

NEW LEASING OPPORTUNITIES

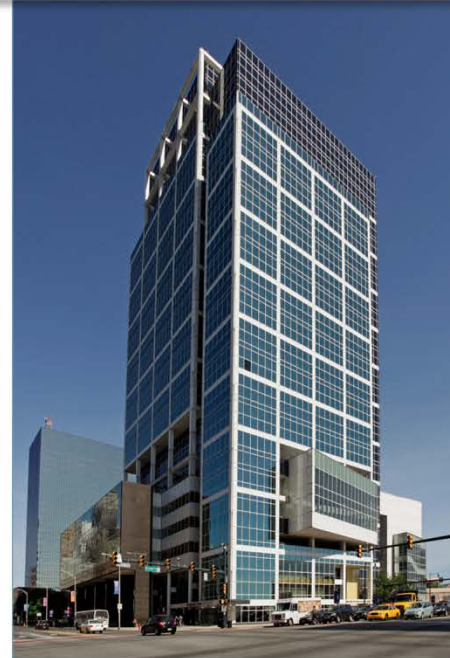


Building Highlights:

- 418,027 sf class A office building with on site management staff
- Connected parking deck with 945 spaces – easily accessible off Mulberry Street
- Granite and glass building built in 1992
- Building has 2N redundant power – fed by four 26.2 kva network circuits (street network grid) virtually eliminating the risk of downtime
- Superior telecommunications infrastructure featuring redundant fiber optic circuits with 2 POE's
- Additionally, there is a colocation company in the building with multiple carriers.
- Fully manned & electronic security services 24x7
- Large building café (6th floor) with outdoor patio seating facing NYC
- Elegant stone lobby (available for parties and receptions through the dining club) at street level
- Convenient to Federal, County, and Municipal courts, City Hall and several university law schools including Seton Hall law school which occupies floors 1-5 and has its own dedicated entrance

Location:

- Prestigious downtown location in the heart of Newark's Central Business District and walking distance to Newark Penn Station (one block)
 - New Jersey Performing Arts Center is within yards
 - Prudential Center is just a few blocks away
 - Access to NJ Turnpike, Garden State Parkway, routes 1,9, 22, I-78 and I-280. Newark Liberty International Airport is minutes from the building.



For more information,
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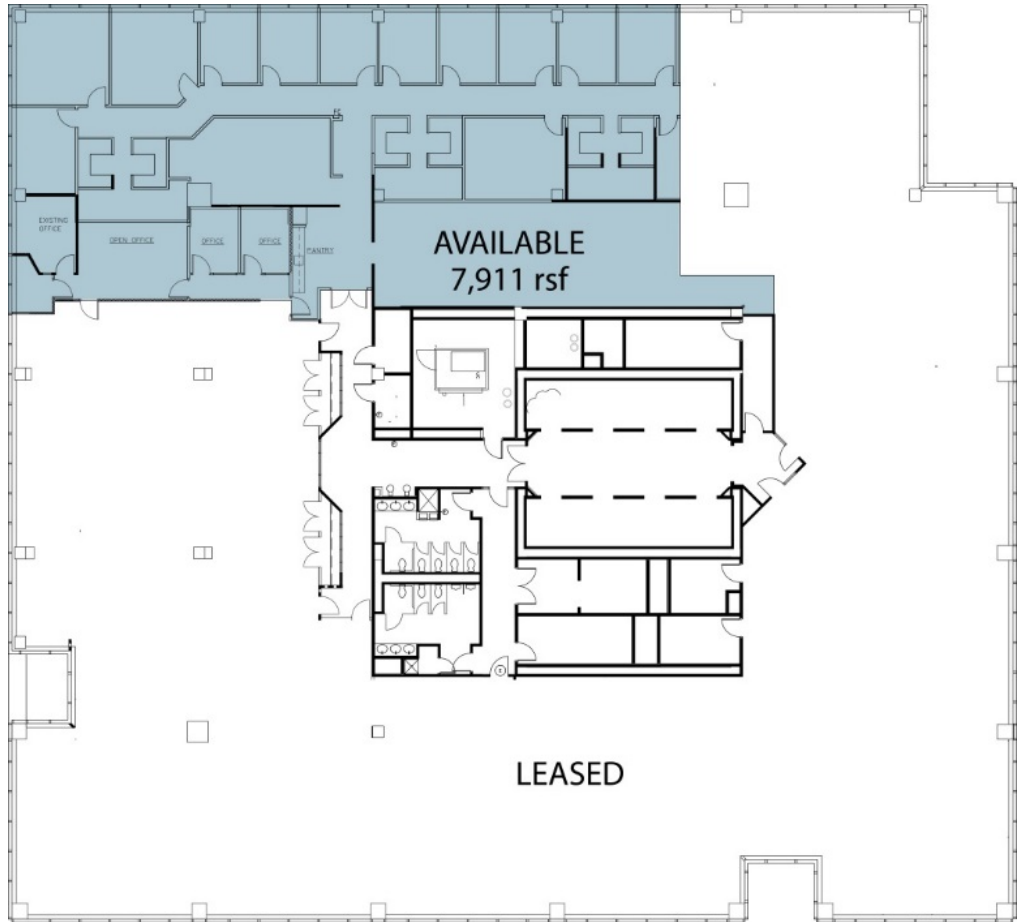
Craig Eisenhardt

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Managed by:



17TH FLOOR | 7,911 SF



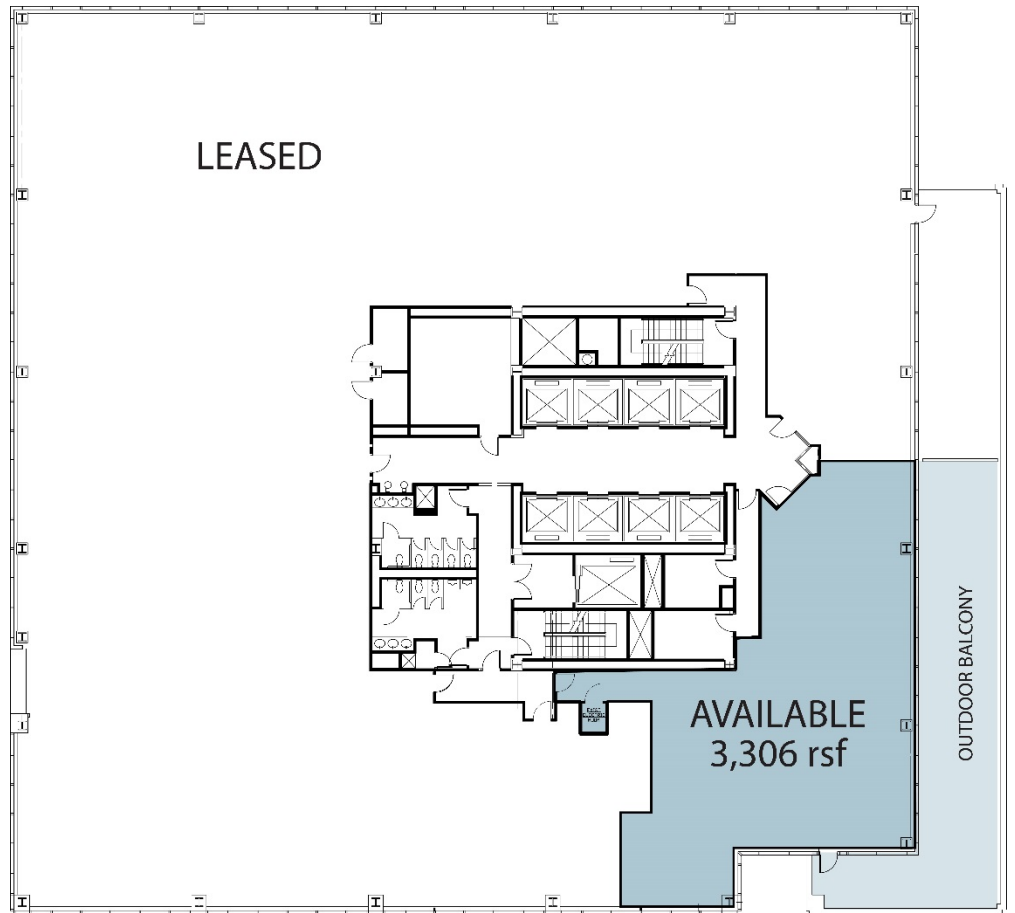
Leasing agent:



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19TH FLOOR | 3,306 SF
AVAILABLE NOVEMBER 1, 2017



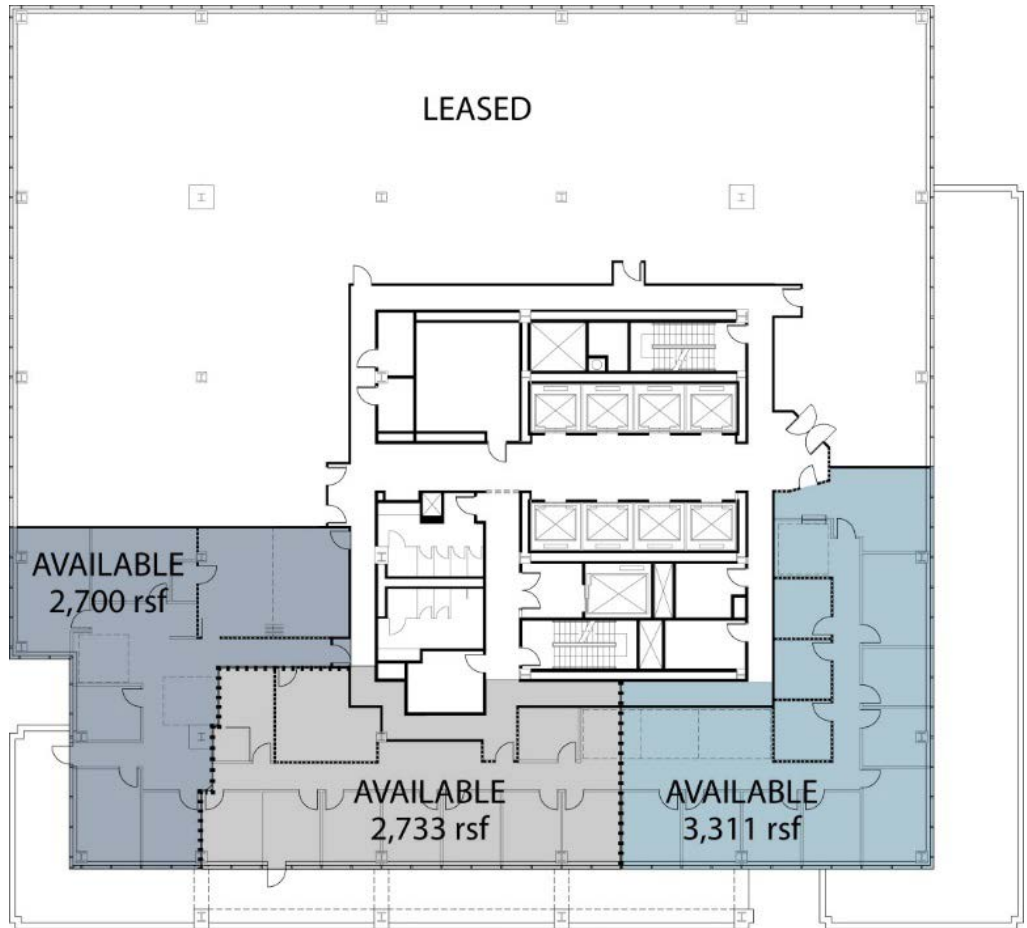
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21ST FLOOR | 8,744 SF



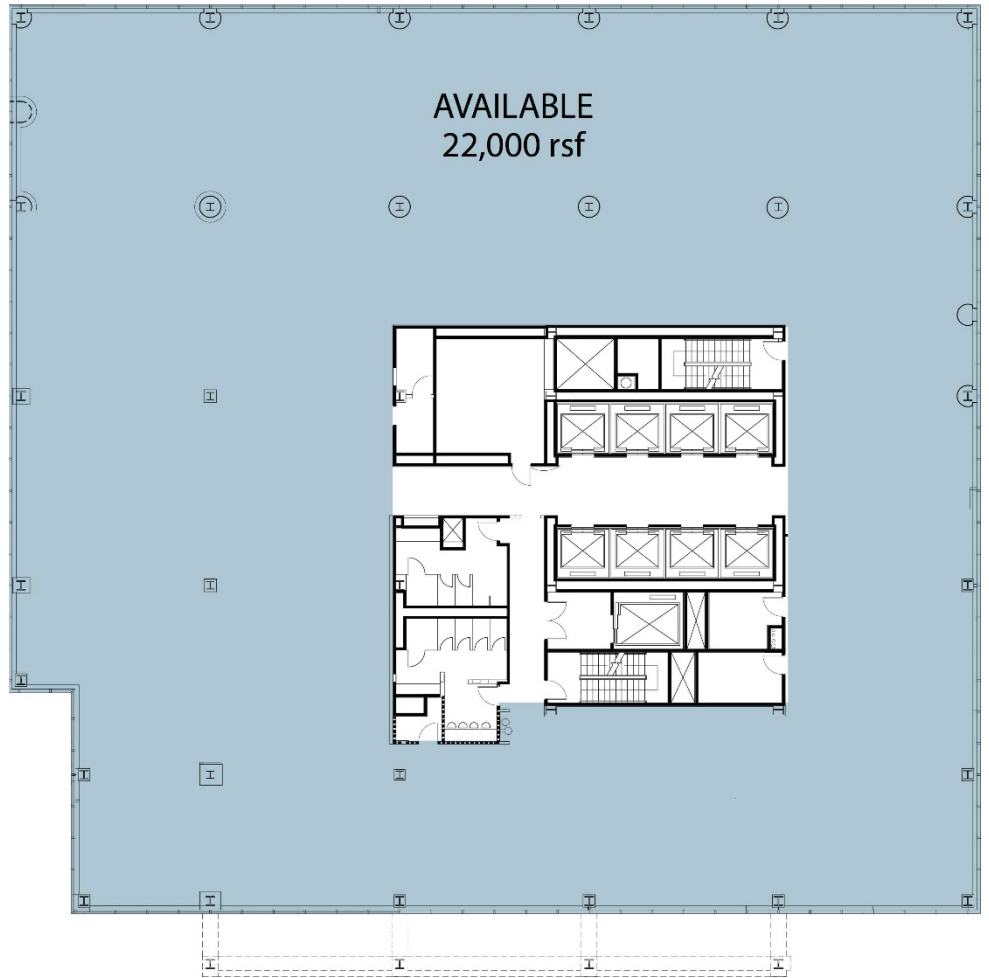
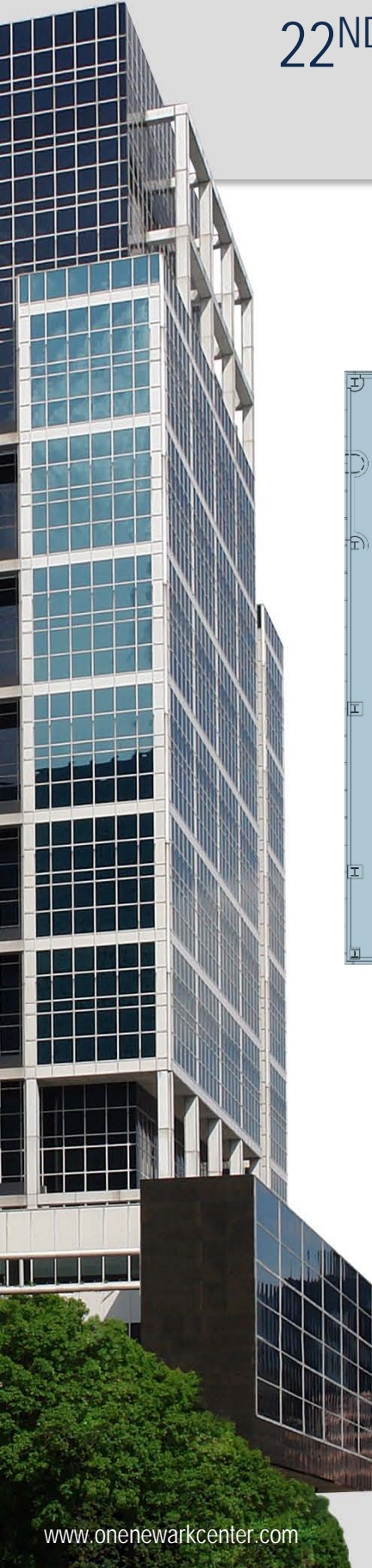
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22ND FLOOR | 22,000 SF



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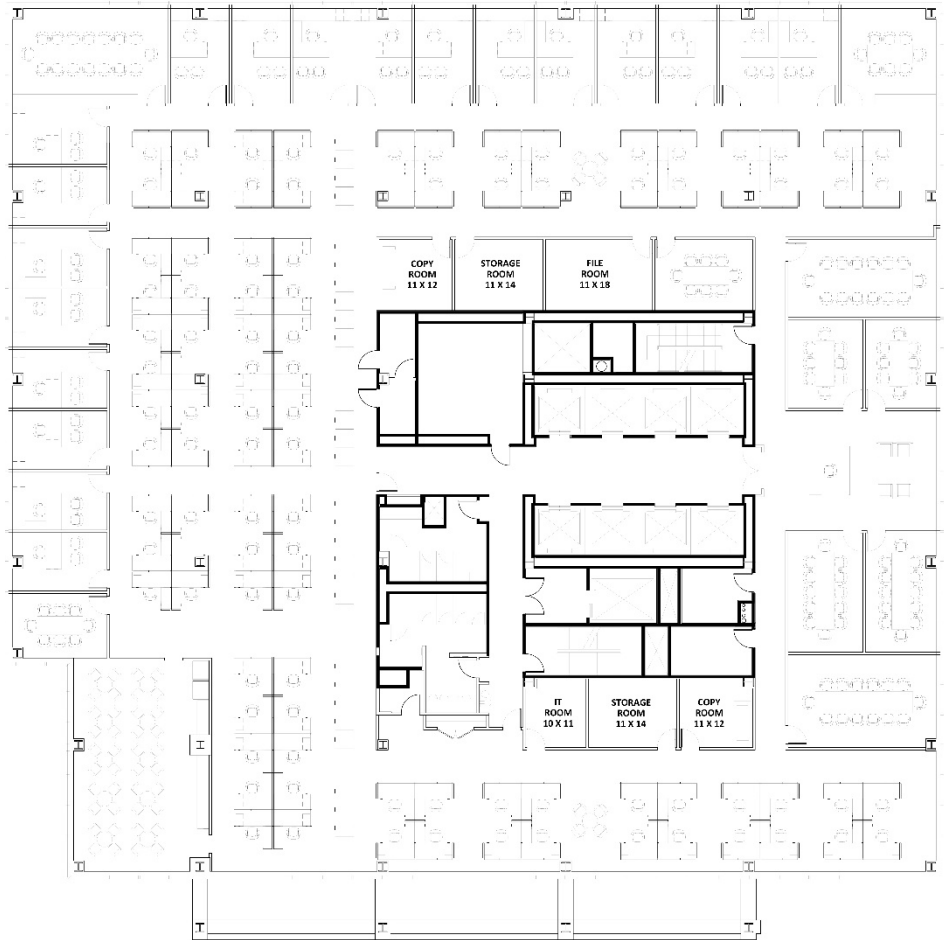
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22ND FLOOR | TEST FIT



TRADITIONAL OFFICE



Total seating	108
Closed private office	19
Workstations	89
Conference rooms	10

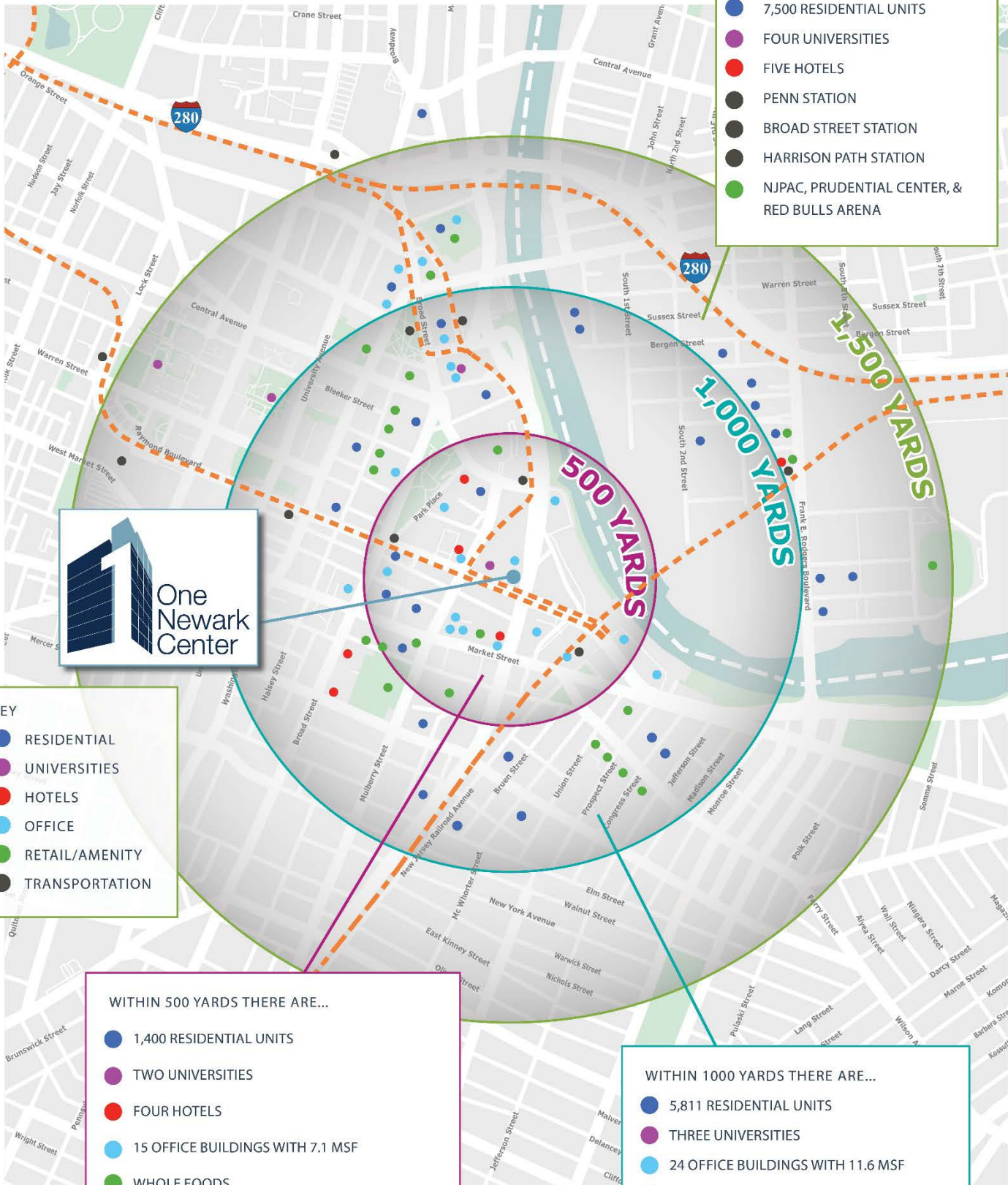
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ONE NEWARK CENTER - RADIUS MAP



- WITHIN 1500 YARDS THERE ARE...
- 7,500 RESIDENTIAL UNITS
 - FOUR UNIVERSITIES
 - FIVE HOTELS
 - PENN STATION
 - BROAD STREET STATION
 - HARRISON PATH STATION
 - NJPAC, PRUDENTIAL CENTER, & RED BULLS ARENA



- KEY
- RESIDENTIAL
 - UNIVERSITIES
 - HOTELS
 - OFFICE
 - RETAIL/AMENITY
 - TRANSPORTATION

- WITHIN 500 YARDS THERE ARE...
- 1,400 RESIDENTIAL UNITS
 - TWO UNIVERSITIES
 - FOUR HOTELS
 - 15 OFFICE BUILDINGS WITH 7.1 MSF
 - WHOLE FOODS
 - NJPAC & PRUDENTIAL CENTER
 - PENN STATION/PATH/SUBWAY/LIGHT RAIL

- WITHIN 1000 YARDS THERE ARE...
- 5,811 RESIDENTIAL UNITS
 - THREE UNIVERSITIES
 - 24 OFFICE BUILDINGS WITH 11.6 MSF
 - PENN STATION
 - NJPAC & PRUDENTIAL CENTER

NEWARK CBD MAP



WHOLE FOODS MARKET
STARBUCKS COFFEE
MARCUS SAMUELSSON
Qdoba MEXICAN GRILL
DUNKIN' DONUTS
BARNES & NOBLE
CHIPOTLE MEXICAN GRILL
NIKETOWN
BLAZE PIZZA
EDISON ALE HOUSE RESTAURANT & BAR
ALVA
WORK TO WALK
TASTE VENUE
THE ITALY CLUB
burger
Pea's Biergarten
KILKENNY ALEHOUSE

- KEY**
- OFFICE
 - RETAIL
 - HOSPITALITY/ENTERTAINMENT
 - EDUCATIONAL
 - RESIDENTIAL
 - MASS TRANSIT