



Investing in New Jersey's Premier Transit-Oriented Development

One Gateway Center was the first of the four office buildings in this landmark office/retail/hotel complex in downtown Newark. Its 26 floors and retail concourse contain 446,000 square feet of offices and 50,000 square feet of retail space with 1,100 parking spaces on two parking decks and a surface lot. One Gateway represents both Advance's first investment in Newark and its first downtown office property. A major multi-million dollar renovation and repositioning program was completed November 2004. The property is directly connected to Penn Station, serving Amtrak, NJ Transit, PATH trains and Newark Airport trains, as well as to the Gateway Hilton Hotel and Conference Center and to the whole Gateway complex with its broad array of amenities, retail and dining establishments. It is strategically located within a few blocks of Newark's Federal and County Court Houses, which has made it a particularly attractive choice for legal and government offices.



One Gateway Center Retail Concourse

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One Gateway Center
Newark, New Jersey
446,000 SF Office / 50,000 SF Retail

"As a major property owner throughout the world, we place tough standards on the prospective purchasers of our properties. Advance was selected as our buyer from a well-qualified group of finalists. They met all our objectives on this large transaction."

*John Buza
Executive Director
Morgan Stanley (seller)*



"Gateway One is a large scale urban property requiring vision and capital. Advance clearly demonstrated that they had the capital to back their vision. Representing their first move into Newark, One Gateway Center will be the cornerstone of what I believe will be their successful long term relationship with New Jersey's largest city."

*Andy Merin
Executive Director
Cushman & Wakefield
Capital Market Group (broker)*