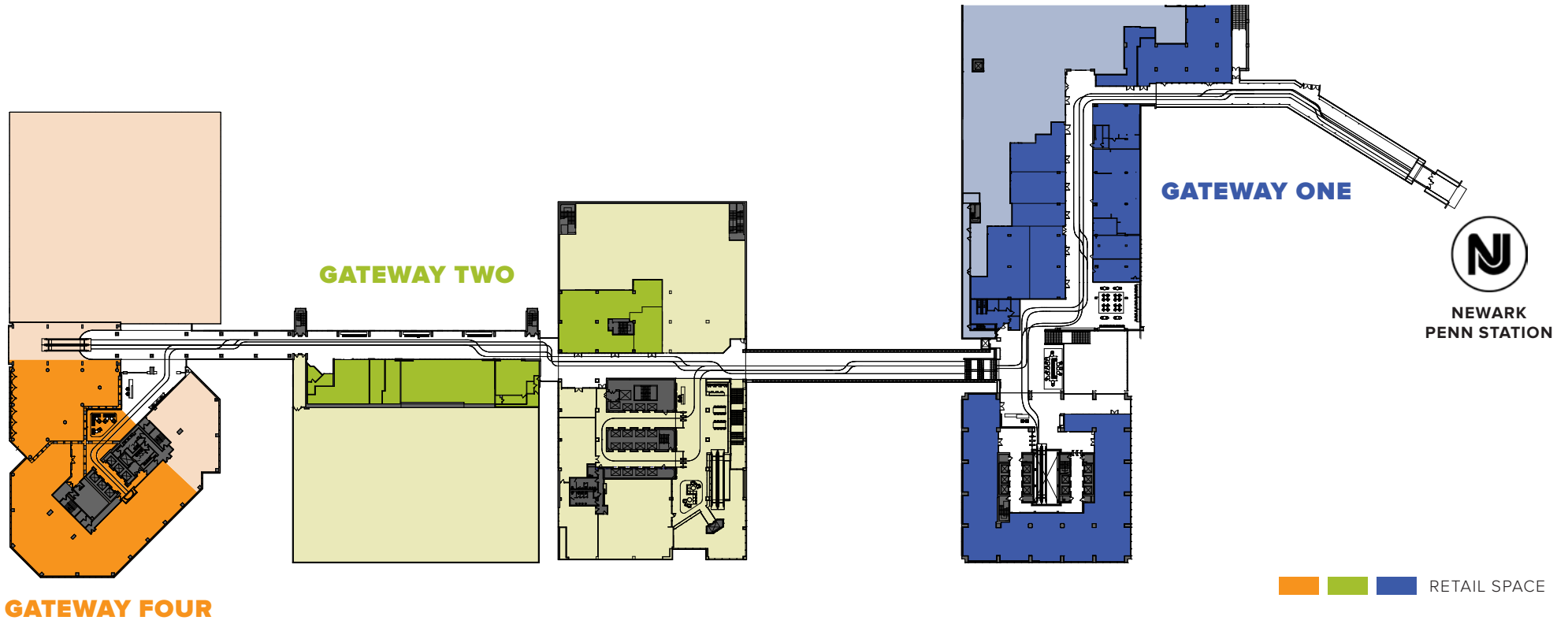
The perfect place to unify the community—one place to work, play, connect.



The retail at Gateway Center will create a sense of place, a welcoming hub and destination for all of Newark's day-time office workers, residents, students, entertainment go-ers and more.



Site Plan



Gateway One.

The Street Retail
The Skybridge



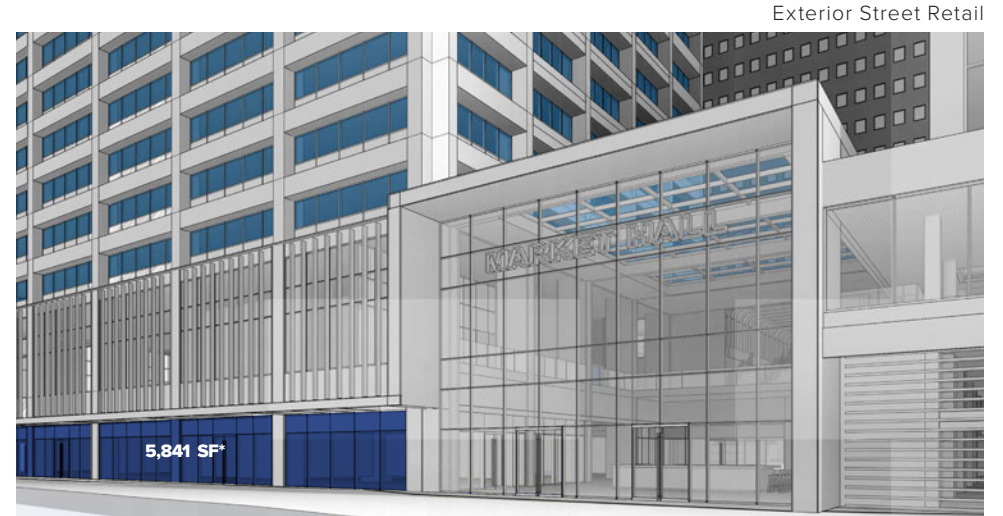
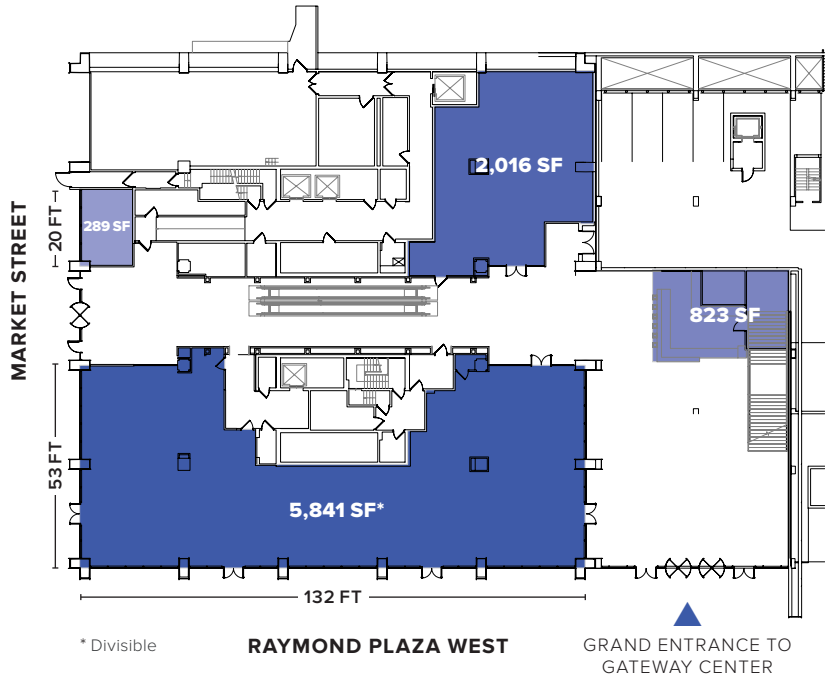
Come in and say hello!

THE STREET RETAIL

From the outside in, The Street Retail is located along Raymond Plaza, adjacent to the grand entrance to Gateway Center. The retail opportunities consist of a variety of exterior and interior small retail offerings and co-working spaces creating a place to shop, work and relax.



THE STREET RETAIL



GRAND ENTRANCE TO GATEWAY CENTER



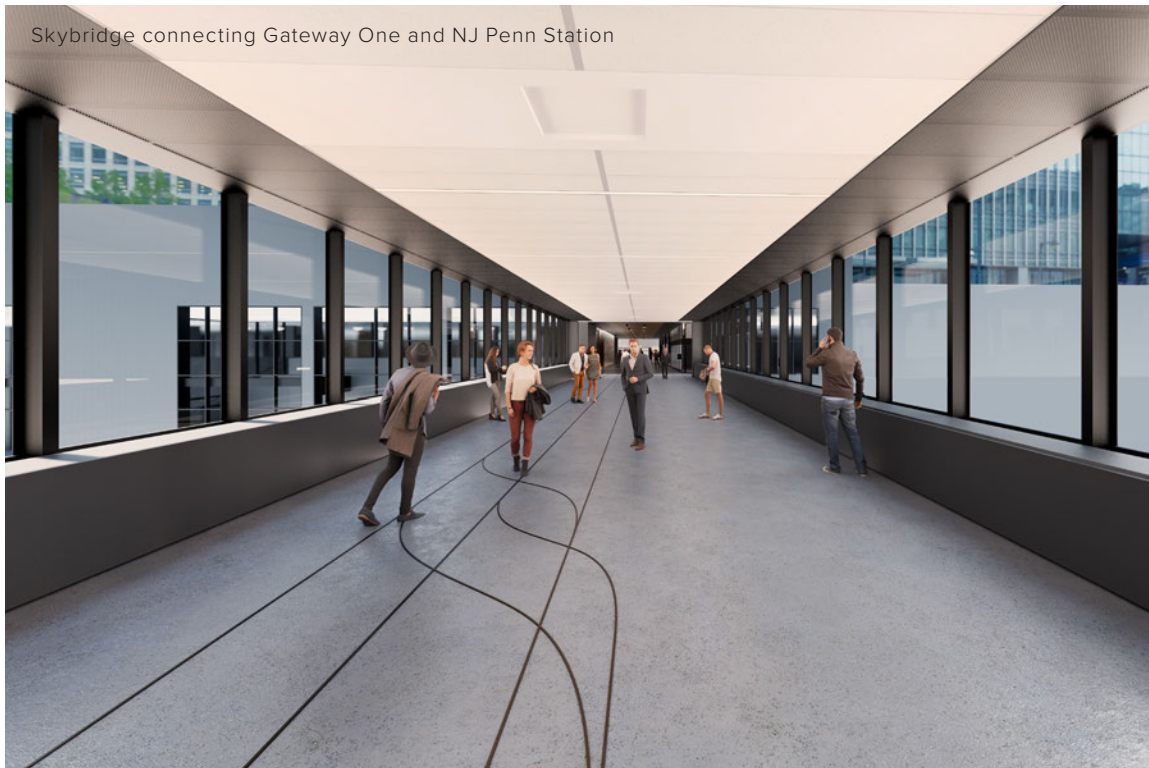
Leading the way, where old meets new.



THE SKYBRIDGE

Currently the main entrance into Gateway Center, The Skybridge, with over 65,000 pedestrians passing by each week, signifies an era of Newark's past, as well as a beacon for its change. Inspired by the industrial connection, The Skybridge creates a high-energy mix of retail and dining kiosks and a multi-level fitness opportunity connecting over 4 million SF of office to NJ Penn Station.

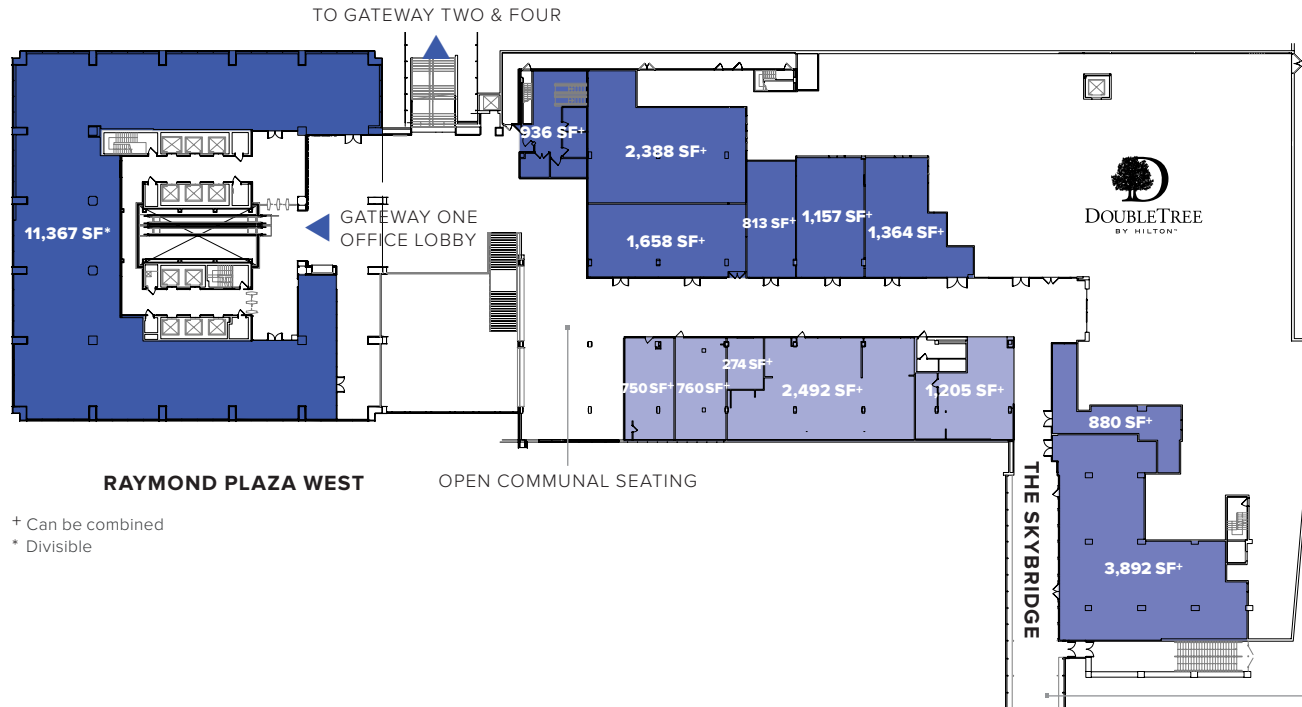
Skybridge connecting Gateway One and NJ Penn Station



Interior Street Retail

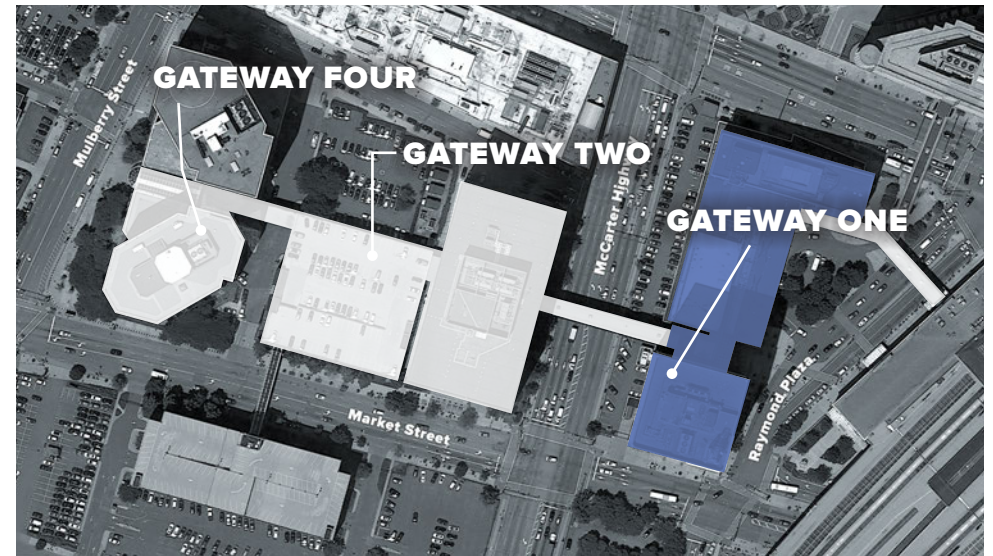
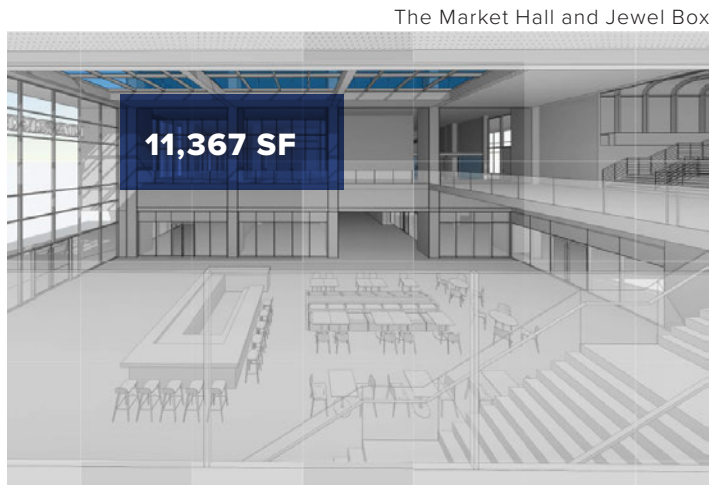


THE SKYBRIDGE RETAIL



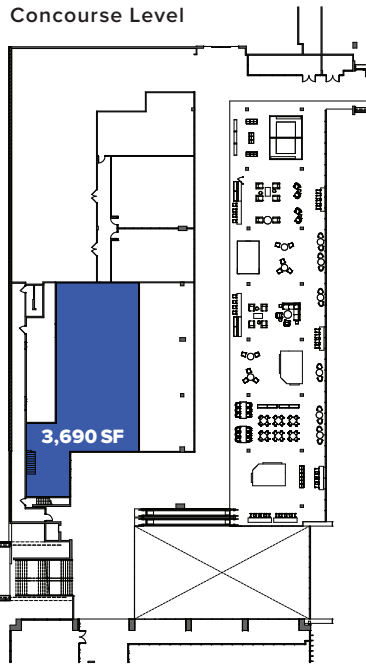
† Can be combined
 * Divisible

65,000 PEOPLE PASS EACH WEEK FROM 4 MILLION SF OF OFFICE TO NJ PENN STATION



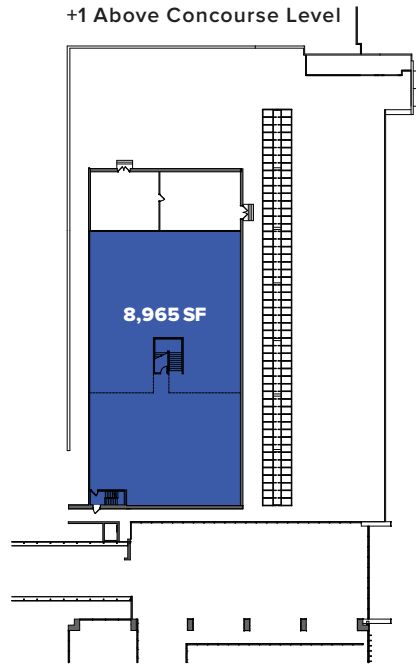
THE SKYBRIDGE FITNESS

Concourse Level



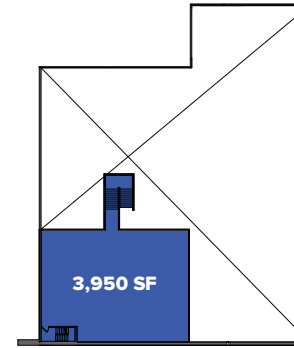
12 FT 6 IN TO BEAM

+1 Above Concourse Level



22 FT 5 IN TO BEAM
10 FT 2 IN TO BEAM UNDER MEZZANINE

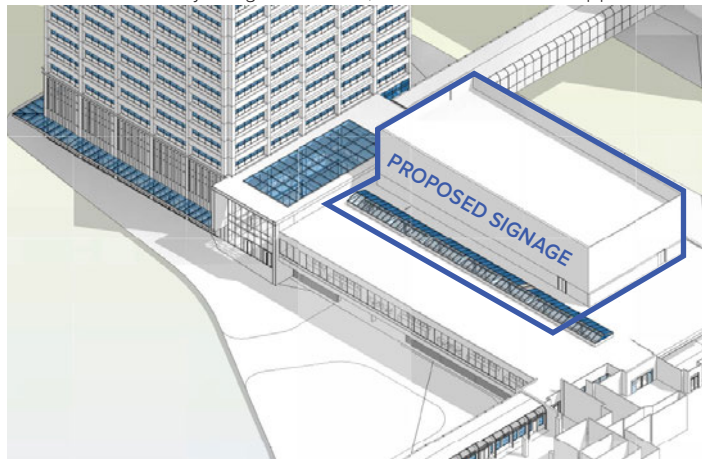
Mezzanine Level



12 FT 4 IN TO BEAM

Steps away from the new main entrance/jewel box entrance

The Skybridge Entrance, Retail and Fitness Opportunities



Gateway Two.

The Concourse

GATEWAY

An architectural rendering of the Gateway Two building entrance, featuring a large glass facade and a prominent 'GATEWAY' sign above the entrance. The scene is populated with various people walking and sitting on a bench in the foreground, suggesting a busy public space. The entire image is overlaid with a green tint and a white grid pattern.

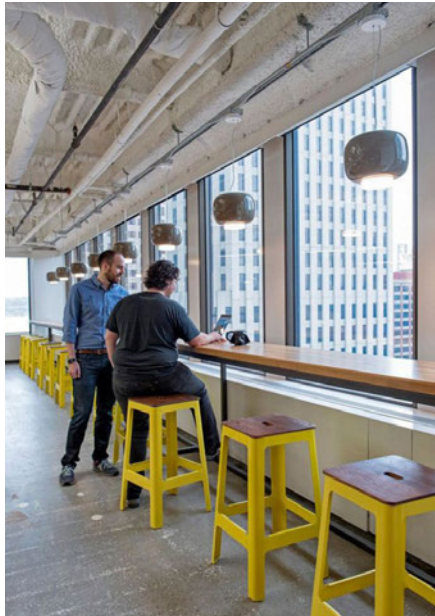
A place to be surprised.

THE CONCOURSE

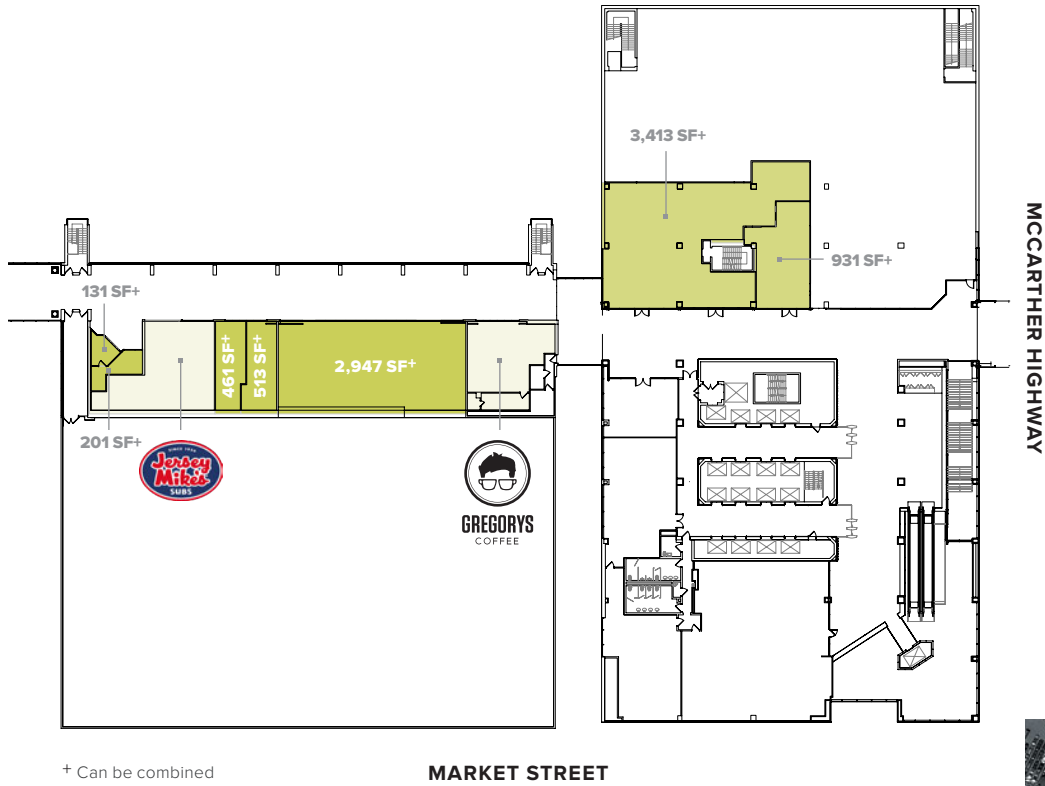
The Concourse connects Gateway One and Two, an area that bridges the gap between day and night, a place for activity and discovery. Opportunities includes a variety of retail and pop up spaces, a chance to join Gregory's Coffee (coming soon).



The Concourse Rendering



THE CONCOURSE



+ Can be combined

MARKET STREET



Gateway Four.

The F+B Opportunities at Market + Mulberry

An architectural rendering of a modern glass skyscraper named 'Gateway Four'. The building's facade is highly reflective, showing a grid of windows. The words 'WEST GALLERY' are visible in large letters on the upper left side of the building. In the foreground, a diverse group of people in professional attire is walking on a paved plaza. There are trees and outdoor seating areas with umbrellas to the right. The entire scene is bathed in a warm, golden light, suggesting late afternoon or early morning. A thin white horizontal line is positioned at the top of the image, and another is at the bottom.

A place to hang out.

THE F+B OPPORTUNITIES AT MARKET + MULBERRY

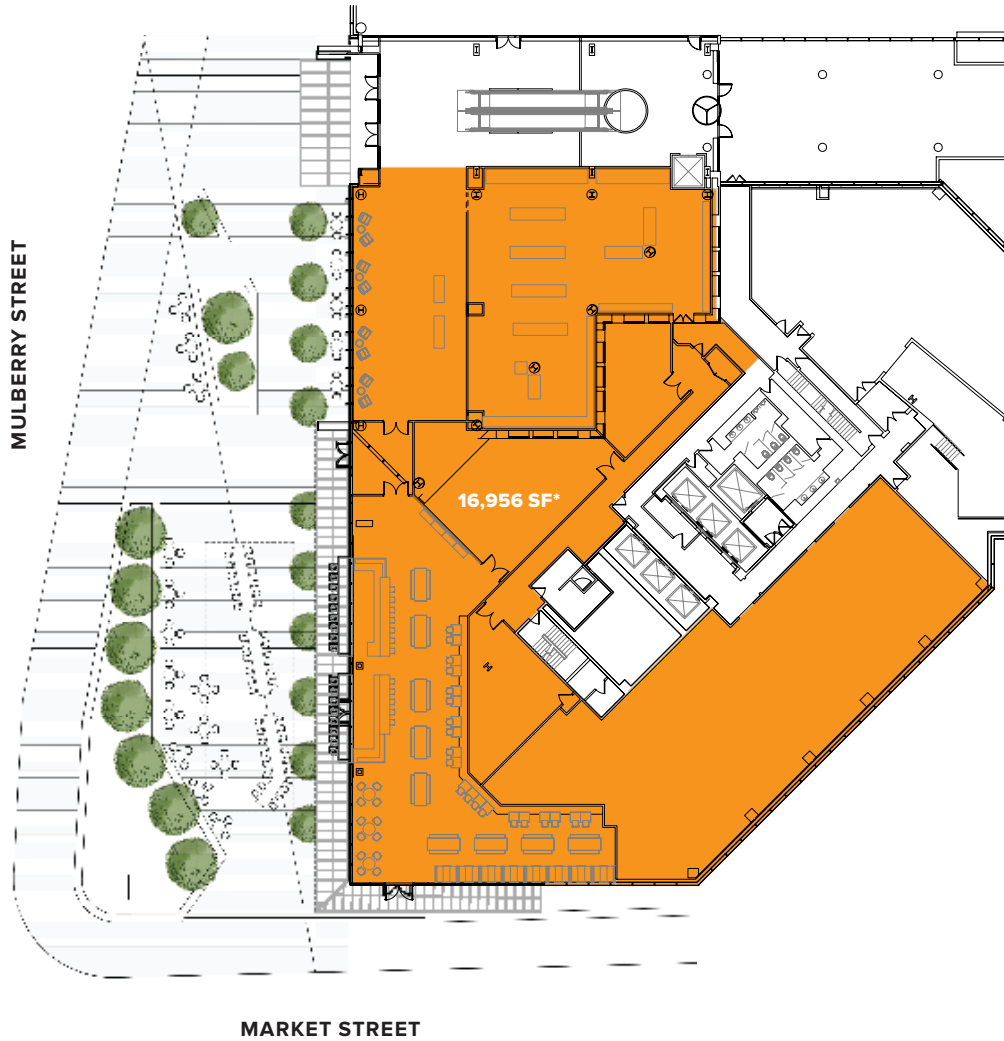
Situated directly across from the Prudential Center, The F+B Opportunities at Market + Mulberry builds a connection to Newark's vibrant downtown; it is a destination for families to play and dine with unbeatable restaurant and outdoor offerings.



Gateway Four entrance; adjacent from the Prudential Center



THE F+B OPPORTUNITIES AT MARKET + MULBERRY



* Divisible

Exterior Plaza Concept





Newark.

Newark is a city on the rise. It is booming with over \$4 billion in development underway, unparalleled access to regional transportation, a wealth of universities and burgeoning cultural and arts scene. Major office tenants that anchor the market include Audible, Panasonic and Prudential.







28K

People **CONNECT** at NJ Penn Station each day



52K

People **WORK** in the Gateway Center at companies such as Prudential, Panasonic, Parsons, Hello Fresh, Regus and more



Transportation access including **NEWARK INTERNATIONAL AIRPORT**, **PORT NEWARK**, **AMTRAK'S** northeast corridor, New Jersey **TRANSIT**, **PATH** and easy access to **NEW YORK CITY**



Gateway Center is directly situated across the street from the **PRUDENTIAL CENTER ARENA** hosting 200+ events per year and is within steps from the **RED BULL ARENA** and **NEW JERSEY PERFORMING ARTS CENTER**



njpac



100K+

Commuters **TRAVEL** to downtown Newark on weekdays, with an average of **30K** PATH train riders every weekday



45K

STUDENTS attend Rutgers University, New Jersey Institute of Technology, Seton Hall and other Newark institutions.



• work • play • connect

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