

THE JUNCTION

Gateway Center - Newark, New Jersey



NEW FULLY BUILT-OUT RESTAURANT

YOUR SIGN

Uncle Willie's Wings

m&k bar

SETON HALL UNIVERSITY 1856

fresh&co

JAG-ONE PHYSICAL THERAPY

WELLS FARGO

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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

Logos for 2007-2017: Prudential Center, Audible, Bands of America, Courtyard Marriott, Greenology, Chipotle Mexican Grill, Kmart, Dunkin' Donuts, Nike, Starbucks, Hotel Indigo, Blaze Pizza, 7-Eleven, Global Burgers, Gap Hotels, Redd's Biergarten, QDOBA Mexican Eats, KicksUSA, Bright Horizons, Smitty & Moe's, Whole Foods Market, Barcade, Barnes & Noble, Kite Key, Grammy Museum, CityMD Urgent Care, European Wax Center, Dunkin' Donuts, Dollar General.

2023-BEYOND

Logos for 2023-Beyond: Burlington, Uncle Willie's Wings, Seton Hall University, American Whiskey, Panda Express Chinese Kitchen, Tribos peri peri, Urban Outfitters, Sarku Japan, RadNet, RWJ Barnabas Health, Cold Stone Creamery, Katherine's, Tacobee's.

TIMELINE



Logos for 2018-2022: Kmart, Dunkin' Donuts, 7-Eleven (2 locations), GNC, Blink Fitness, Portici, Brick City Tavern, Noole Shop & Bar, Borders, Blue Print, Dutch's Lounge, Sugar, Sweetwaters Coffee & Tea, UPS, Tace Bell, Santander, Davita, Oportun BlackSwan Expresso, Wells Fargo, Pita Square, Dollar General, Burger King, Cornbread, IHOP, Method, T-Mobile, LA Fitness, Panera Bread, Wendy's, Cold Stone Creamery, CVS Pharmacy, Jersey Mike's Subs, Fresh & Co, Moe's, Newark Local Beer, 375 Chicken 'n Fries, Bubbleology, Jag-One Physical Therapy, Panda Food.

2018-2022

THE JUNCTION

Gateway Center - Newark, New Jersey

Retail Market Aerial

SHOPPES ON BROAD
Sarku, Starbucks, Blaze, Nike, Panera

MARKET STREET ROW
Bank of America, Wendy's, Dunkin' Donuts, GNC, Mercato Tomato Pie, Novelty Burger

THE JUNCTION AT GATEWAY CENTER
Wells Fargo, Seton Hall University, Jag-One, Uncle Willie's, Jersey Mike's Subs, Fresh & Co

IRONSIDE NEWARK
SportsMed, Freshii

PRUDENTIAL CENTER
"Home of the Devils"

MULBERRY COMMONS
3 Acre State of the Art Park & Public Space

NEWARK CITY HALL

NEWARK PENN STATION
NJ TRANSIT / AMTRAK TO & FROM NYC

Hilton

WALKER HOUSE
UPS, Method, Newark Local Beer

HAHNE'S DEVELOPMENT
RadNet, Barnes & Noble, CityMD, Whole Foods, Urban Agriculture Cooperative, CoolYins, Sweetwaters, iVrehab

CHASE

WELLS FARGO

PNC

edible arrangement

TD Bank

7-Eleven

Santander

COURTYARD Marriott

Edison College

BROAD STREET

RAYMOND BOULEVARD

MULBERRY STREET

MARKET STREET

EDISON PLACE

Office Market Aerial

audible

GENOVA BURNS

HARRISON

NJIT / RUTGERS Newark

Prudential

ONE NEWARK CENTER

ROBERT TREAT CENTER

Panasonic National Headquarters

PSEG

THE JUNCTION AT GATEWAY CENTER

SETON HALL UNIVERSITY School of Law

NEWARK

PRUDENTIAL CENTER

NEWARK CITY HALL

Empire State Headquarters

IRONBOUND

MARS WRIGLEY

Orsted

babybrezza

HARBOUR VIEW

ONE GATEWAY	TWO GATEWAY	THREE GATEWAY	FOUR GATEWAY
Hollinger, Leventhal, Goldstein & Siegel	Broadbridge	SCHENKER	MCCARTER NEWLISH
Landmark & Data Solutions & More	Regus	SBA	
Caesars Interactive Entertainment, Truist	HERRICK	PARSONS	
	GIBBONS	WebMD	
		NJ TRANSIT HEADQUARTERS	

THE JUNCTION

Gateway Center - Newark, New Jersey

Transit Map



Residential Map



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Gateway Center - Newark, New Jersey

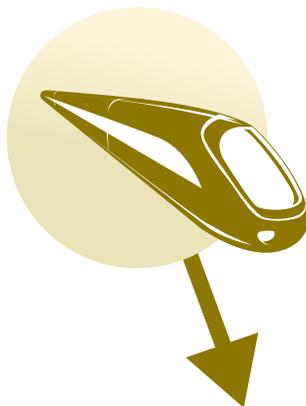
Transportation

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

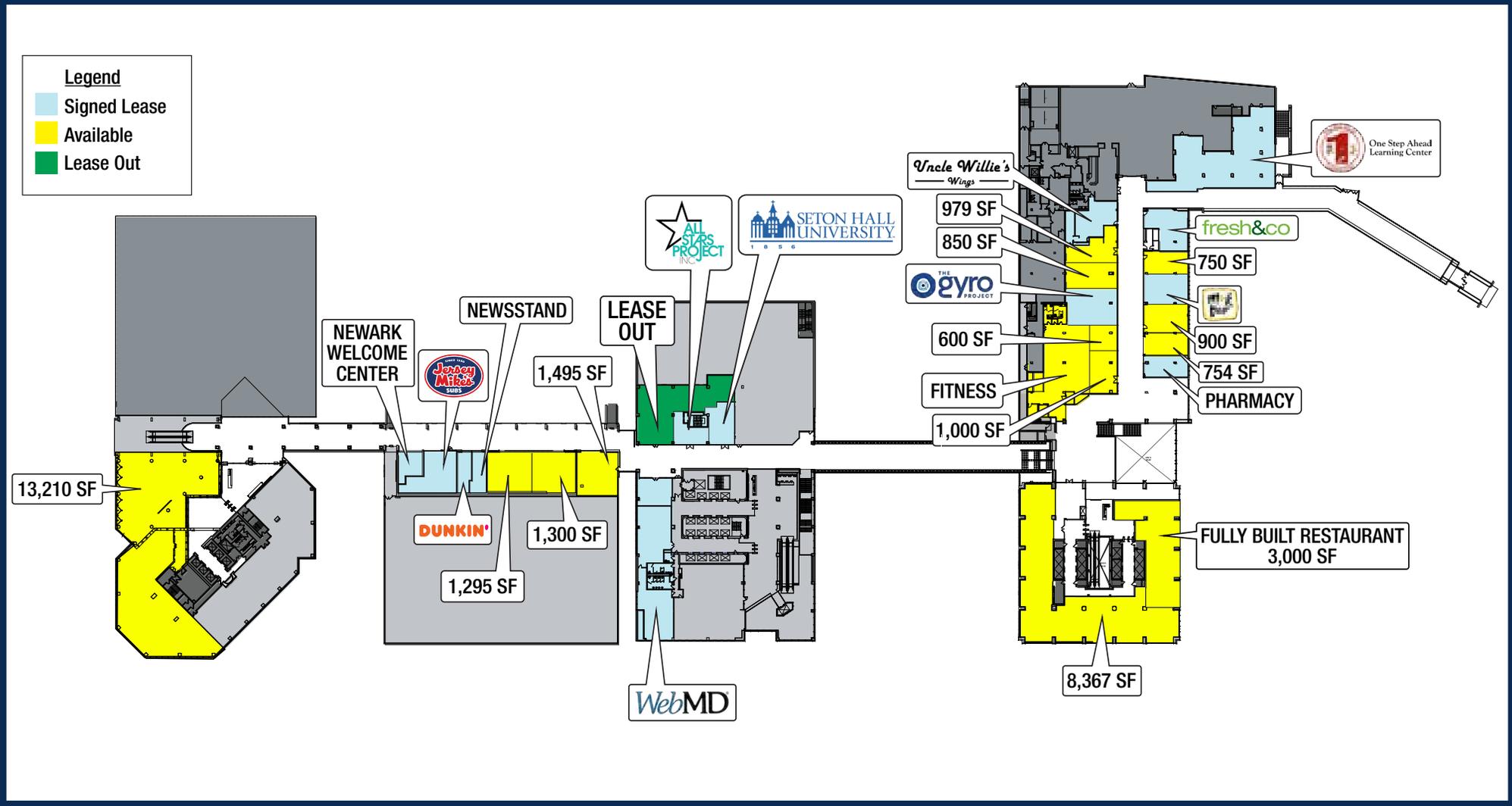
Port Newark Terminal

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

THE JUNCTION

Gateway Center - Newark, New Jersey

Site Plan



THE JUNCTION

Gateway Center - Newark, New Jersey

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

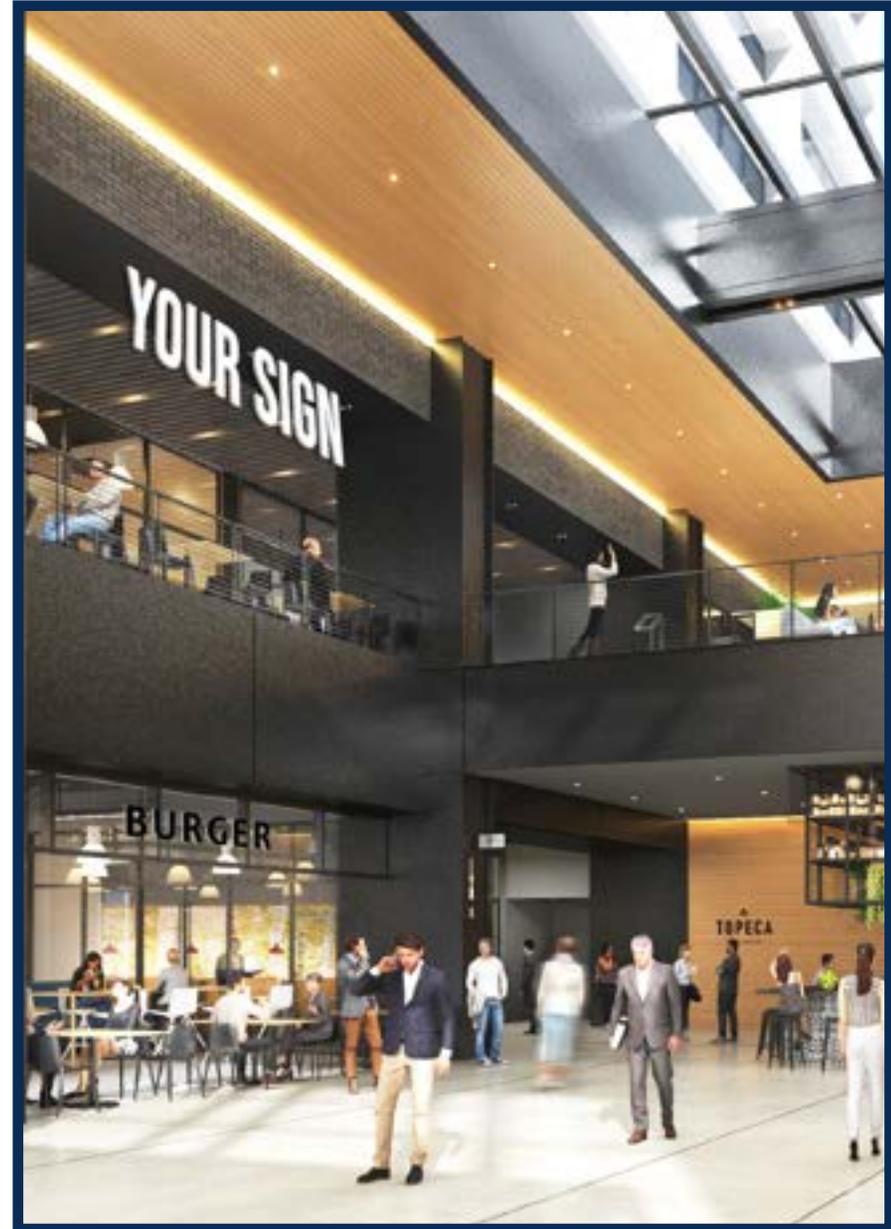
Market Activators

- Newark Penn Station
 - Mulberry Commons Park
-

Co-Tenants (Just Signed)

-

Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	11,615	45,224	35.4	50,373
1 Mile	66,240	72,961	34.4	106,822
2 Mile	192,437	136,898	35.0	239,699
3 Mile	346,603	173,260	35.0	361,923



THE JUNCTION

Gateway Center - Newark, New Jersey



Meet the New Gateway

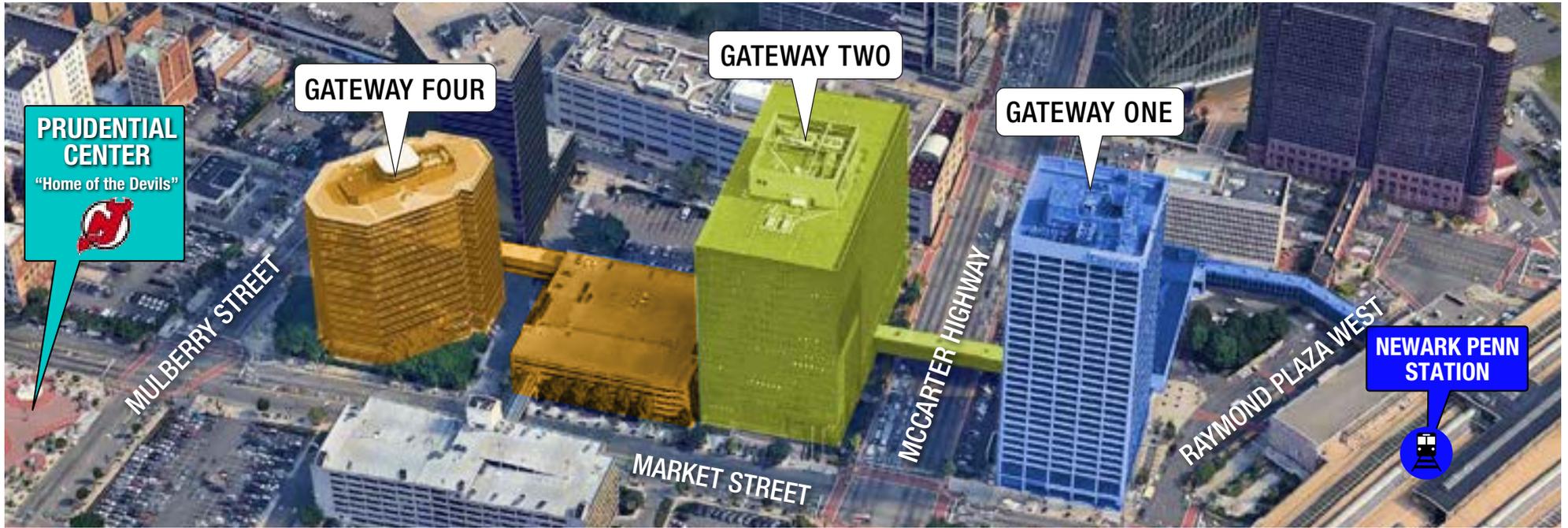
- The new Gateway is an elevation of Newark's dynamic hub for business and culture. A reimagined public space, upgraded infrastructure and curated engaging retail program mix, catering to the people who live, visit and work here.
- 2,100,000 square feet of class "A" office space
- 100,000 square feet 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, Fresh & Co 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

THE JUNCTION

Gateway Center - Newark, New Jersey



Gateway 1 - Street Level Retail

Availabilities

- +/- 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

- +/- 600 SF
- +/- 754 SF
- +/- 850 SF
- +/- 900 SF
- +/- 979 SF
- +/- 1,000 SF
- +/- 3,000 SF (Fully Built Restaurant)
- +/- 8,367 SF

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Gateway Center - Newark, New Jersey

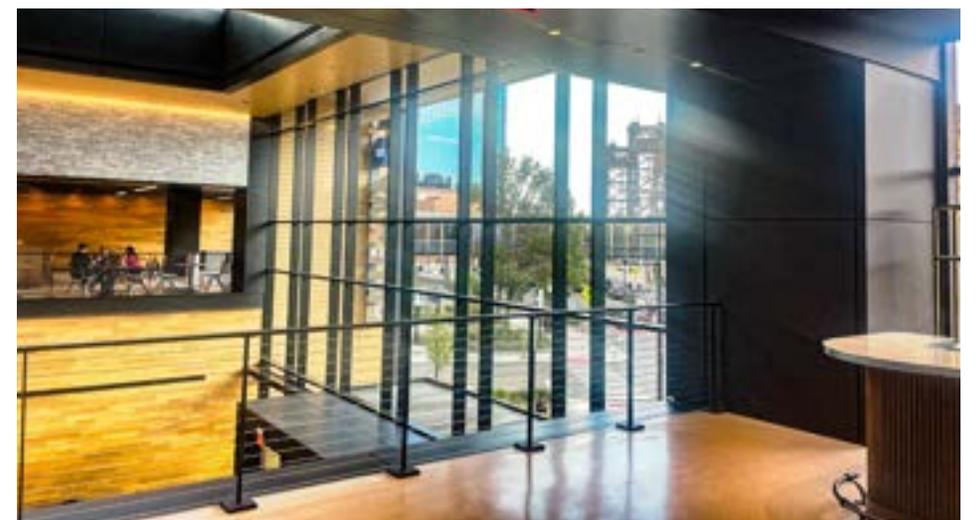
Gateway 1 - Street Level Retail



Opportunity

823 - 5,760 SF Available

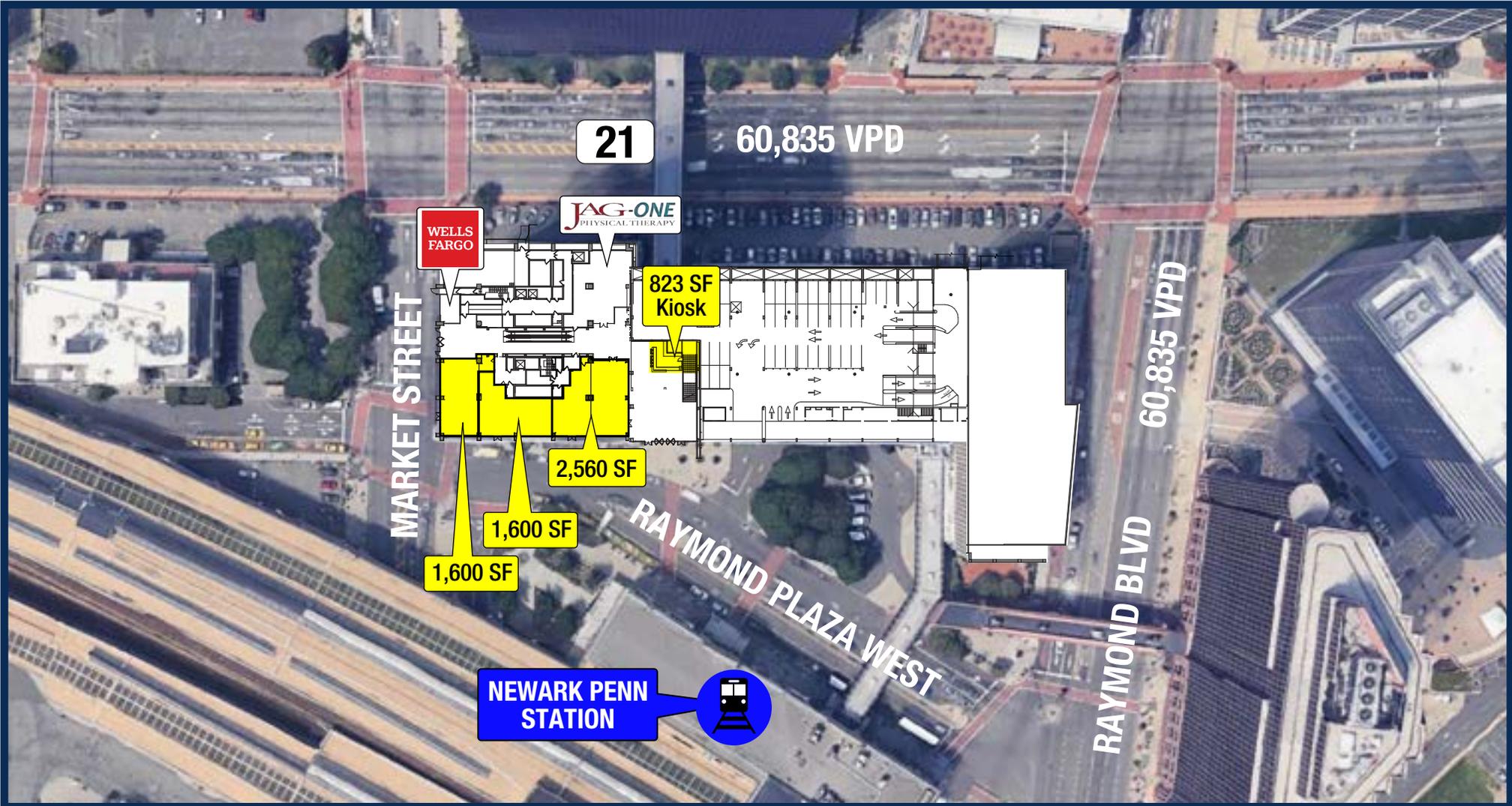
- Highly visible with full floor to ceiling glass for flagship location
- Over 45,000 vehicles per day at the Jewel Box
- Direct access to the two-story atrium at The Junction
- Adjacent to the Double Tree by Hilton and Raymond Plaza West with additional exterior plaza improvements planned
- Available atrium seating opportunities



THE JUNCTION

Gateway Center - Newark, New Jersey

Gateway 1 - Street Level Retail



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Gateway Center - Newark, New Jersey

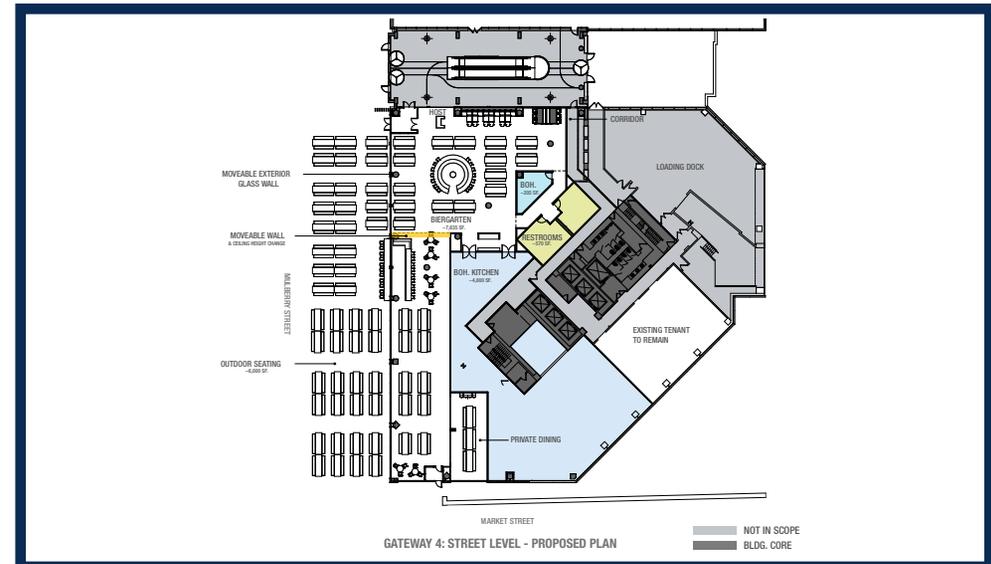
Gateway 4 - Street Level Retail



Opportunity

Up to 17,000 SF Available

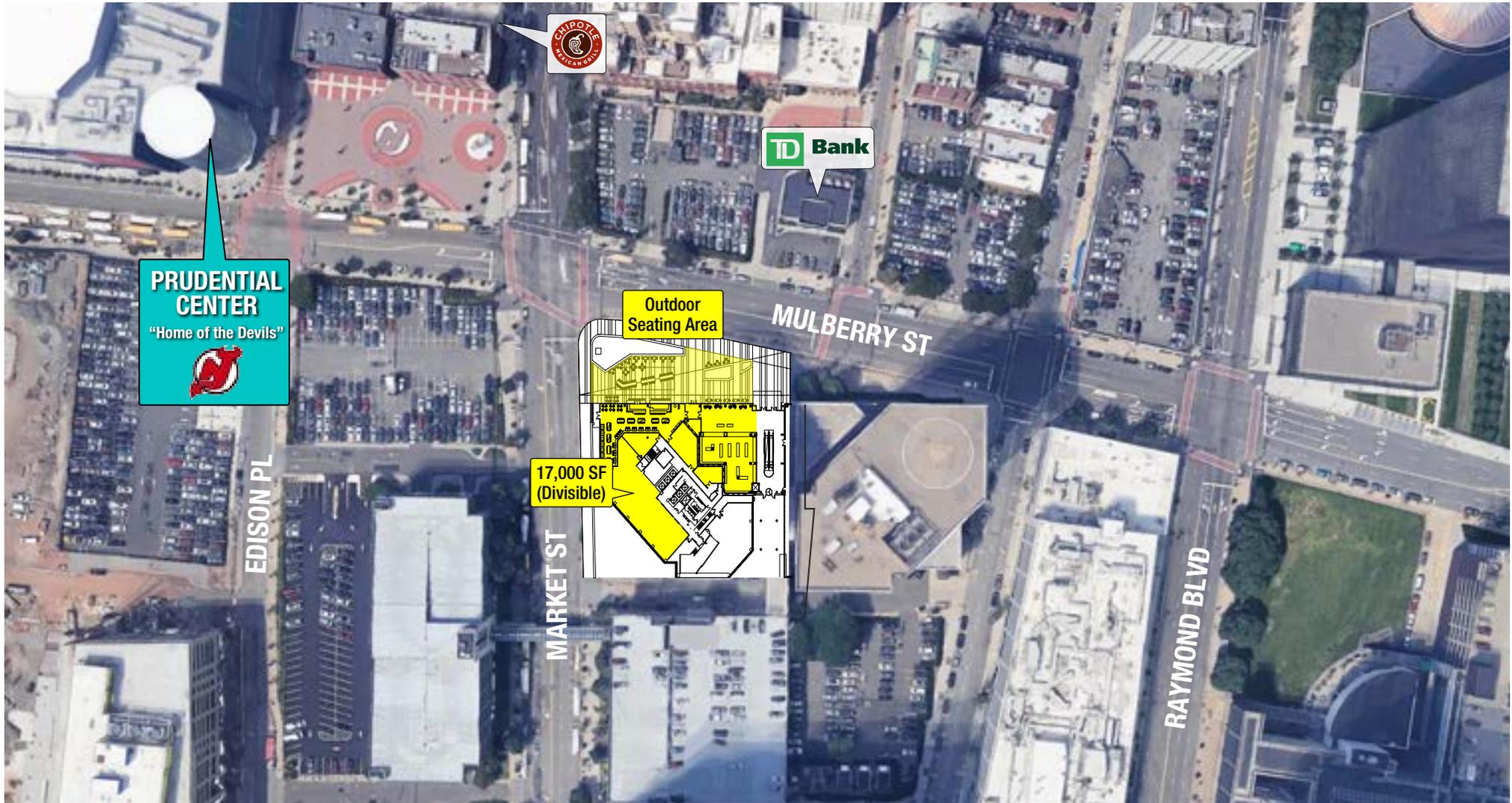
- Prominent street retail redevelopment opportunity at one of the most prime corners in New Jersey located at the intersection of Mulberry and Market Streets
- Largest contiguous space at The Junction available for Food Hall opportunity, sports bar/lounge F&B user, junior anchor or possible division
- 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



THE JUNCTION

Gateway Center - Newark, New Jersey

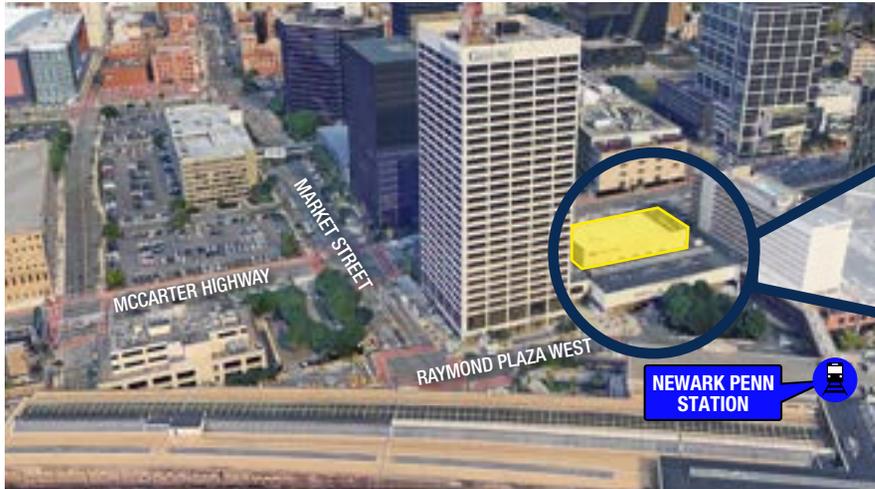
Gateway 4 - Street Level Retail



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Gateway Center - Newark, New Jersey

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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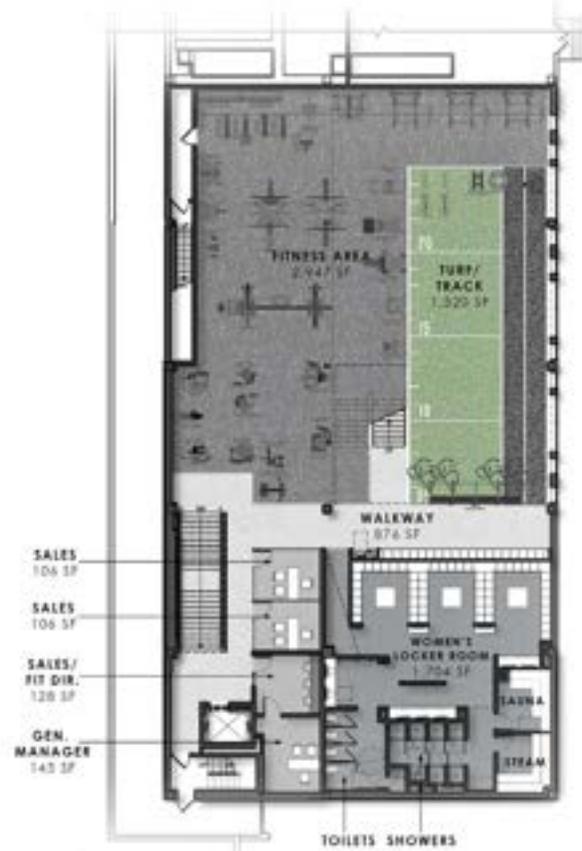
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Gateway 2 - Interior Fitness Retail

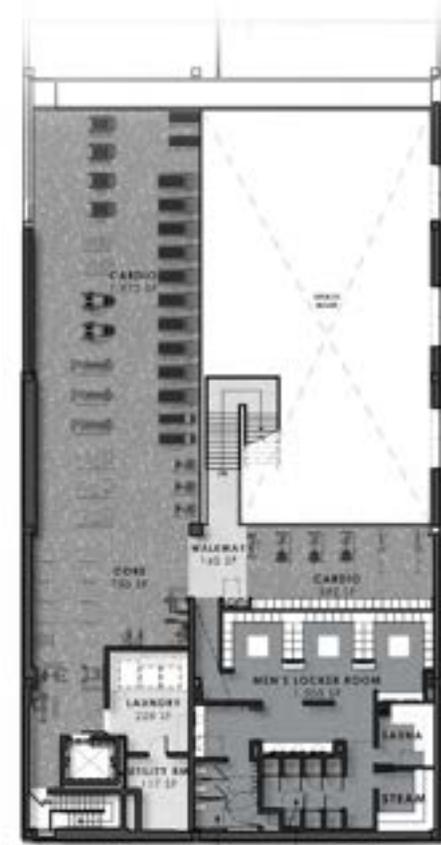
Junction Level



Second Level



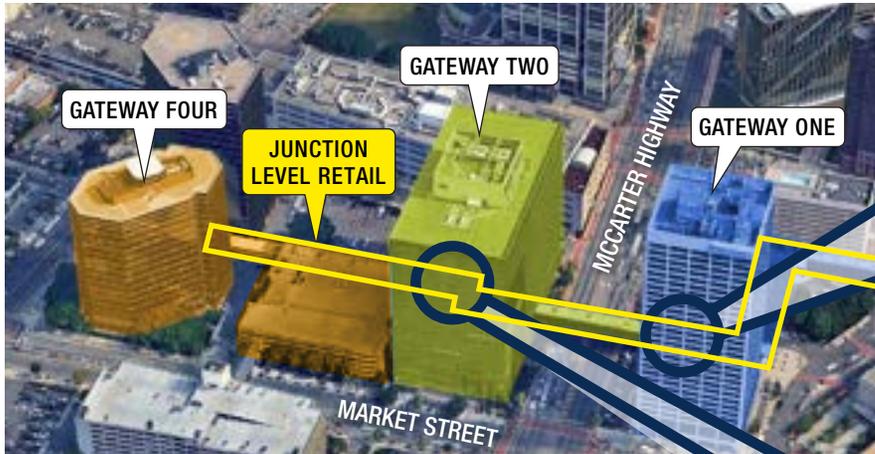
Mezzanine



THE JUNCTION

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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:

fresh&co

WELLS FARGO

SETON HALL UNIVERSITY

JAG-ONE PHYSICAL THERAPY

Jersey Mike's SUBS

Uncle Willie's Wings

M&R bar



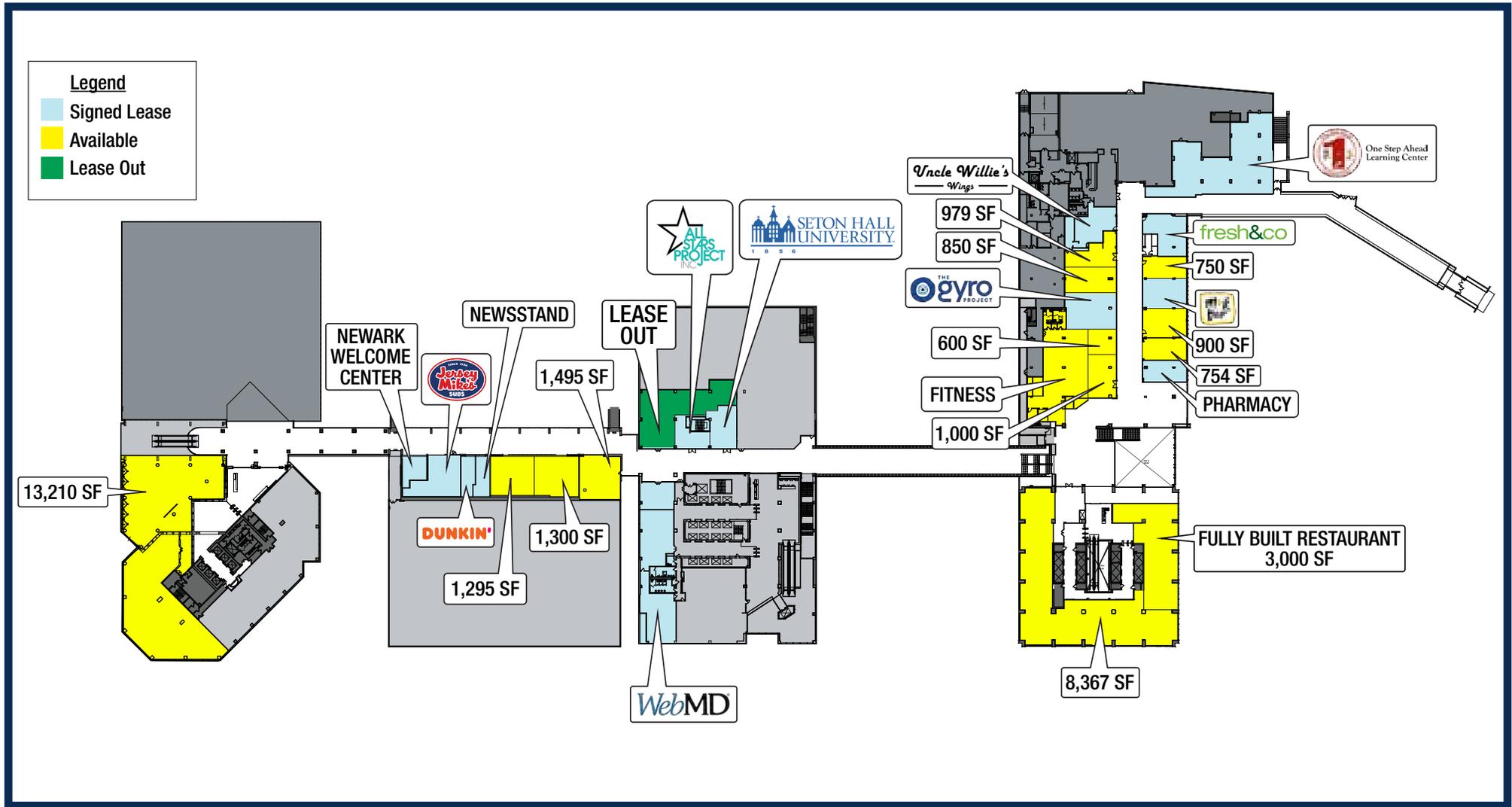
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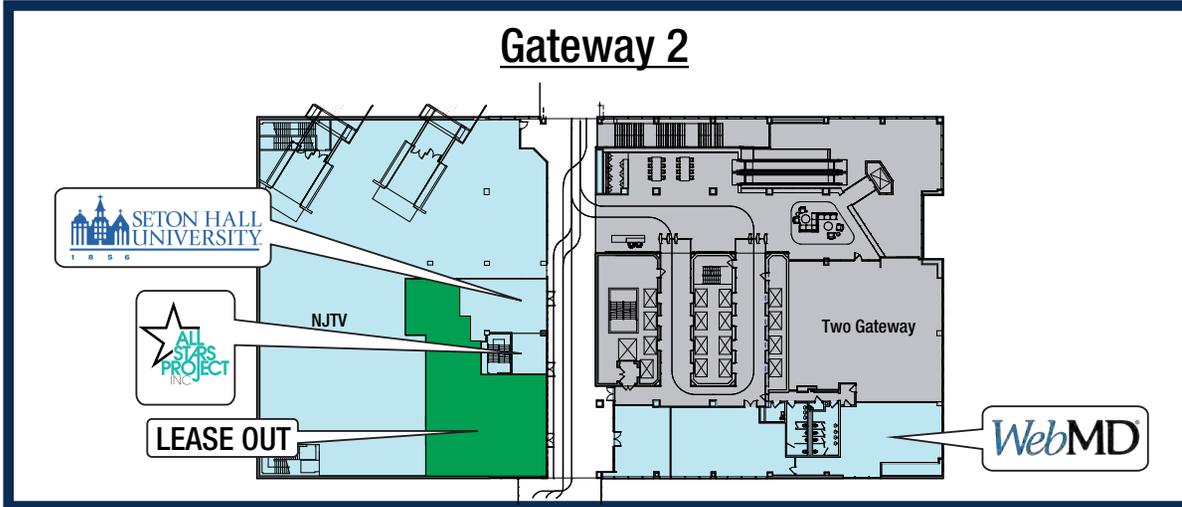
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Gateway 1 & 2 - Interior Small Shop Retail

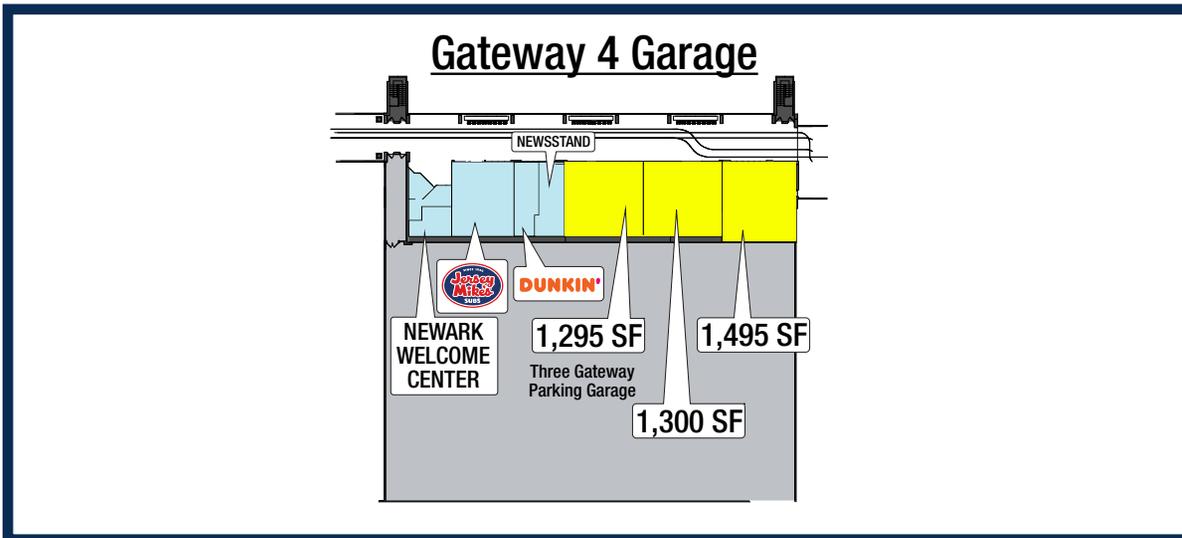


Gateway 1 & 2 - Interior Small Shop Retail

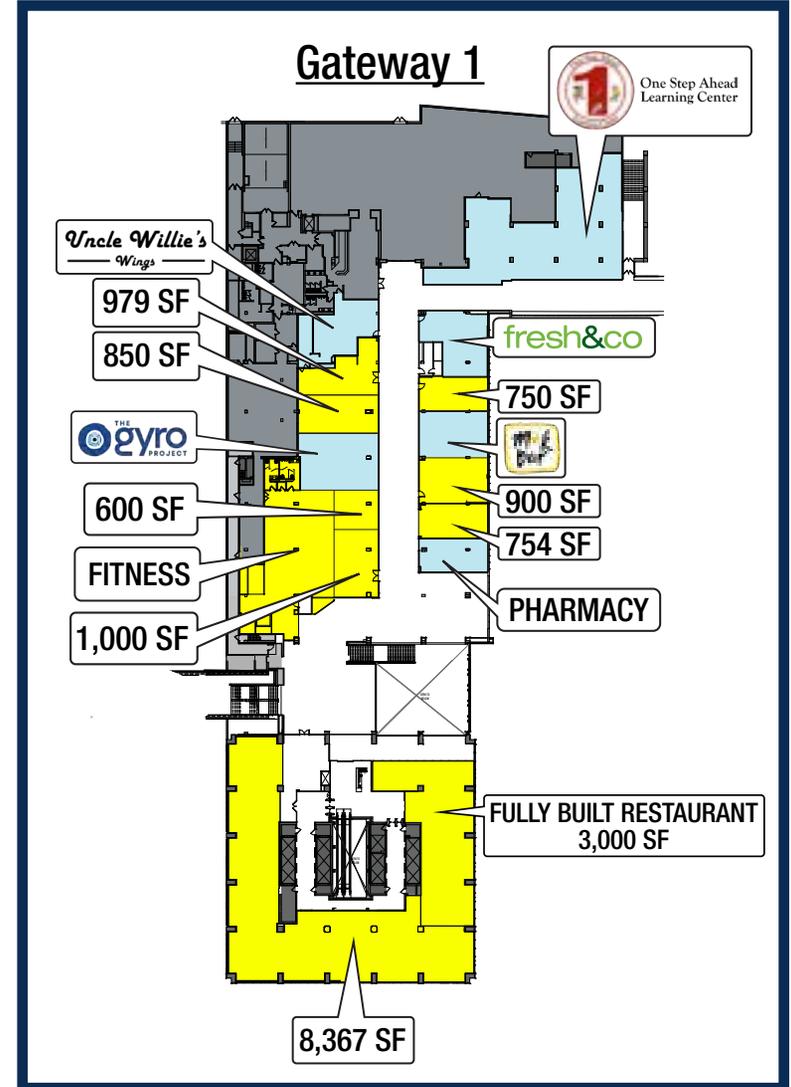
Gateway 2



Gateway 4 Garage



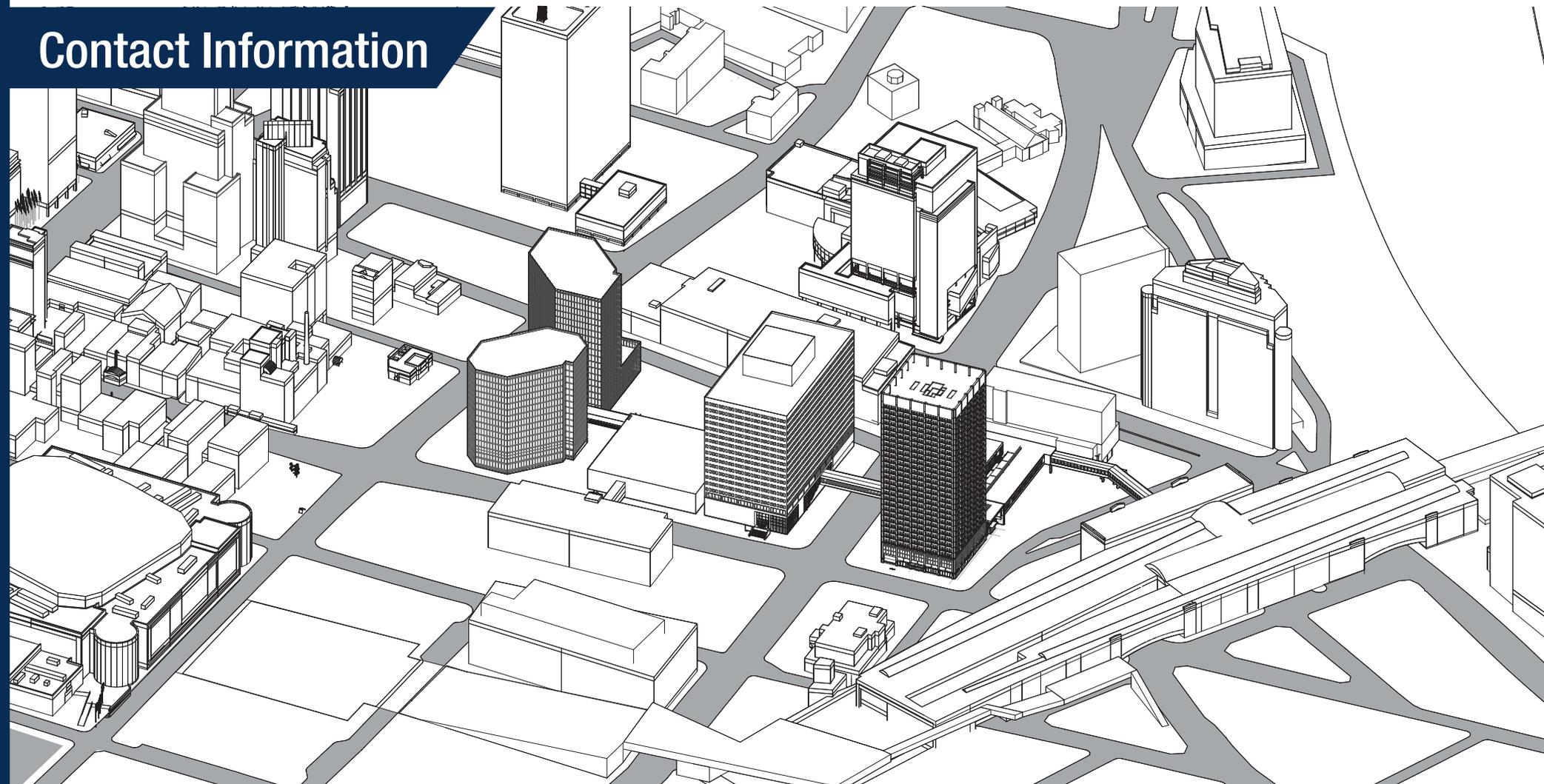
Gateway 1



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Contact Information



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