

The
Junction

@ Gateway Center - Newark, New Jersey



Contact for Retail Leasing

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Newark Retail Market Growth 2007 - Present

The Prudential Center has greatly impacted Newark's economic growth, attracting over 1.8MM visitors to the approximately 18,000 seat venue for over 200 events annually.

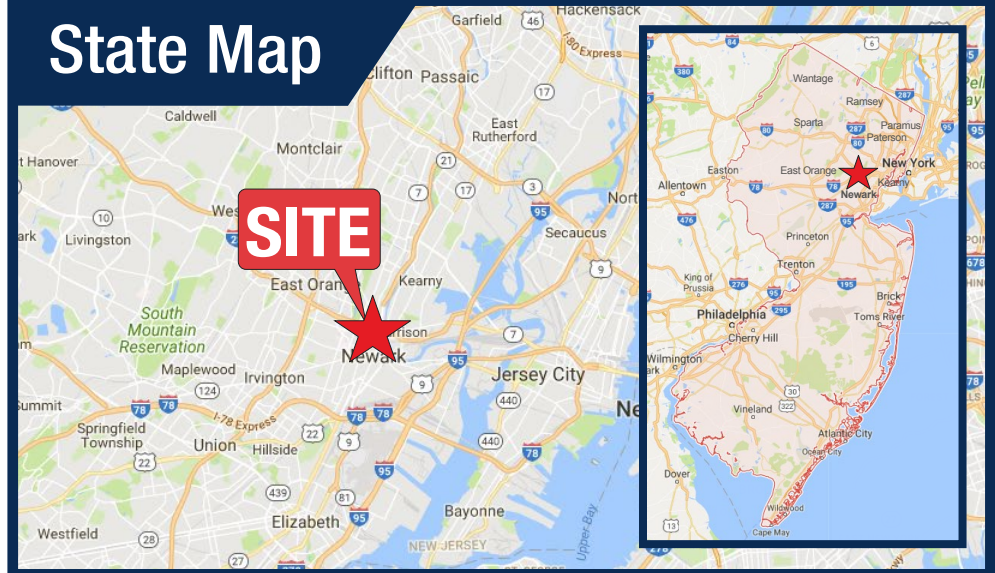


2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020

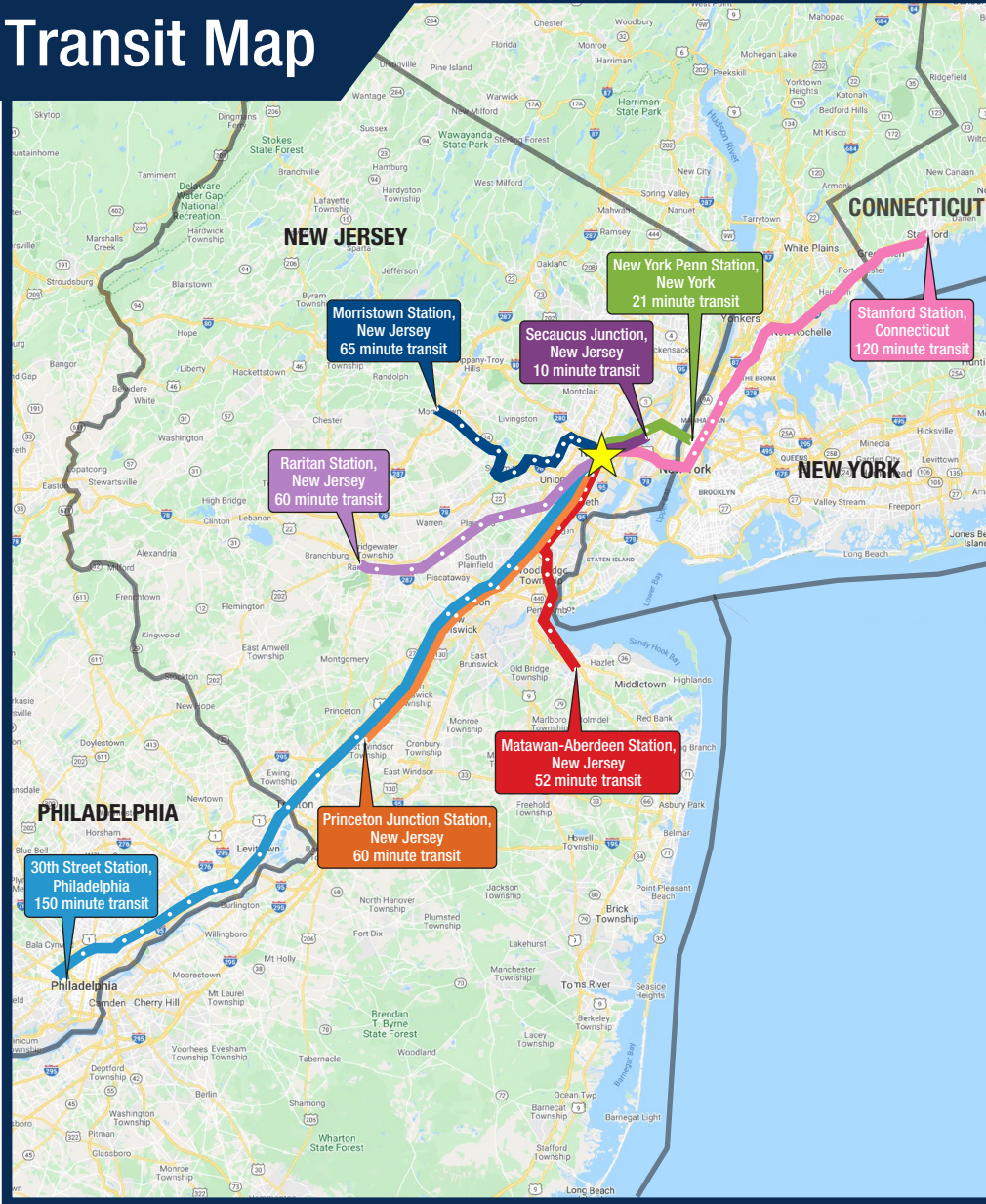
Market Aerial



State Map



Transit Map



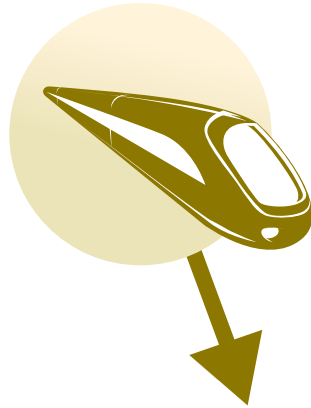
Residential Map



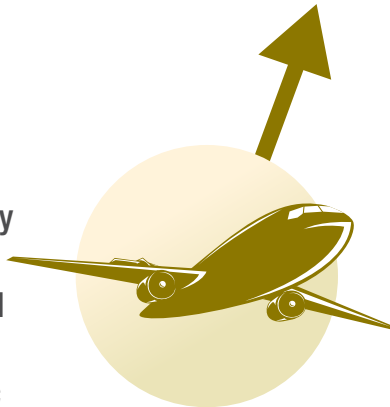
Transportation

Newark Penn Station

- 58,000 riders per day
- 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 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

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



@ Gateway Center - Newark, New Jersey

Demographics / Market

- 300,000+ living 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
- Mullberry Commons Park



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



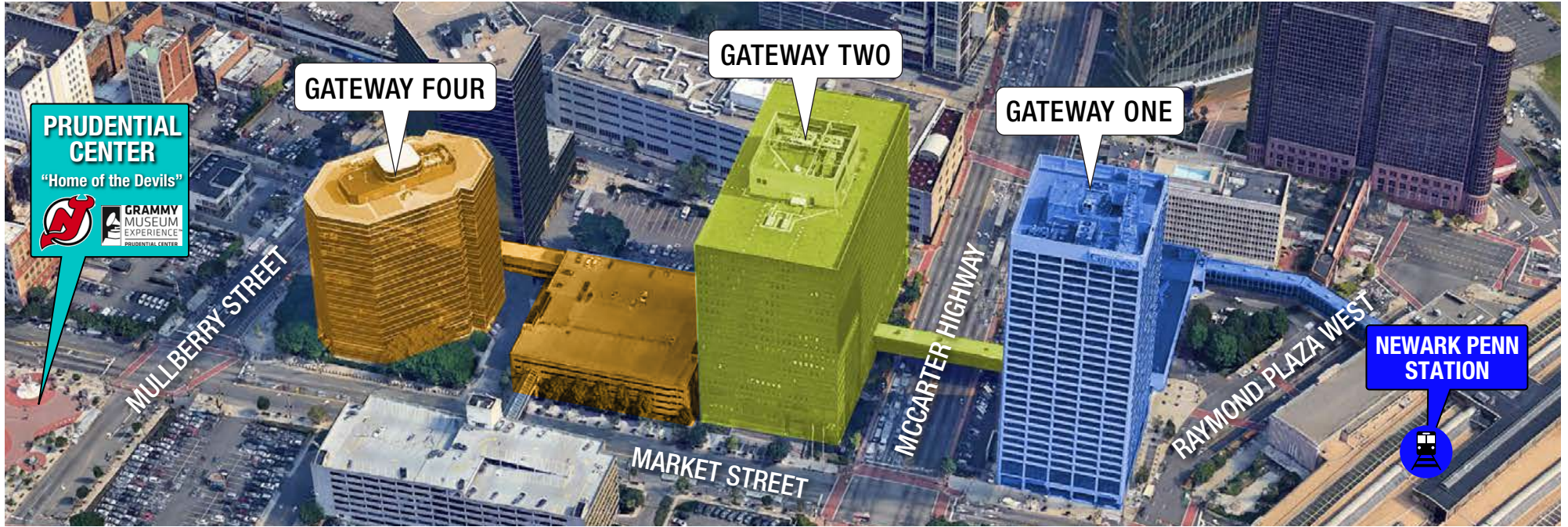


Meet the New Gateway

- 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 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
- Over 75,000 daily visitors
- Multi-million dollar investment in the redevelopment and redesign of Newark's and the state of New Jersey's epicenter

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

- Connecting all buildings in the Gateway Complex and providing primary access to Newark Penn Station, is The Junction. 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 for all comers into 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
- Multiple configurations available ranging from less than 1,000 SF to over 16,000 SF
- Over 60,000 vehicles per day via McCarter Highway/Route 21
- Over 58,000 riders Board at Newark Penn Station daily, which sits directly adjacent to The Junction



Gateway 1 - Street Level Retail

Availabilities

- +/- 823 SF (kiosk)
- +/- 2,016 SF
- +/- 5,841 SF (can be demised or expanded up to 17,000 SF of multi-level space)

Gateway 4 - Street Level Retail

Availabilities

- +/- 16,956 SF (can be demised)

Gateway 1 - Fitness Box

Availabilities

- +/- 12,915 SF (expandable to 17,000 SF)

Gateway Center - Junction Level Retail

Availabilities

- +/- 461 SF
- +/- 513 SF
- +/- 1,143 SF
- +/- 1,424 SF
- +/- 2,388 SF
- +/- 2,947 SF
- +/- 3,892 SF
- +/- 11,367 SF

Gateway 1 - Street Level Retail



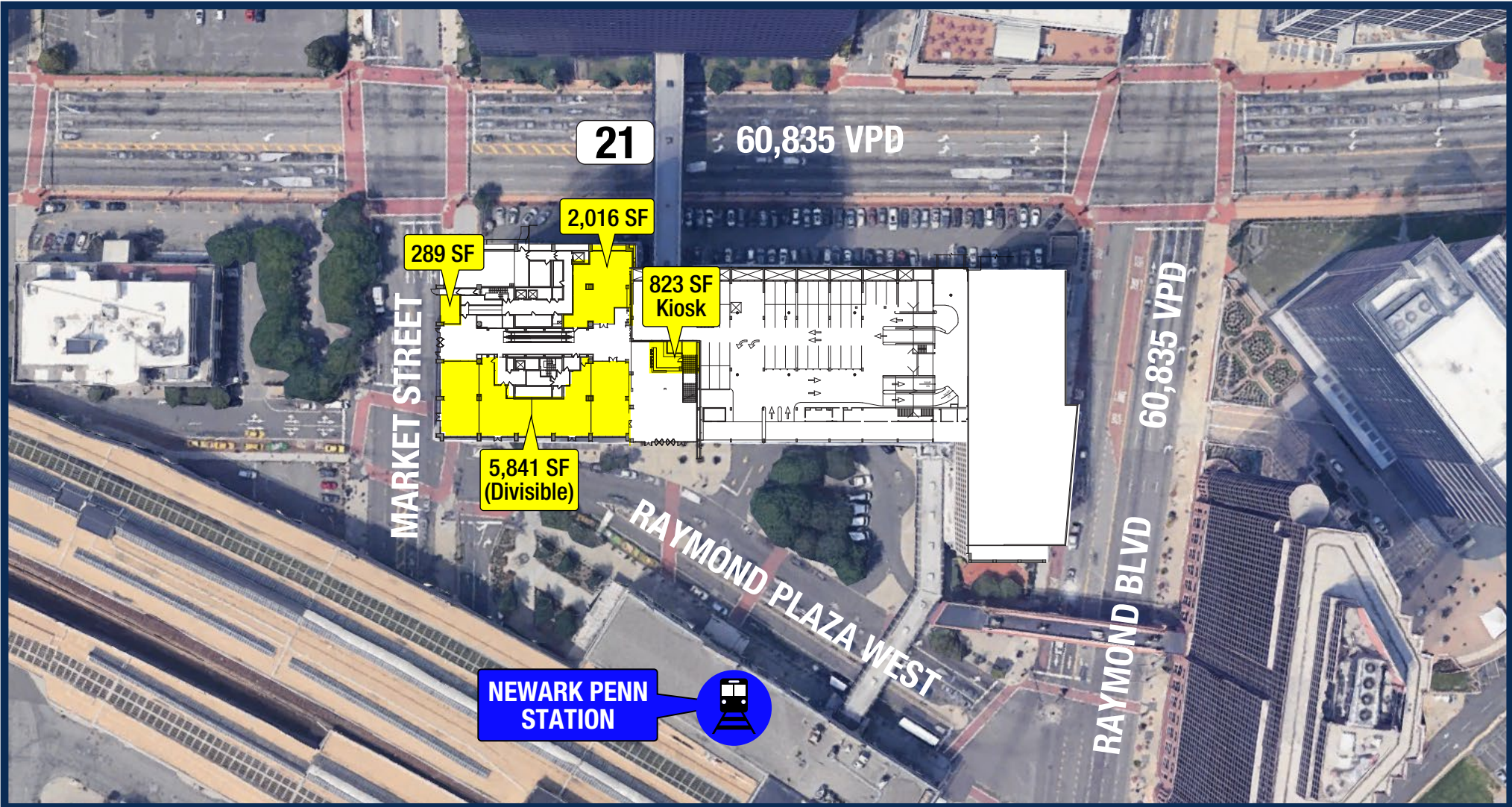
Opportunity

800 - 17,000 SF Available

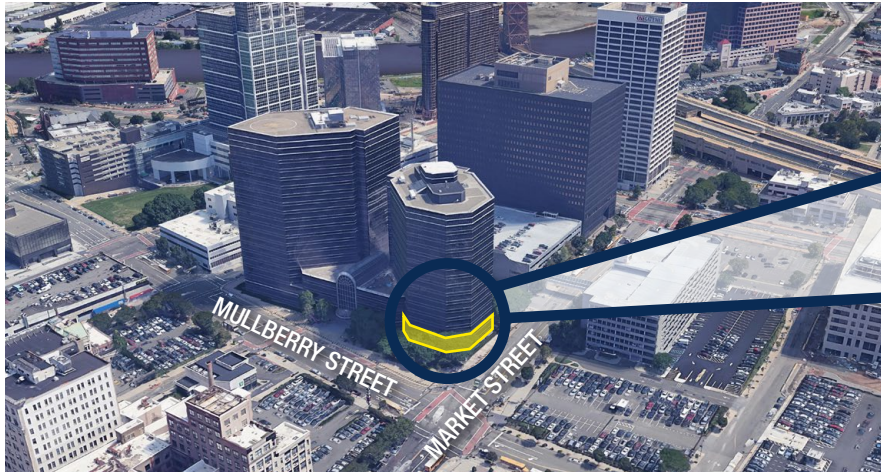
- Prominent street retail redevelopment opportunity directly across from the entrance to Newark Penn Station
- Highly visible to full glass flagship retail
- Multiple divisions possible in addition to interior kiosks and corner retail
- Over 45,000 vehicles per day at the Jewel Box
- Direct access to 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 outdoor seating opportunities



Gateway 1 - Street Level Retail



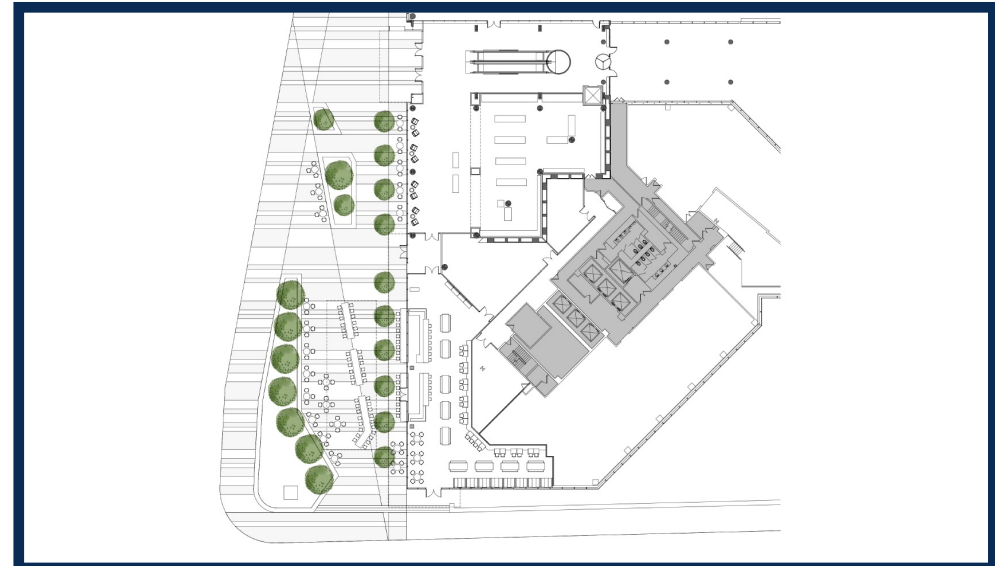
Gateway 4 - Street Level Retail



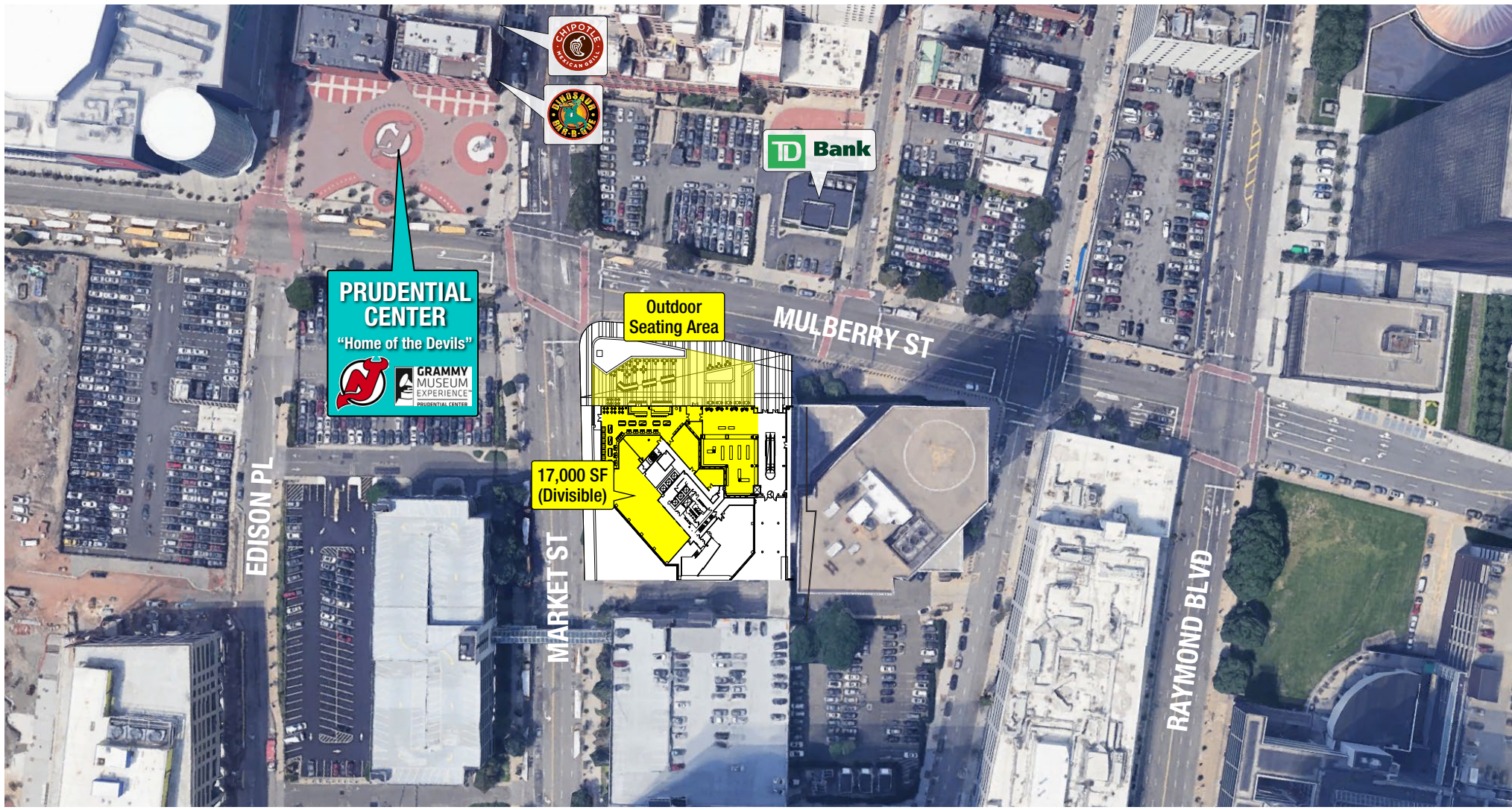
Opportunity

Up to 17,000 SF Available

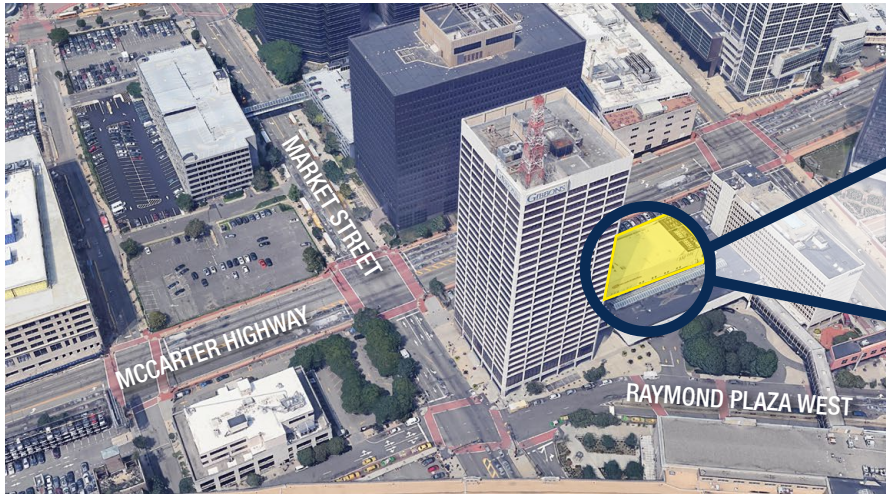
- Prominent street retail redevelopment opportunity at one of the most prime corners in New Jersey located at the intersection of Mulberry and Market Streets
- Largest contiguous space at The Junction available for Food Hall opportunity, sports bar/lounge F&B user, junior anchor or possible division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



Gateway 4 - Street Level Retail



Gateway 1 - Fitness Box



Opportunity

13,000 to 17,000 SF Available

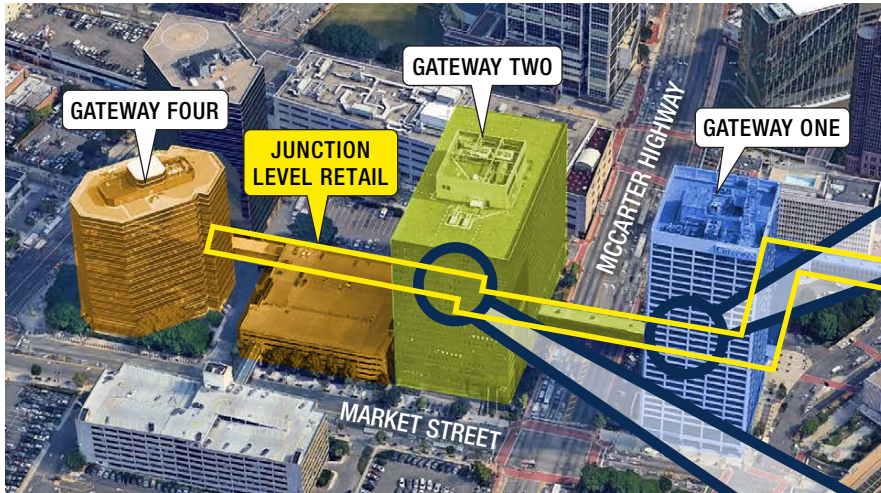
- Former New York Sports Club with tremendous ceiling heights at 22 feet to the deck
- Located in the heart of the Gateway Center and The Junction retail at the top of the atrium adjacent to Penn Station Entrance
- Highly visible to the employee and commuter population
- Exterior signage opportunity with visibility to McCarter Highway/Route 21, Raymond Plaza West and the rail line
- Acoustically adaptable to a conversion of an entertainment facility, concert hall, etc.



Gateway 2 - Interior Fitness Retail



Gateway Center - Junction Level Retail

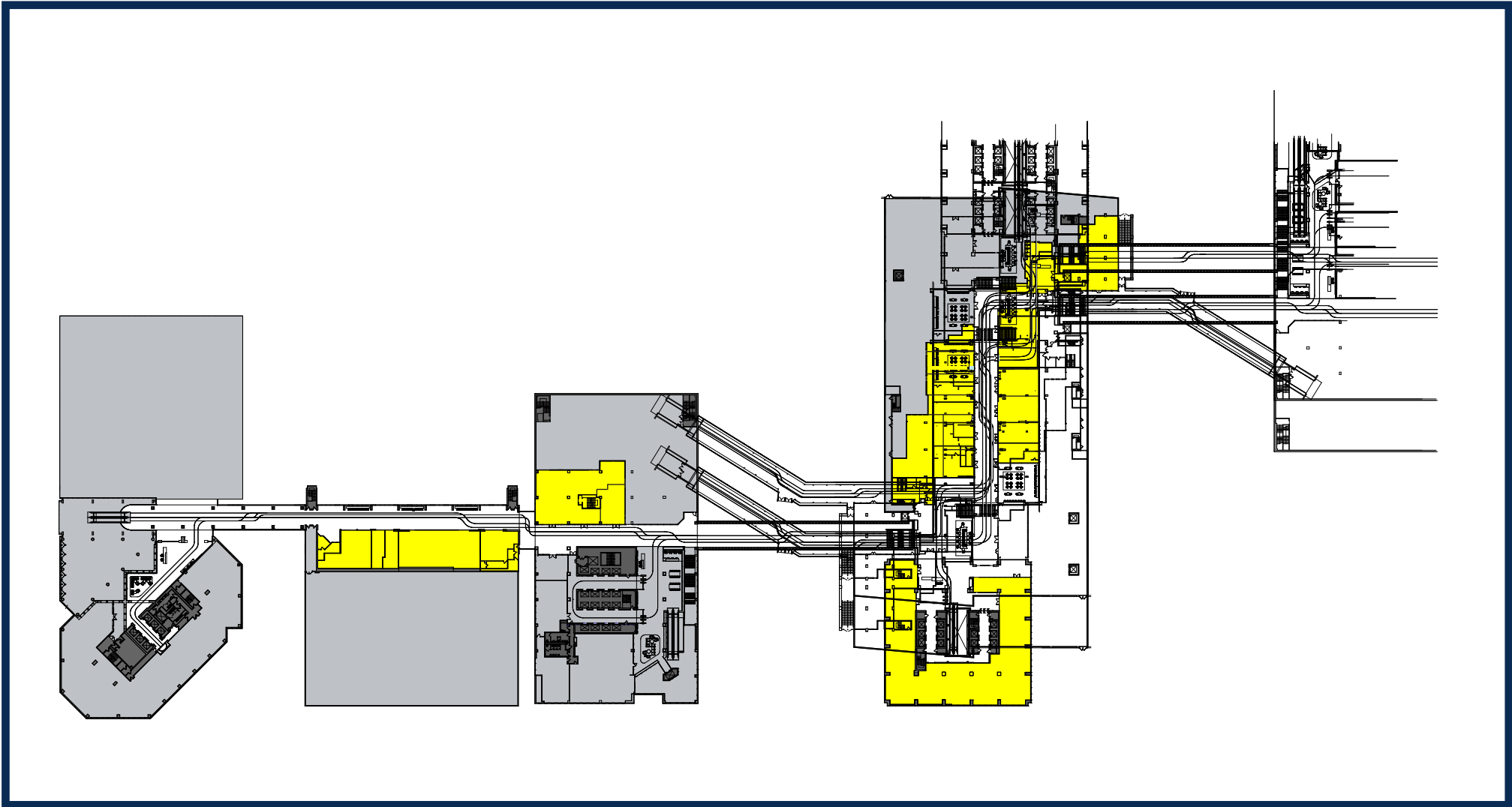


Opportunity 800 to 11,000 SF Available

- 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 day
- Retail extends across all four Gateway Center buildings
- Signage opportunities throughout The Junction
- Recently signed Jersey Mike's and Gregory's Coffee

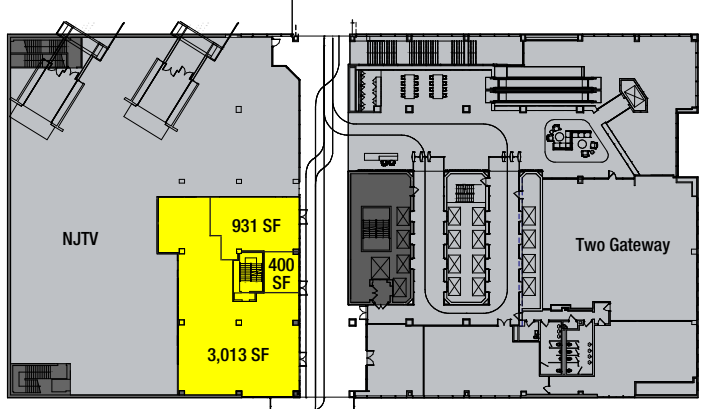


Gateway 1 & 2 - Interior Small Shop Retail

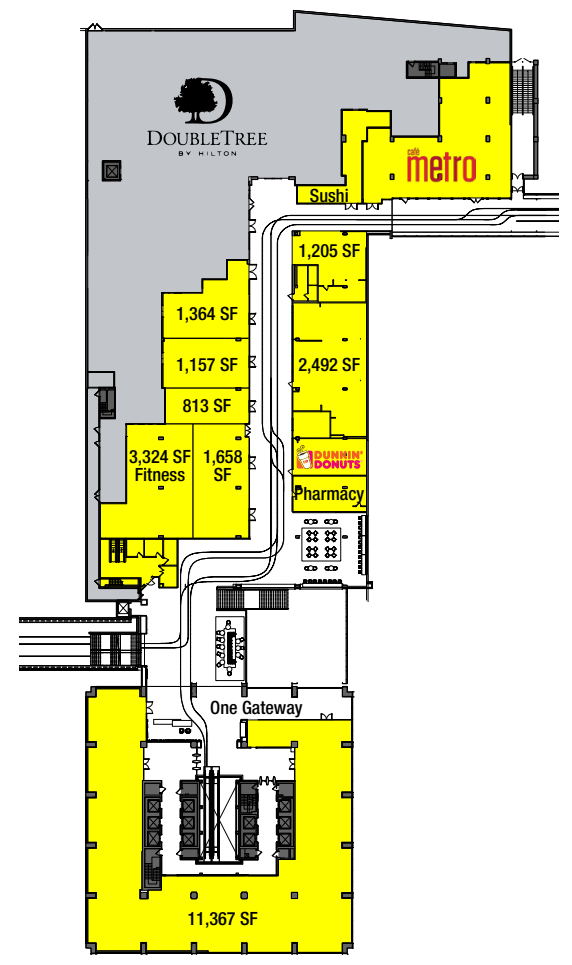


Gateway 1 & 2 - Interior Small Shop Retail

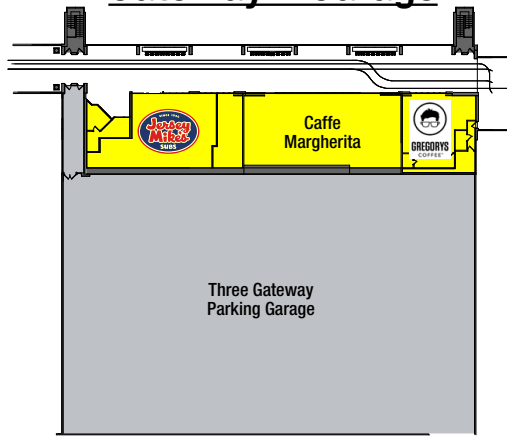
Gateway 2



Gateway 1



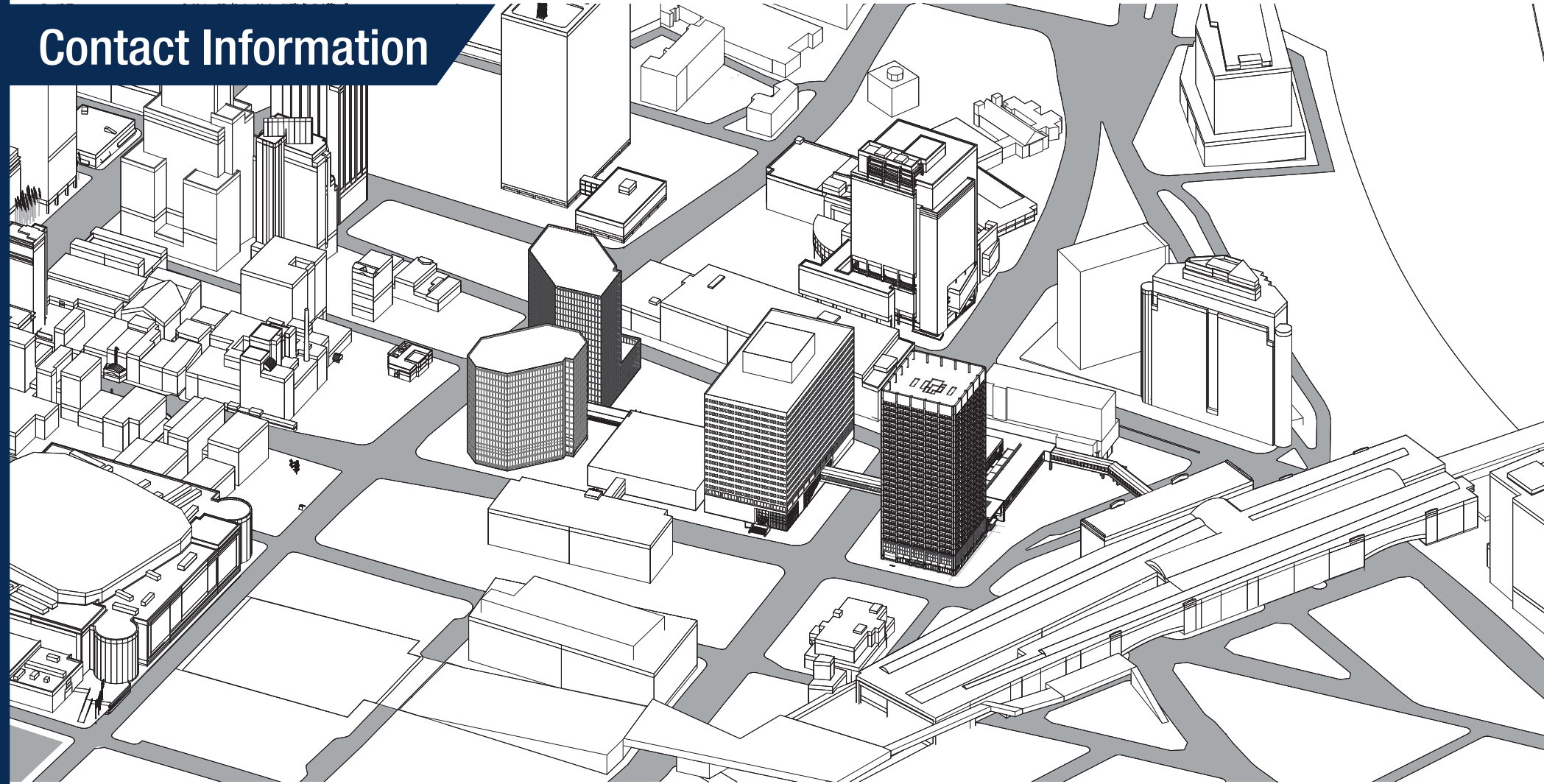
Gateway 4 Garage





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