

**+225,000 RSF**

PLUG-N-PLAY  
SUBLEASE



**3 GATEWAY**

100 Mulberry Street  
Newark, New Jersey





# OVERVIEW



Currently available for sublease,  $\pm 225,000$  RSF plug and play, move in ready space located on seven floors at 3 Gateway, which is located within the heart of Newark, New Jersey's vibrant Downtown district, directly across from Newark Penn Station, and part of the Gateway campus. The interconnected four-building campus, consisting of 2.3 million square feet Class A office space and a 250-room Double Tree by Hilton hotel with conference and meeting rooms, is currently undergoing a spectacular renovation which will include reimagined public spaces, upgraded infrastructure, exterior and facade renovations, a one-of-a-kind concourse walkway with in-demand services, vendors and all-new street level retail.

3 Gateway, owned by Rugby Realty, recently underwent an extensive \$5 million capital improvement program which included a newly renovated lobby which is finished with travertine marble and back-lit glass panels, new 8,000-square-foot food service seating area café, along with common areas upgrades, installation of destination elevators and new restrooms.

## GATEWAY NEWARK

Feel inspired by spectacular views of both downtown Newark and the Manhattan skyline from the 3 Gateway.







## **\$5M** RECENT CAPITAL IMPROVEMENTS COMPLETED



# 10,000 SF - 225,000 SF AVAILABLE

Large floor plates offer a variety of potential space configurations for all business types.

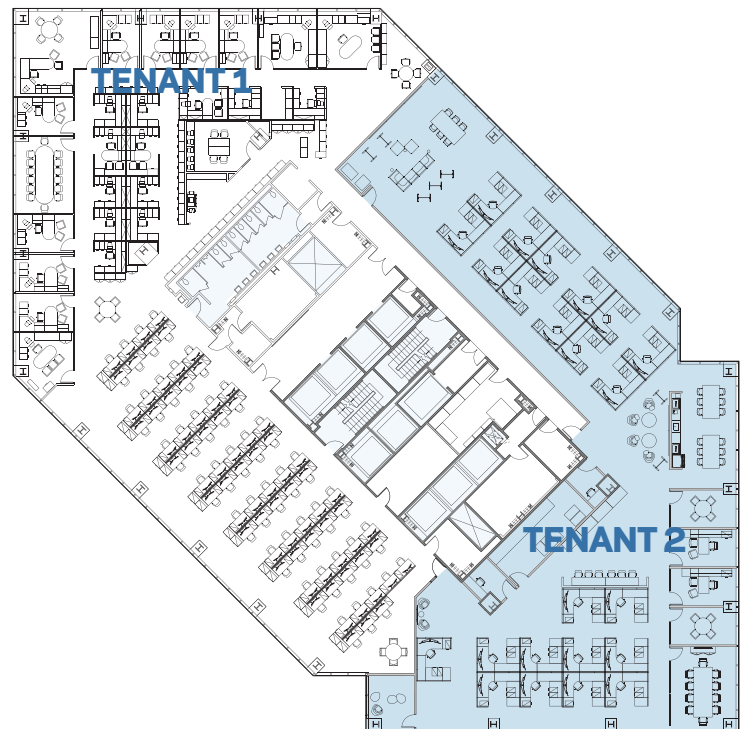


## SAMPLE FLOOR PLATE FLOORS 3 & 4

**33,000 SF**



## SAMPLE MULTI-TENANT FLOOR PLATE FLOORS 5 - 9 **24,000 SF**





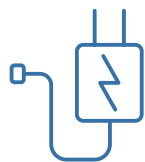




# THE IDEAL LOCATION

Gateway is at the epicenter of New Jersey's major transportation hub, Newark Penn Station with direct, indoor access to NJ Transit, PATH and Amtrack train platforms from the Gateway. It is easily accessible from I-280 and I-78 via Route 21/McCarter Highway and is minutes from Newark Liberty International Airport. Newark is home to a booming residential housing market and myriad of entertainment, retail and dining options in the surrounding neighborhood.

## IN THE HEART OF DOWNTOWN NEWARK



**MOST "DARK FIBER" UNDERGROUND  
THAN ANY OTHER CITY, WITH THOUSANDS  
OF MILES OF HIGH SPEED FIBER**

**7 UNDERGRADUATE UNIVERSITIES  
AND GRADUATE SCHOOLS**

New Jersey Institute of Technology, Rutgers University, Rutgers Business School, Rutgers Law School, Seton Hall Law School, Rutgers Medical School, and Essex County College



**RICH CULTURAL AMENITIES  
WITHIN WALKING DISTANCE**

Prudential Center, NJ Performing Arts Center, Newark Symphony Hall and Newark Museum

**10,000+ NEW  
RESIDENTIAL UNITS**



**DIVERSE MILLENNIAL  
TALENT POOL**

**AMENITY RICH LOCATION**

Restaurant rich - Edison Place, Halsey Street and Ironbound Section



**TRANSIT HUB  
OFFICE COMPLEX**

**ON-SITE PARKING  
GARAGES**









## CONTACT US

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