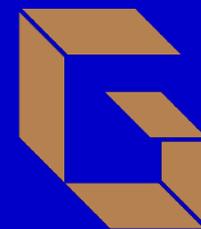


GATEWAY

NEWARK, NJ

WHERE
NEWARK
COMES
TOGETHER





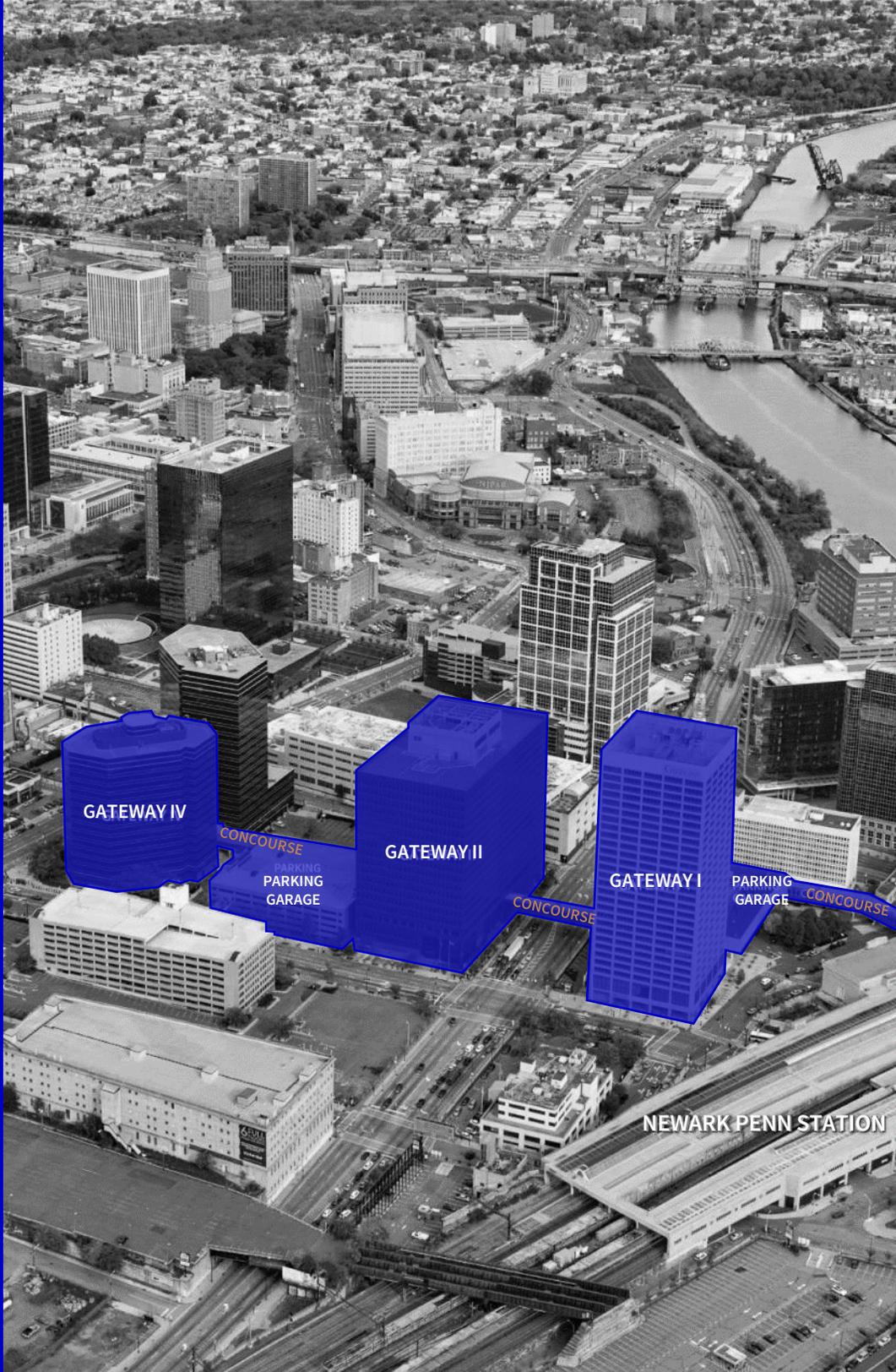
GATEWAY

NEWARK, NJ

WHERE
NEWARK
+TECH
+TRANSIT
+CULTURE
+COMMUNITY
+BUSINESS
+WORK/LIFE
COMES
TOGETHER

WHY GATEWAY CENTER

- Interconnected 2 MSF of Class A office space
- 100,000 SF of retail connected to hotel and Newark Penn Station
- 10 gig Fiber Connectivity
- Transit Hub office complex
 - NJ Transit
 - Amtrak
 - Newark Light Rail
 - PATH
- On-site, indoor connectivity to:
 - Retail and food & beverage amenities
 - Hotel
 - Conference center
 - Property management
 - Parking
- Close proximity to Prudential Center and NJ PAC
- Billions of city-wide, office product investment
- 10,000+ new residential units
- Deep Millennial talent pool
- Rich cultural amenities within walking distance





WHERE TRANSIT COMES TOGETHER

Gateway is at the epicenter of all transit means in NJ. Direct, indoor access to Newark Penn Station from the site means that workers are mere minutes from NJ Transit, PATH and Amtrak train platforms.

Major interstate highways connect to cities up and down the Eastern seaboard.

Newark International Airport, a stone's throw away, means easy national and international flight access.





PROXIMITY TO TALENT

ESSEX COUNTY

Population: 812,095
27.4% between 24-44 years old

HIGHLY EDUCATED WORKFORCE
36.6% have
Graduate Degree or Higher

HUDSON COUNTY

Population: 697,646
34.2% between 24-44 years old

HIGHLY EDUCATED WORKFORCE
68.3% have
Graduate Degree or Higher

BROOKLYN

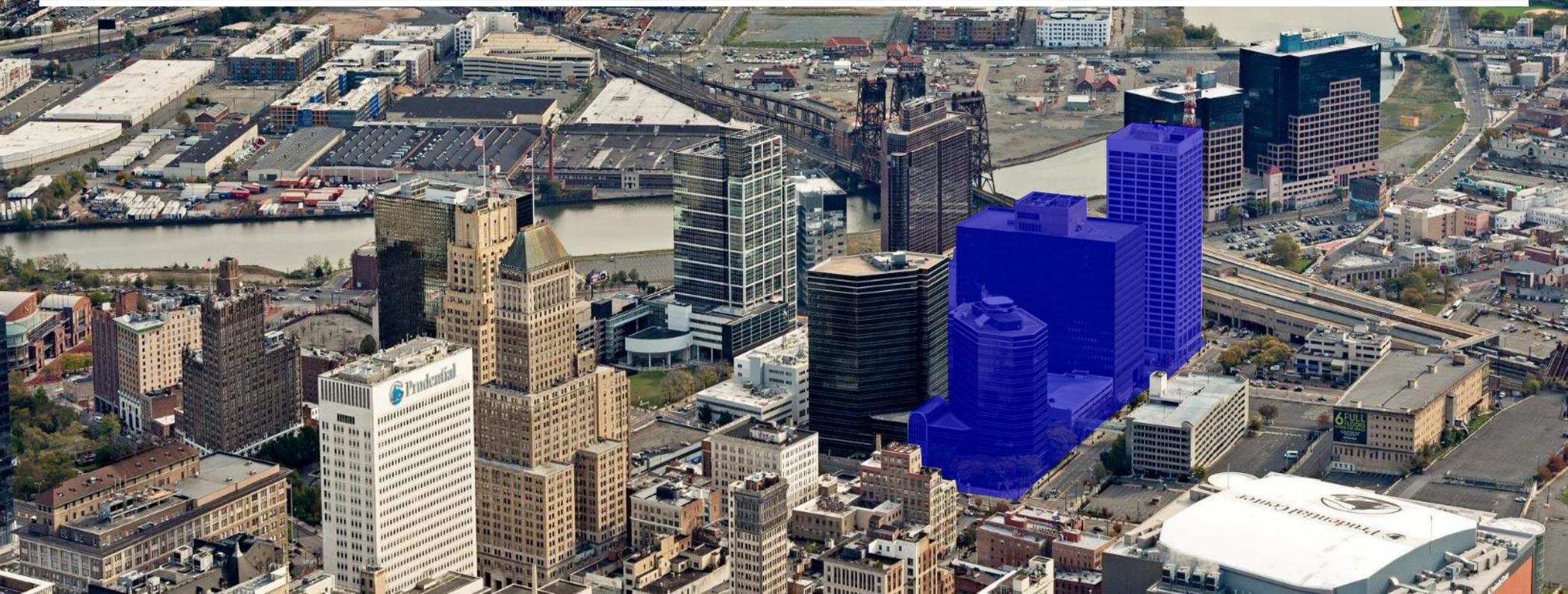
Population: 2,674,116
30.9% between 24-44 years old

HIGHLY EDUCATED WORKFORCE
36.6% have
Graduate Degree or Higher

MANHATTAN

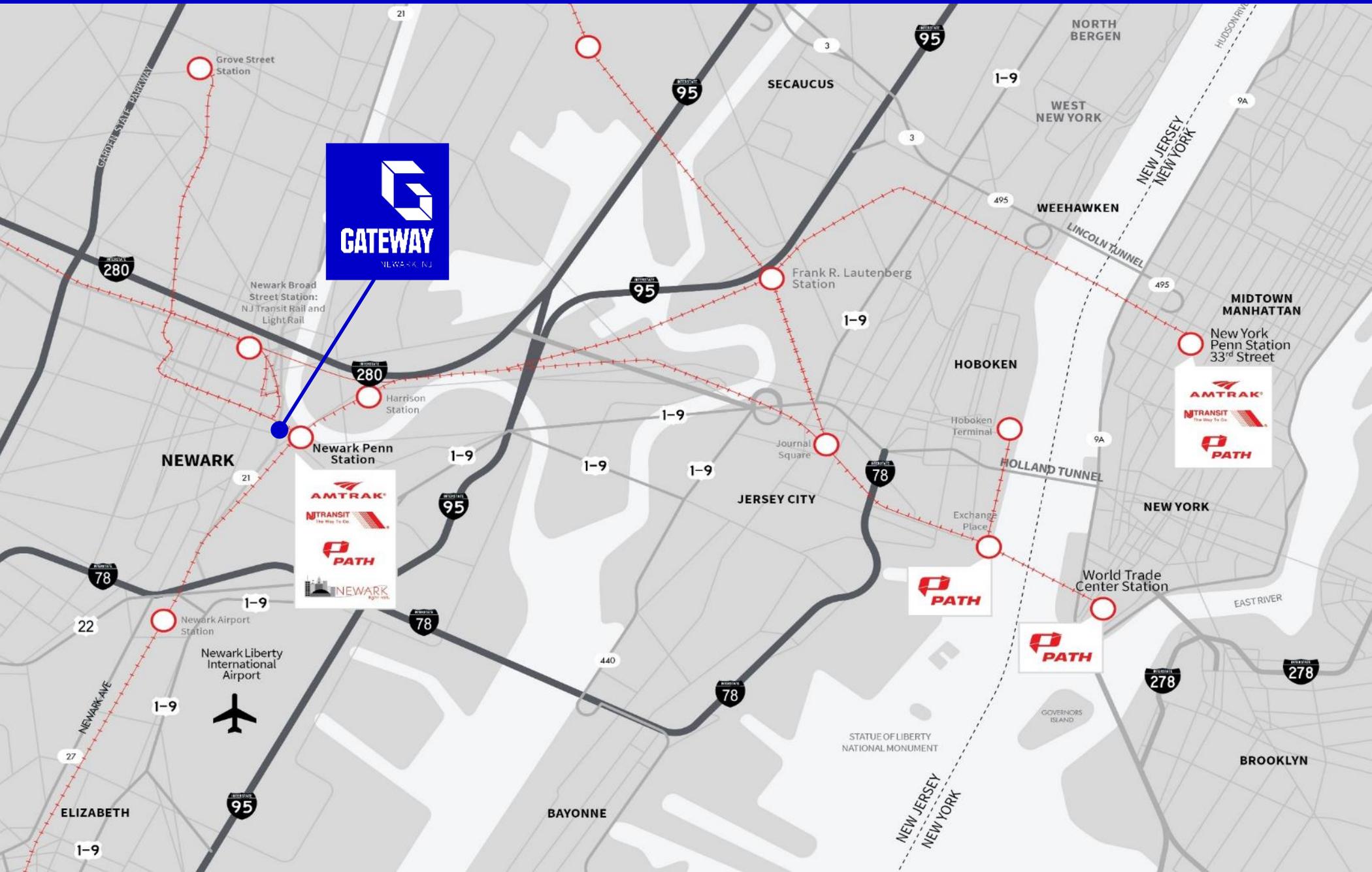
Population: 1,663,734
35.3% between 24-44 years old

HIGHLY EDUCATED WORKFORCE
62.3% have
Graduate Degree or Higher



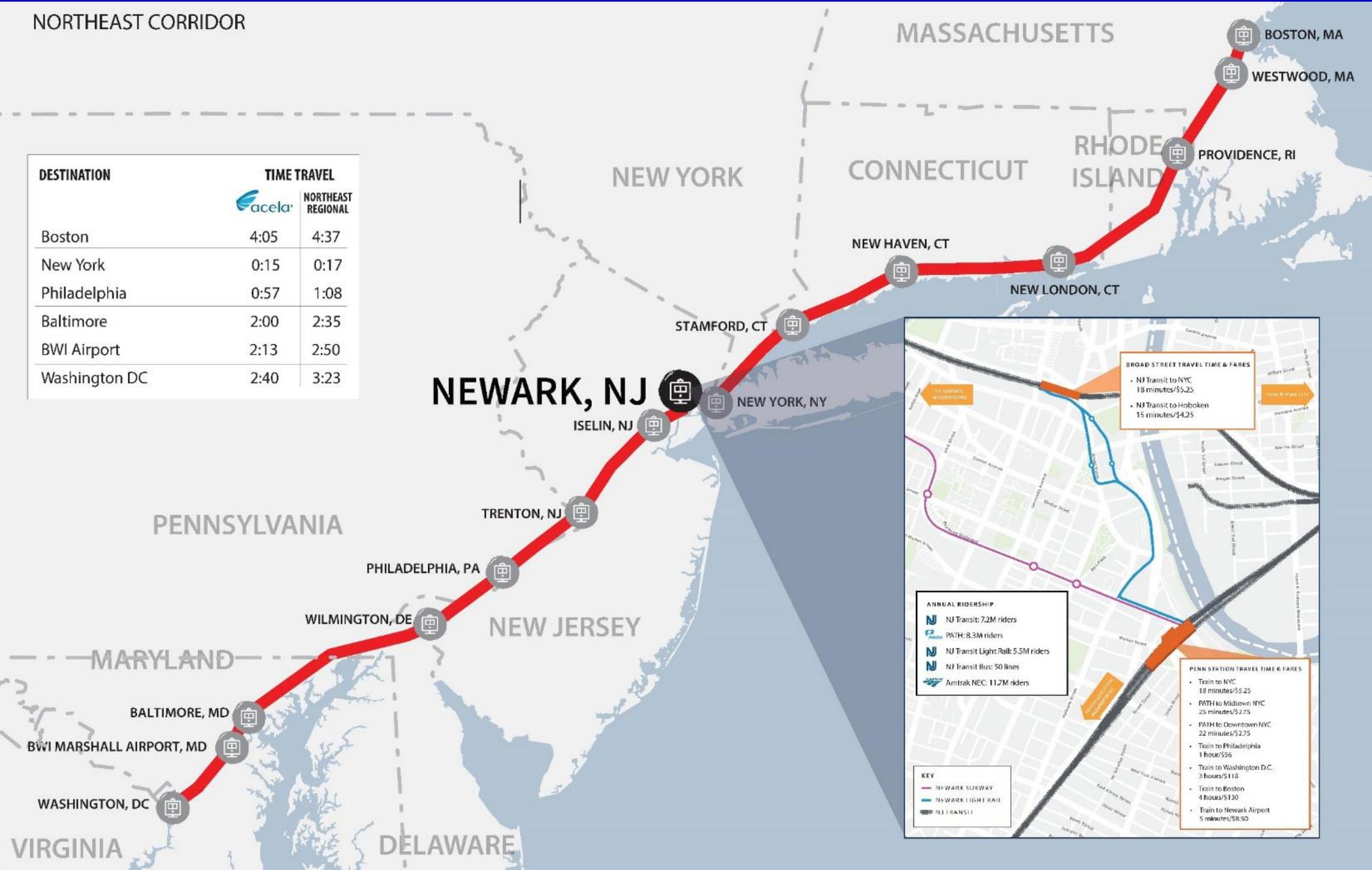


REGIONAL / NATIONAL ACCESS



NORTHEAST CORRIDOR

DESTINATION	TIME TRAVEL	
	acela	NORTHEAST REGIONAL
Boston	4:05	4:37
New York	0:15	0:17
Philadelphia	0:57	1:08
Baltimore	2:00	2:35
BWI Airport	2:13	2:50
Washington DC	2:40	3:23



BROAD STREET TRAVEL TIME & FARES

- NJ Transit to NYC: 15 minutes/\$5.25
- NJ Transit to Hoboken: 15 minutes/\$4.25

ANNUAL RIDERSHIP

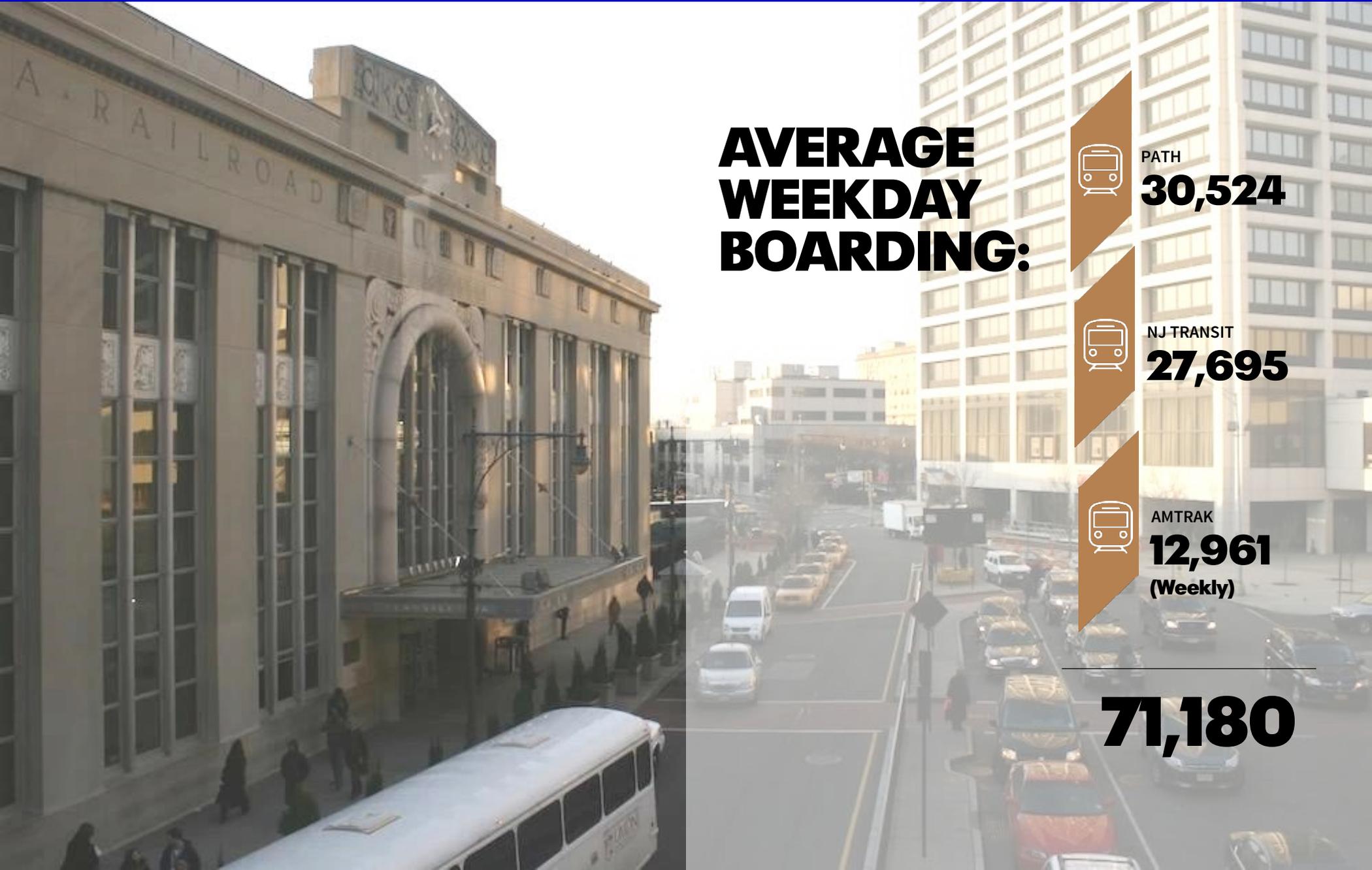
- NJ Transit: 7.2M riders
- PATH: 8.3M riders
- NJ Transit Light Rail: 5.5M riders
- NJ Transit Bus: 50 lines
- Amtrak NEC: 11.7M riders

KEY

- NEWARK SUBWAY
- NEWARK LIGHT RAIL
- NJ TRANSIT

PENN STATION TRAVEL TIME & FARES

- Train to NYC: 18 minutes/\$5.25
- PATH to Midtown NYC: 25 minutes/\$2.75
- PATH to Downtown NYC: 22 minutes/\$2.75
- Train to Philadelphia: 1 hour/\$55
- Train to Washington D.C.: 3 hours/\$110
- Train to Boston: 4 hours/\$130
- Train to Newark Airport: 5 minutes/\$8.50



AVERAGE WEEKDAY BOARDING:



PATH
30,524



NJ TRANSIT
27,695



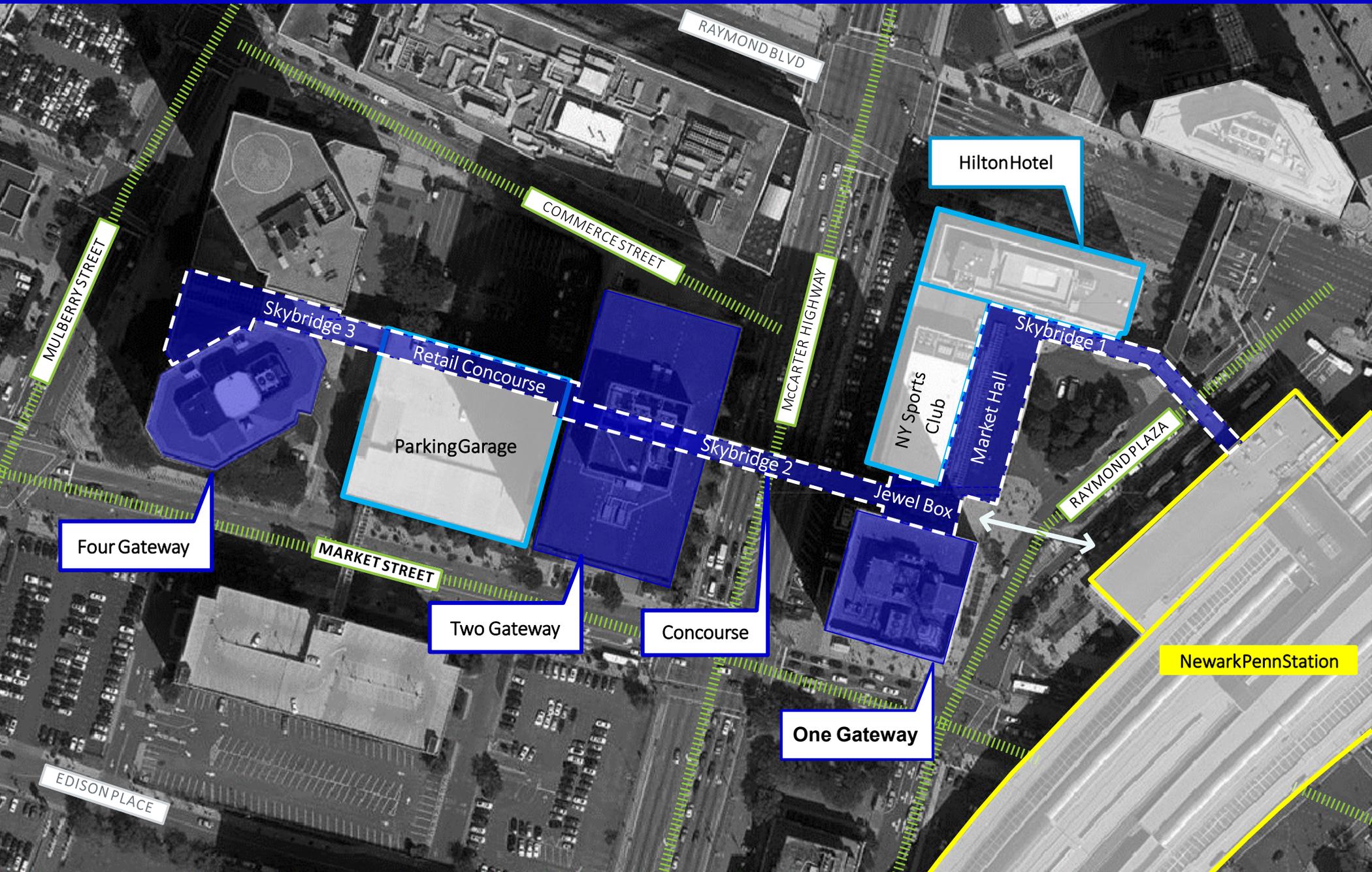
AMTRAK
12,961
(Weekly)

71,180



WHERE COMMUNITY COMES TOGETHER

Active social spaces lead to connections and connections strengthen our community. We're rethinking our spaces to engage people throughout the day and into the night.





JEWEL BOX EXTERIOR





JEWEL BOX STREET LEVEL





G
GATEWAY
NEWARK, NJ

SKYBRIDGE 1, 2 & 3





CONCOURSE MARKET HALL

COMING
SOON:





CONCOURSE TRACKS





GW 1





GW 2





GW 2 PRIVATE TENANT ENTRANCE



Gensler



GW 4



WHERE BUSINESS COMES TOGETHER

Re-imagined lobbies and public spaces with a more hospitality-oriented feel create a strong first impression and extend the employee experience beyond the office.

Established blue chip corporations, entrepreneurs, and offices for national, state and local governments have known for years that Newark is the best place to grow a business.



GATEWAY 1

11-43 Raymond Plaza West

BUILDING SIZE:

527,402 SF

TYPICAL FLOOR PLATE:

20,036 RSF

FLOORS:

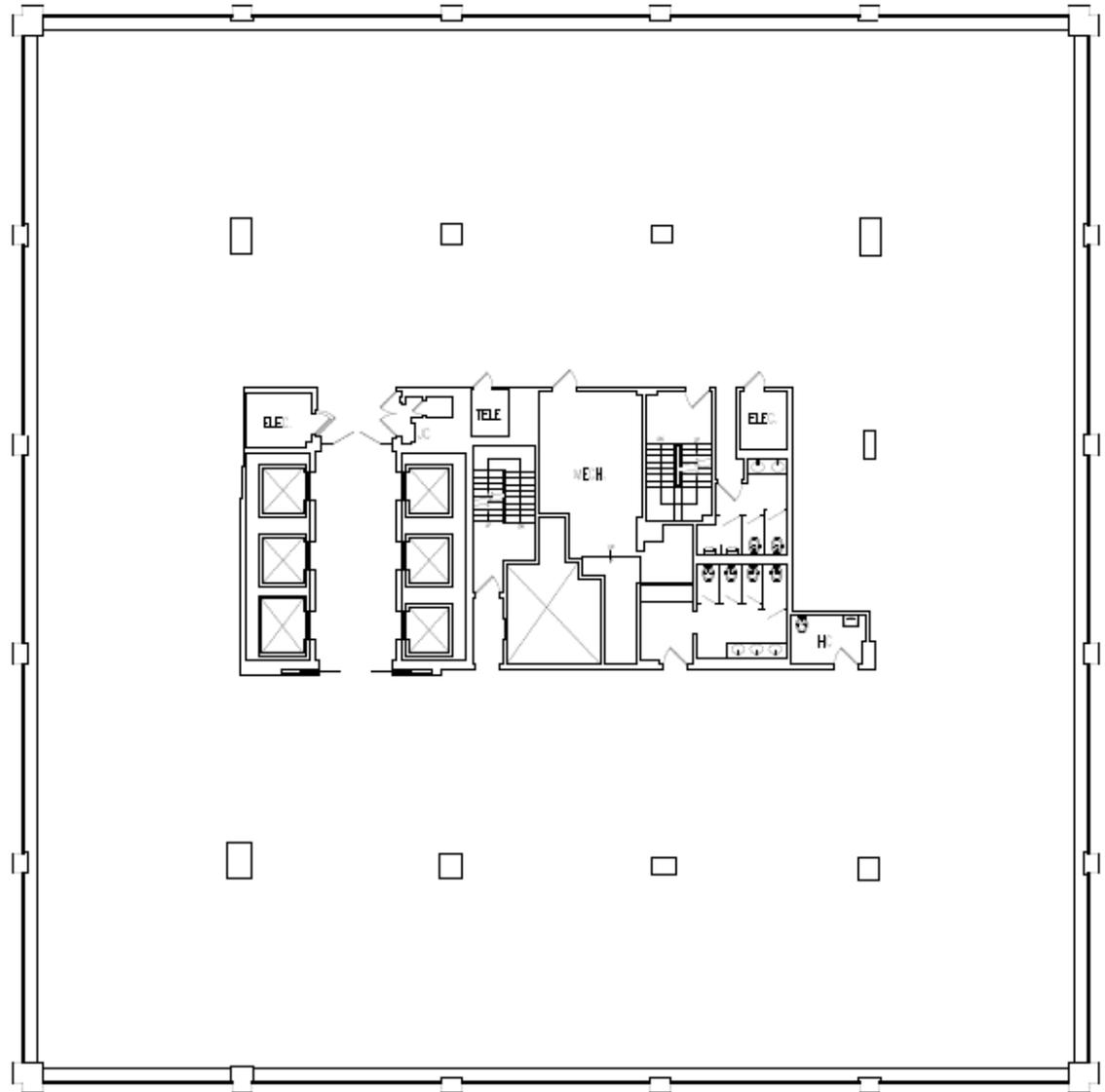
26

ELEVATORS:

18 with 2frt

SLAB TO SLAB:

10'



GATEWAY 2

283-299 Market Street

BUILDING SIZE:

798,186 SF

**TYPICAL FLOOR
PLATE:**

52,351 RSF

FLOORS:

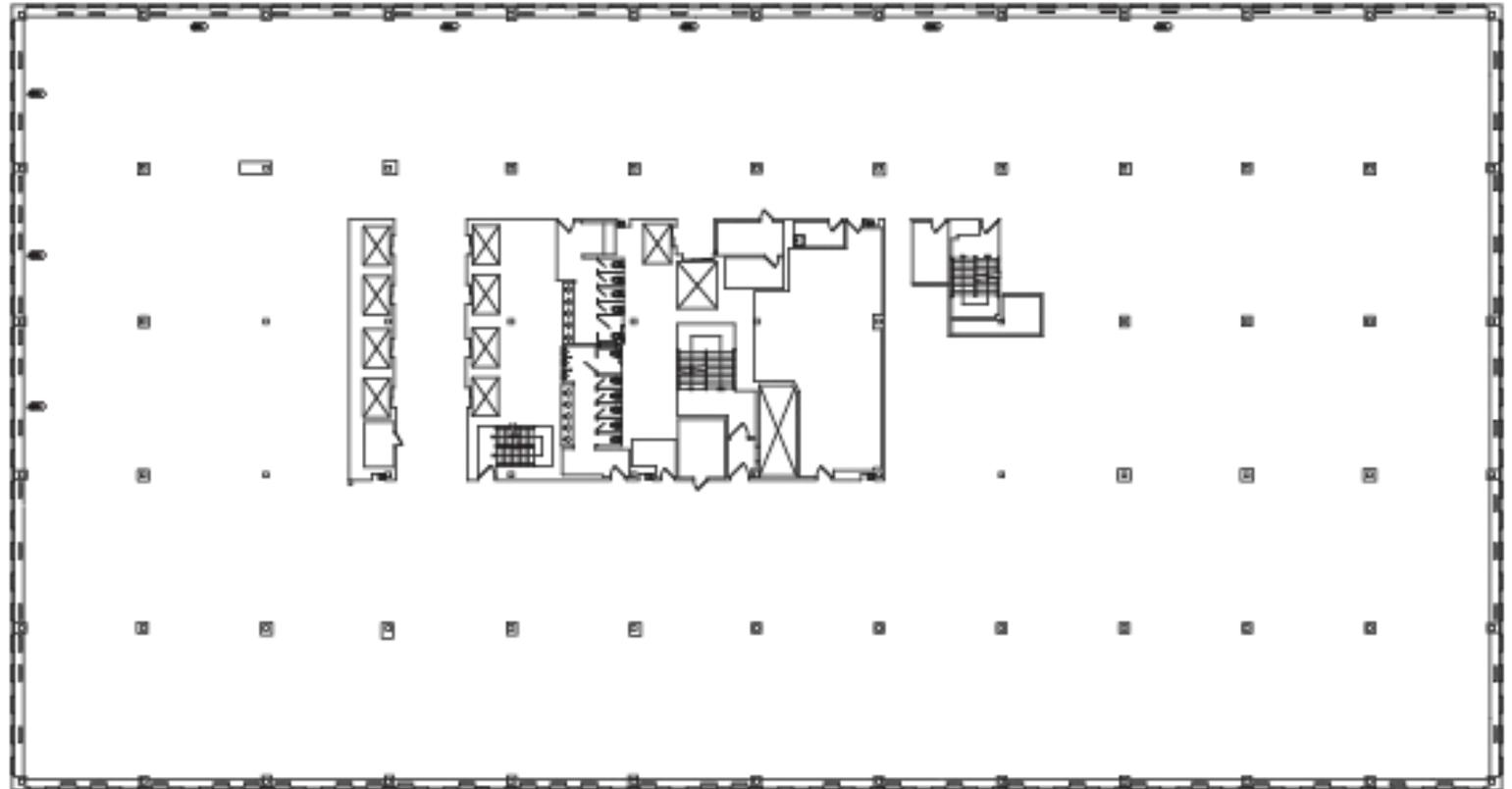
18

ELEVATORS:

17 with 1 frt

SLAB TO SLAB:

12'6"



GATEWAY 4

100 Mulberry Street

BUILDING SIZE:

340,911 SF

TYPICAL FLOOR PLATE:

23,840 RSF

FLOORS:

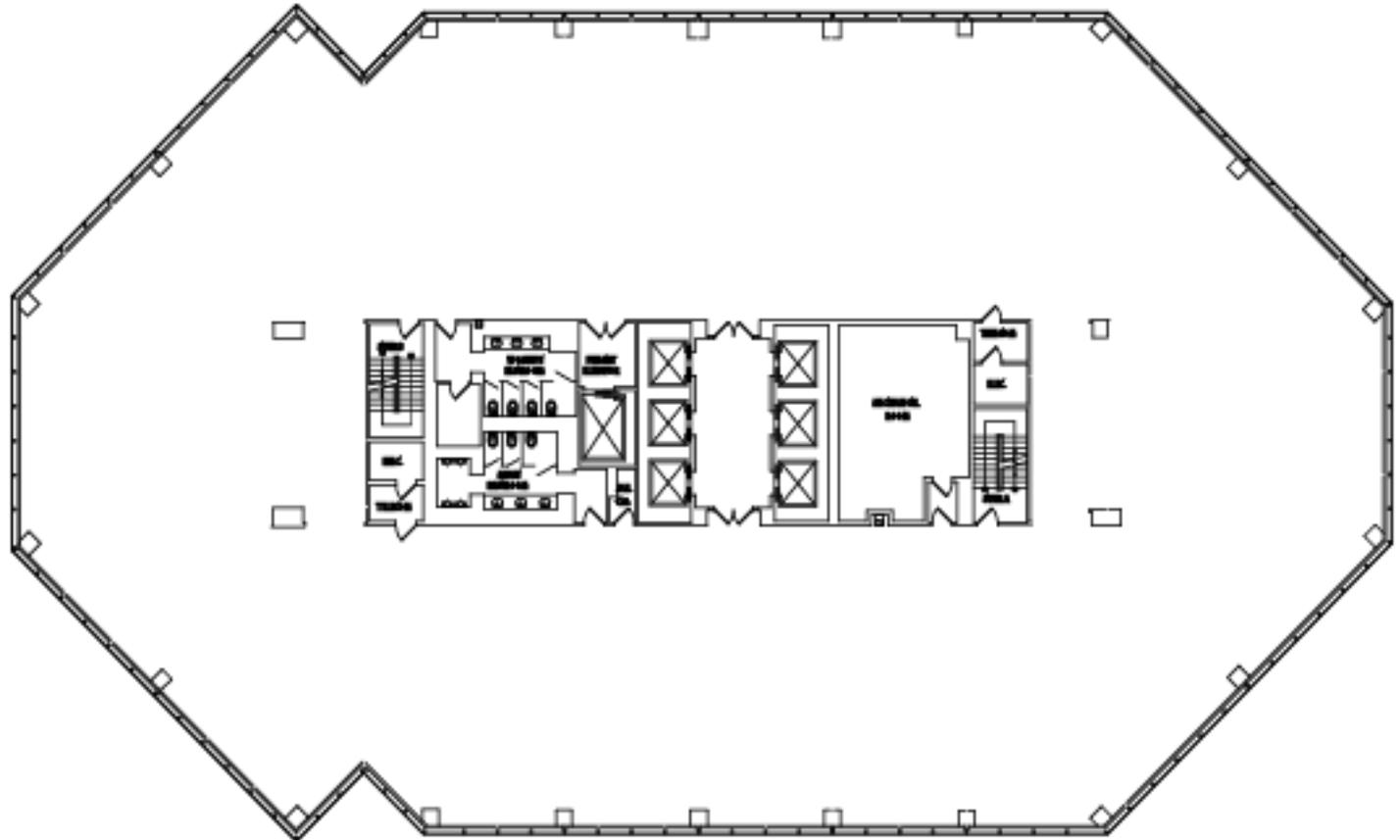
15

ELEVATORS:

6 with 1frt

SLAB TO SLAB:

12'



WHERE CULTURE COMES TOGETHER



Downtown Newark is a center for center for live events throughout all of New Jersey. From classical and pop concerts at NJPAC to sporting games and big-name performances at Prudential Center. Gateway is at the threshold of culture and entertainment.



DINE.

- | | |
|---------------------------|----------------------------|
| 1. Just Fish Café | 9. Wok to Walk |
| 2. Hobby's Delicatessen | 10. Dunkin Donuts |
| 3. Blaze Pizza | 11. Edison Ale House |
| 4. Chipotle Mexican Grill | 12. Joon Fried Fish Market |
| 5. 27 Mix | 13. McGoverns Tavern |
| 6. Burger Walla | 14. Dinosaur Bar-B-Q |
| 7. Jimmy John's | 15. Market St Bar & Grill |
| 8. Starbucks | 16. Black Swan Espresso |

SHOP.

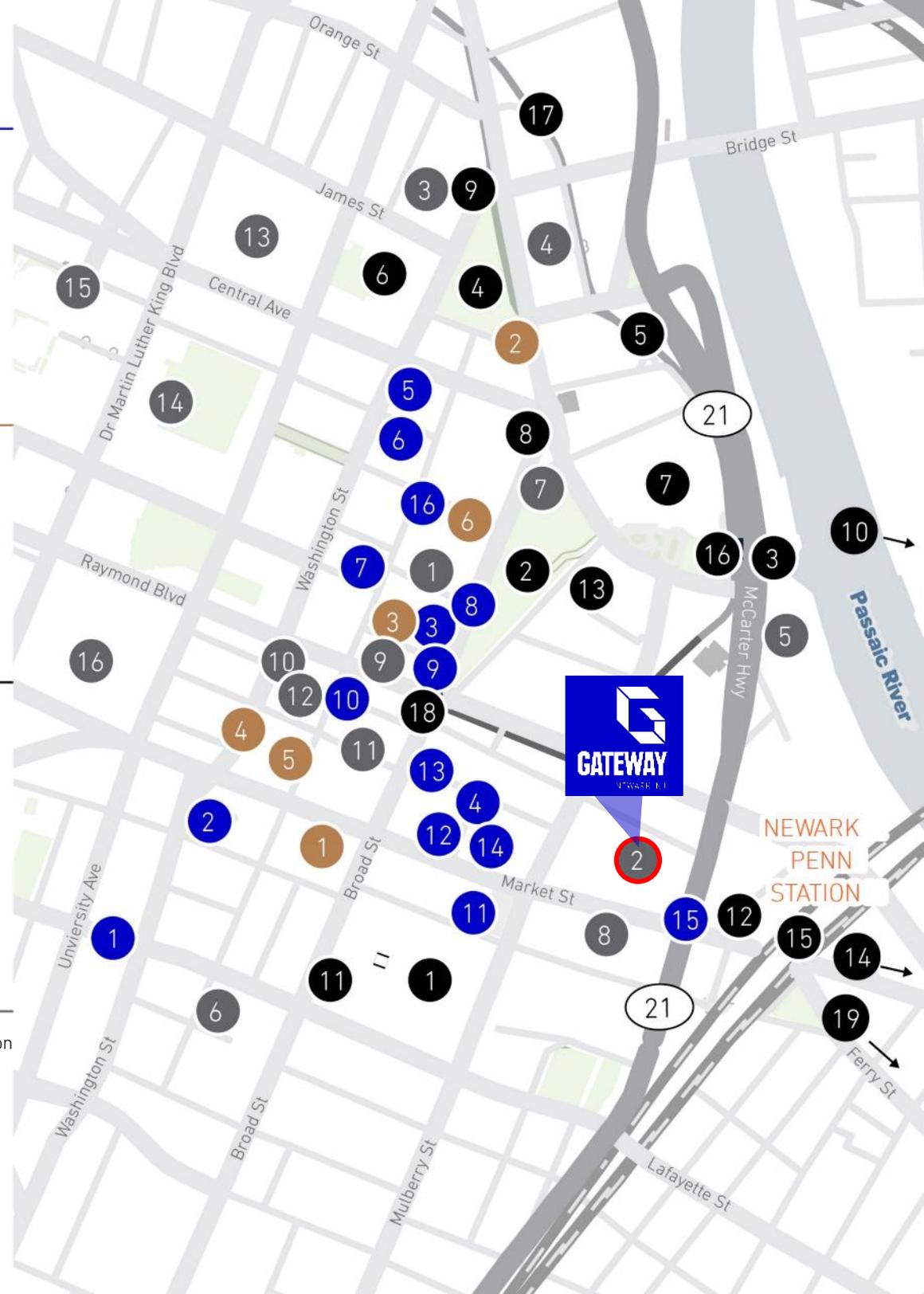
- | | |
|------------------------|---------------------------|
| 1. Payless Shoe Source | 6. Hahne & Co. |
| 2. Value Plus Pharmacy | - PetCo |
| 3. Nike Factory Store | - Whole Foods |
| 4. Dollar General | - Barnes and Noble |
| 5. Gap Outlet | - City MD |
| | - Kite and Key Tech Store |
| | - CoolVines |
| | - Launchpad Co-working |
| | - Marcus BP |

PLAY.

- | | |
|---|--|
| 1. Prudential Center | 11. Courtyard by Marriott |
| 2. Military Park | 12. Hilton Newark Penn |
| 3. Minish Park | 13. Best Western Plus |
| 4. Washington Park | 14. Riverfront Park |
| 5. Lombardy Park | 15. Newark Penn Station (AMTAK, PATH, NJT) |
| 6. Newark Museum | 16. NJ PAC/Center St Light Rail |
| 7. NJPAC | 17. Riverfront Stadium Light Rail |
| 8. Alijira, Center for Contemporary Art | 18. Military Park Light Rail |
| 9. Newark Public Library | 19. Retail on Ferry Light Rail |
| 10. Red Bull Arena | |

EMPLOY.

- | | |
|-------------------------------------|-------------------------------------|
| 1. Prudential Tower | 10. NJ Department of Transportation |
| 2. Gateway | 11. Newark Public Schools |
| 3. Audible | 12. NJ Superior Courts |
| 4. IDT | 13. Saint Michaels Medical |
| 5. Federal Bureau of Investigation | 14. Rutgers University |
| 6. Discovery Charter School | 15. NJIT |
| 7. Trinity & St. Philip's Cathedral | 16. Essex County College |
| 8. Edison ParkFast | |
| 9. NJ Attorney General Office | |



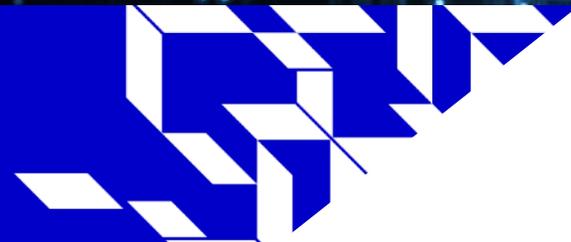
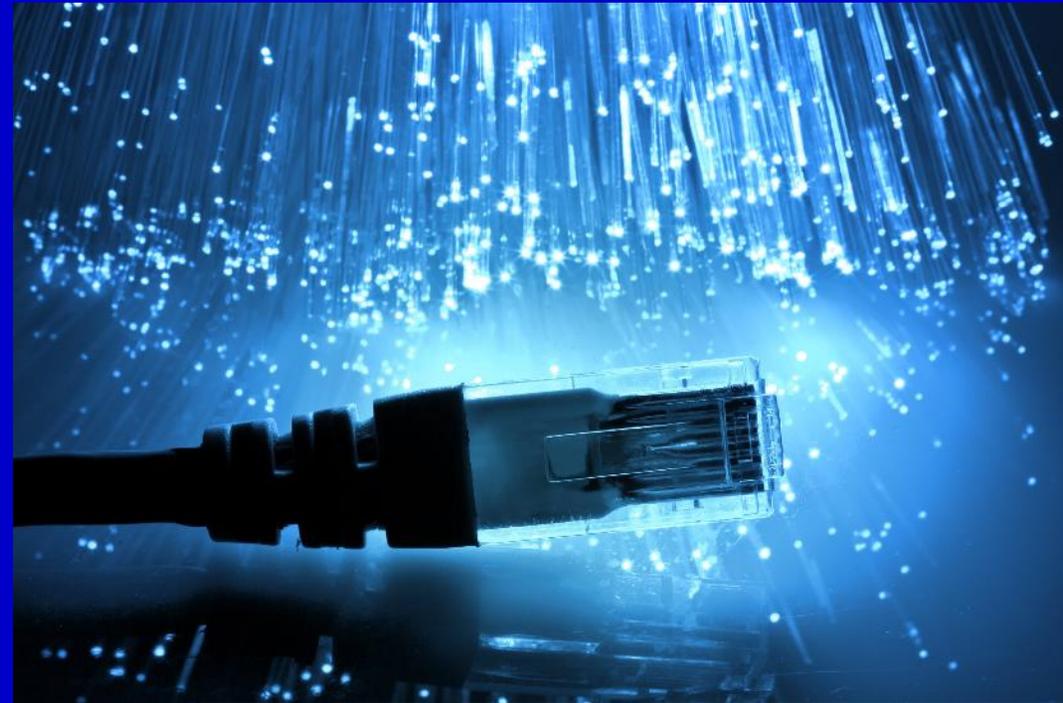


WHERE
TECH
COMES
TOGETHER

Panasonic



FREE WIFI: #####



WHERE
WORK/LIFE
COMES
TOGETHER



GATEWAY OASIS

Onyx Equities is pleased to announce its partnership with Better Spaces, a flexible, solutions focused amenity and tenant engagement service.

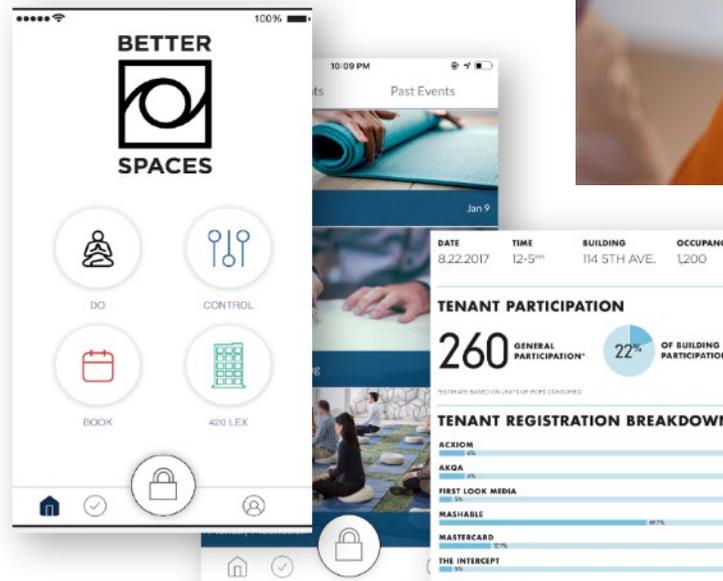
Wellness + marketing space
on the concourse

Community gatherings

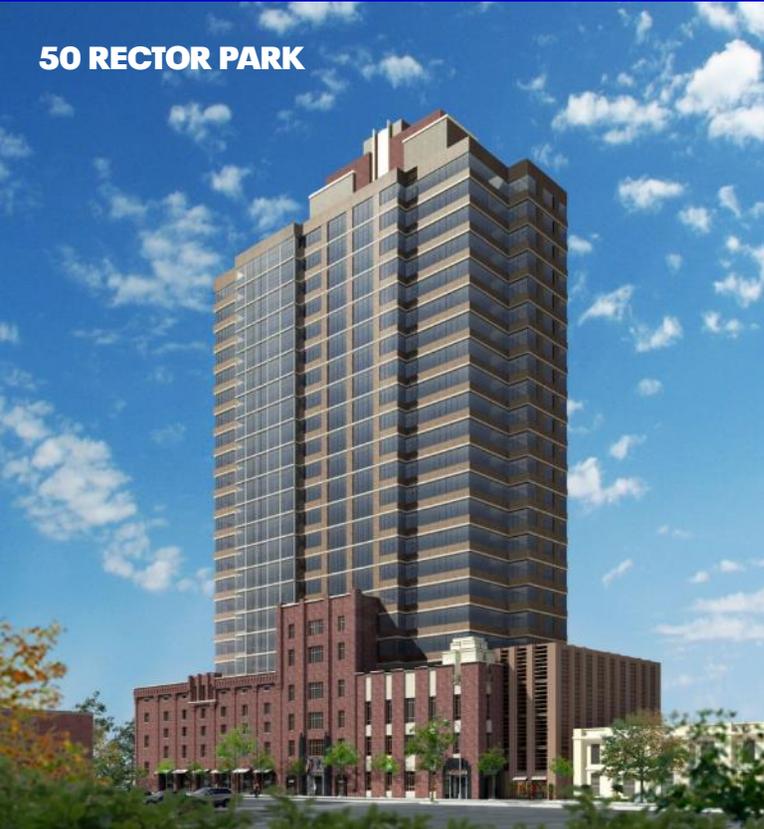
Tenant engagement

Customized technology

Better Spaces will have a robust presence, offering a full schedule of programming to enhance personal & professional wellness as well as fun, interactive activities such as ping pong tournaments, beer tasting, yoga meditation, to name a few. All events will be conveniently accessible to Gateway tenant's through the mobile app.



50 RECTOR PARK



WALKER HOUSE



RIVERFRONT SQUARE



MULBERRY COMMONS



Several multi-housing and redevelopment projects are bringing the work/life balance to Newark's downtown and Broad Street areas.

50 RECTOR PARK

23-story, 169 rental units, street-level retail space

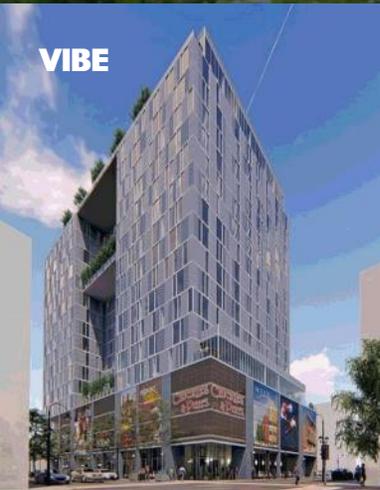
WALKER HOUSE

21-story, 264 rental units, street-level retail space

MULBERRY COMMONS

Public park, adjacent to the Prudential Center
Interactive fountains, public art, retail establishments

VIBE



THE HALO



ONE THEATER SQUARE



VIBE

17-story, 256-units, street-level retail space

THE HALO

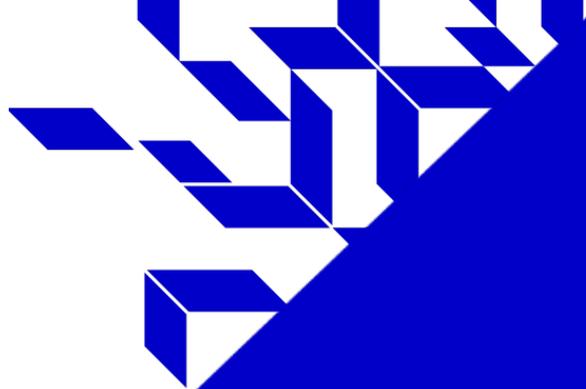
40-story, 600-units, street-level retail space

ONE THEATER SQUARE

22-story, 245-units, street-level retail space

RIVERFRONT SQUARE

22-story, 245-units, street-level retail space



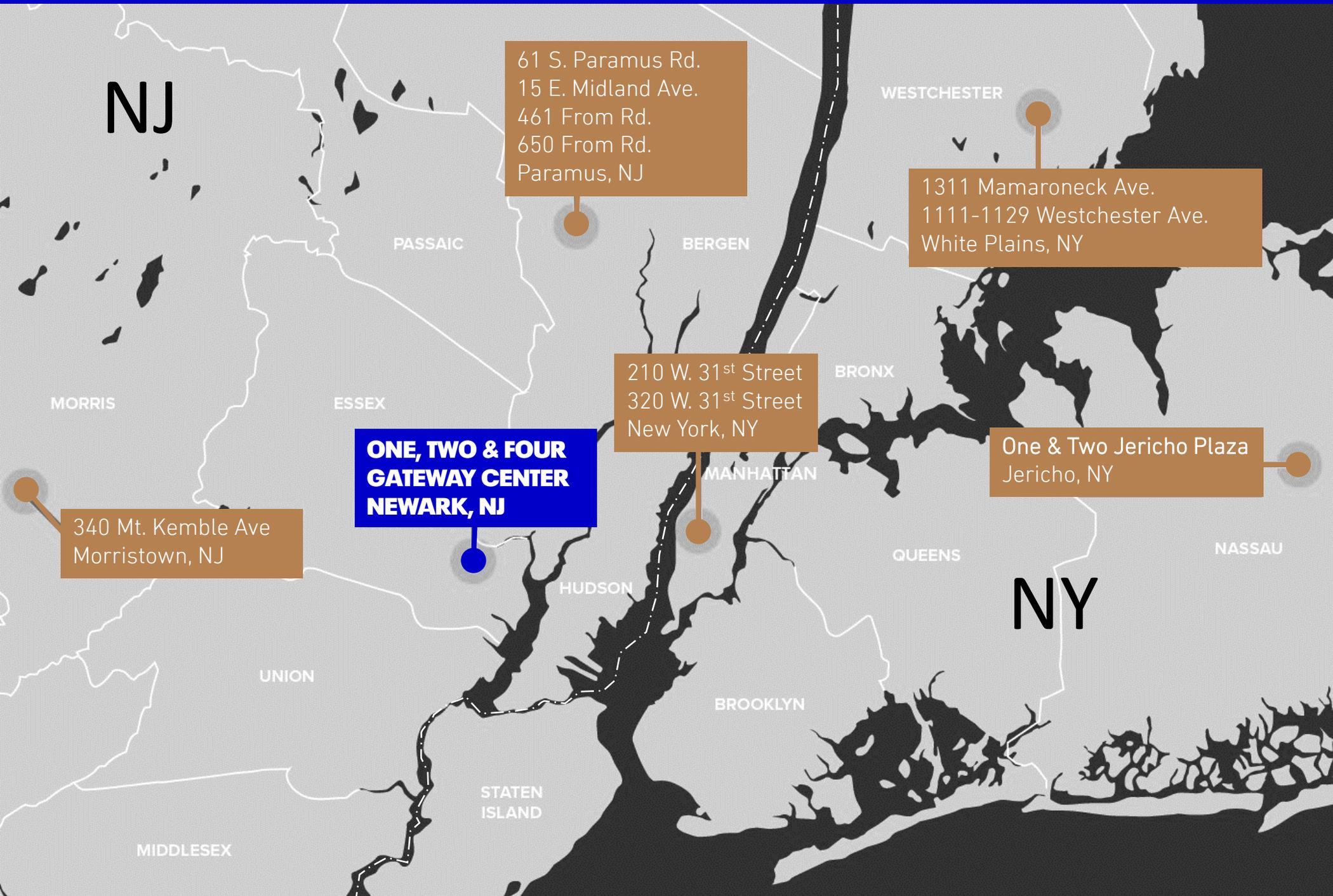
MEET
THE
NEW
OWNER



OUR SUCCESS STORIES



OUR CLASS A OFFICE HOLDINGS



61 S. Paramus Rd.
15 E. Midland Ave.
461 From Rd.
650 From Rd.
Paramus, NJ

1311 Mamaroneck Ave.
1111-1129 Westchester Ave.
White Plains, NY

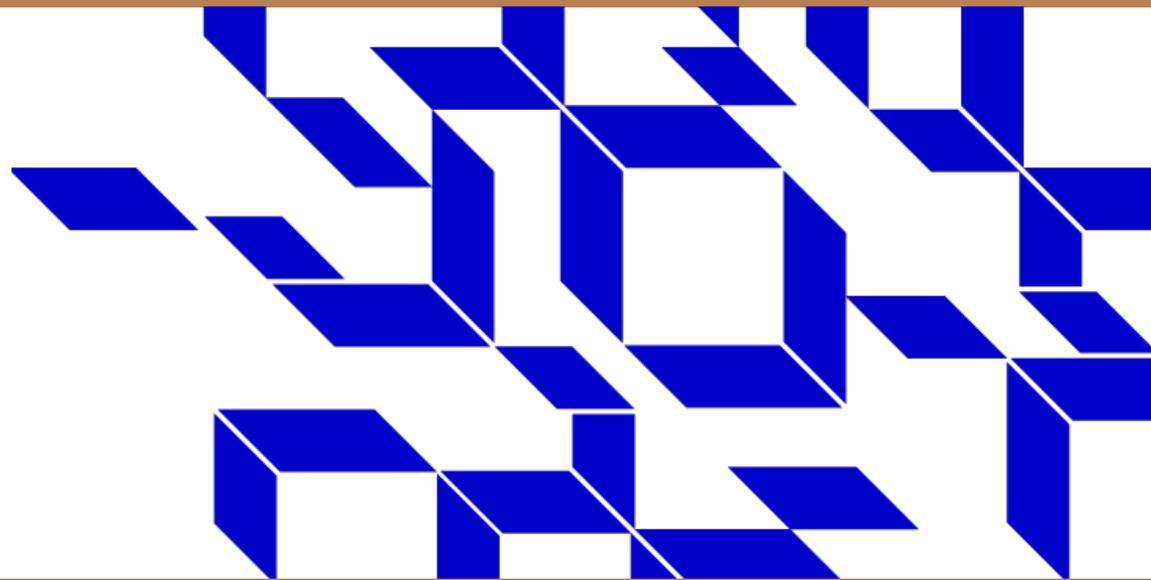
210 W. 31st Street
320 W. 31st Street
New York, NY

One & Two Jericho Plaza
Jericho, NY

**ONE, TWO & FOUR
GATEWAY CENTER
NEWARK, NJ**

340 Mt. Kemble Ave
Morristown, NJ

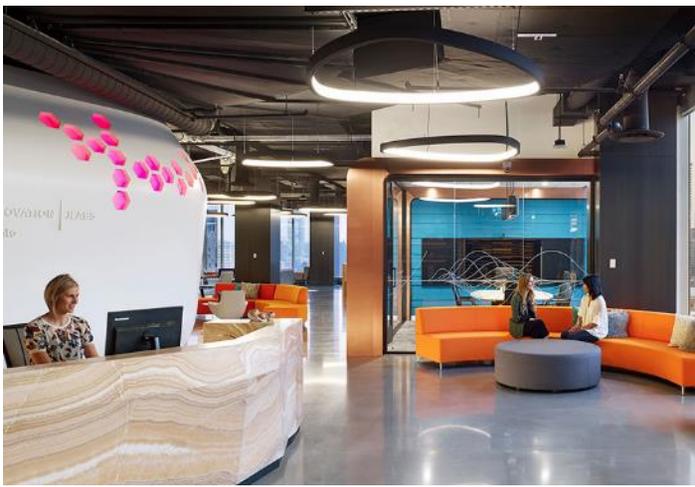
BEHIND
THE
DESIGN

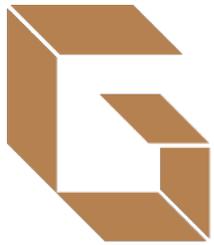


Gensler

OUR SUCCESS STORIES

Gensler





GATEWAY

NEWARK, NJ

FIND
OUT
MORE

GATEWAYNJ.COM

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