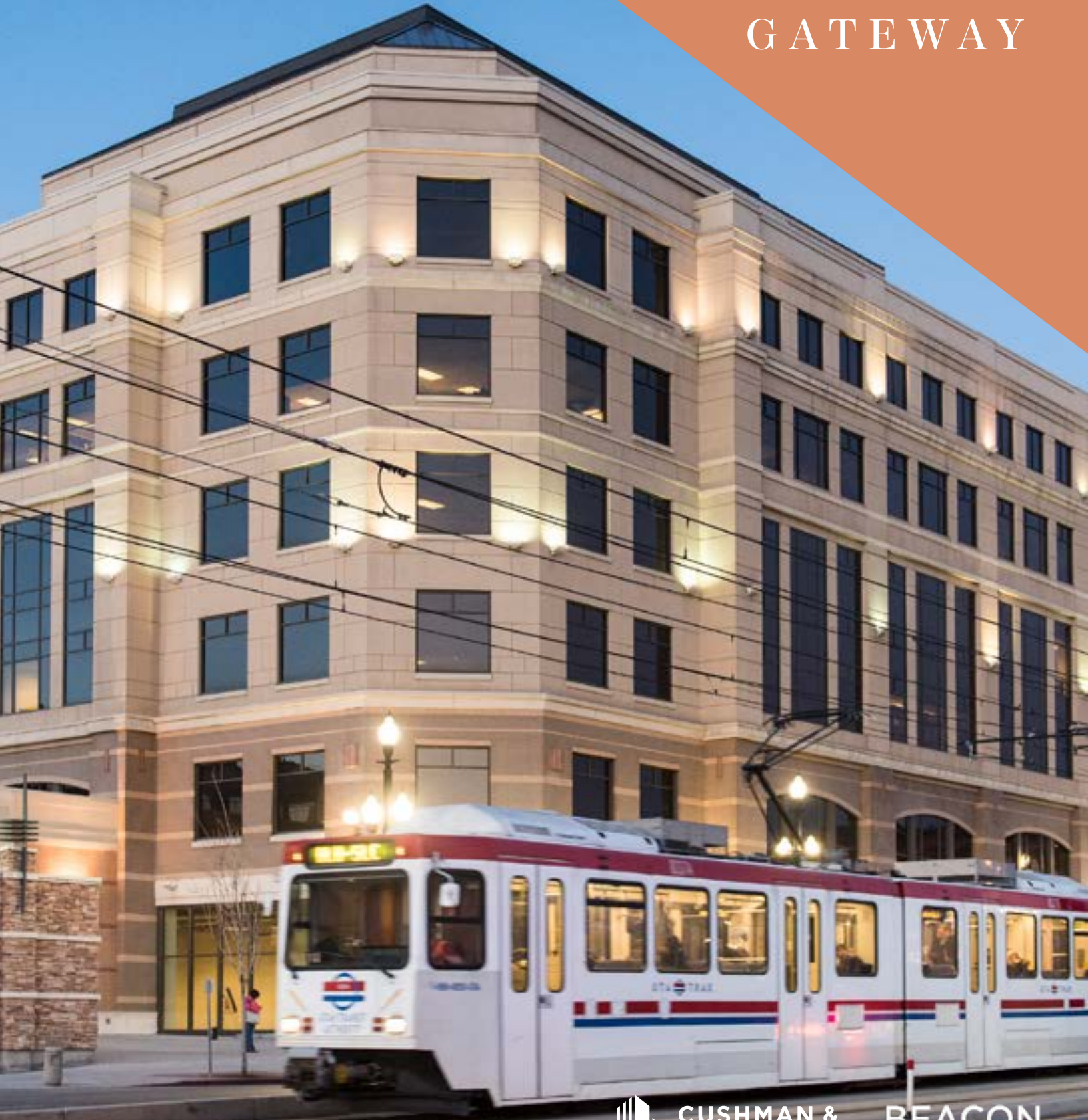


03

GATEWAY



 CUSHMAN &  
WAKEFIELD

BEACON  
CAPITAL PARTNERS



# OFFICES AT GATEWAY

**The Offices at Gateway** are incorporated within The Gateway Mall with on-site amenities including: live entertainment, restaurants and food trucks, shopping, directly adjacent public transportation, Clark Planetarium, concert venues, Megaplex Theatres and Wiseguys Comedy Club.

### Parking

The building offers 3 parking stalls per 1,000 SF leased with direct access to secured underground parking from One Gateway and Three Gateway.

### Transportation

The Offices at Gateway is one of the most connected buildings to public transportation in Salt Lake City. Located on two TRAX lines and positioned between two FrontRunner connection stations, The Gateway has access to the entire Wasatch Front right outside its doors.

### Signage

Building signage available for qualified tenants.

**THE GATEWAY**  
**1.4 million+**  
square feet of retail,  
dining, entertainment  
and office

**4,000+**  
on-site employees  
**1,200+**  
on-site multifamily units  
& condos



MARKETED BY

**MIKE RICHMOND**  
Executive Managing Director  
801 303 5434  
mike.richmond@cushwake.com

**DANA BAIRD, CCIM**  
Executive Managing Director  
801 303 5526  
dana.baird@cushwake.com

# ACCESSIBILITY

Accessibility is crucial to downtown users and the Offices at Gateway provide the ultimate convenience. There is immediate access to TRAX light rail with stops on the north and south side of the project, Frontrunner access on North Temple and 400 West and minutes from multiple I-15 freeway on and off ramps.



# 03 GATEWAY



Suite 350



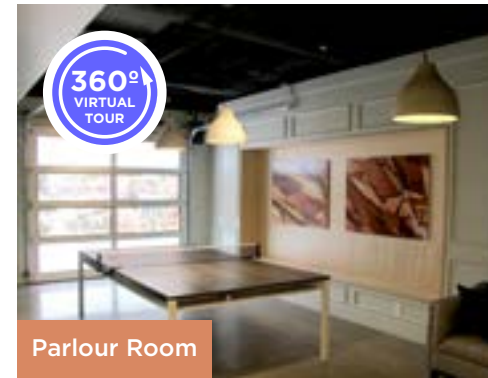
Suite 420



Parlour Room



Fitness Center

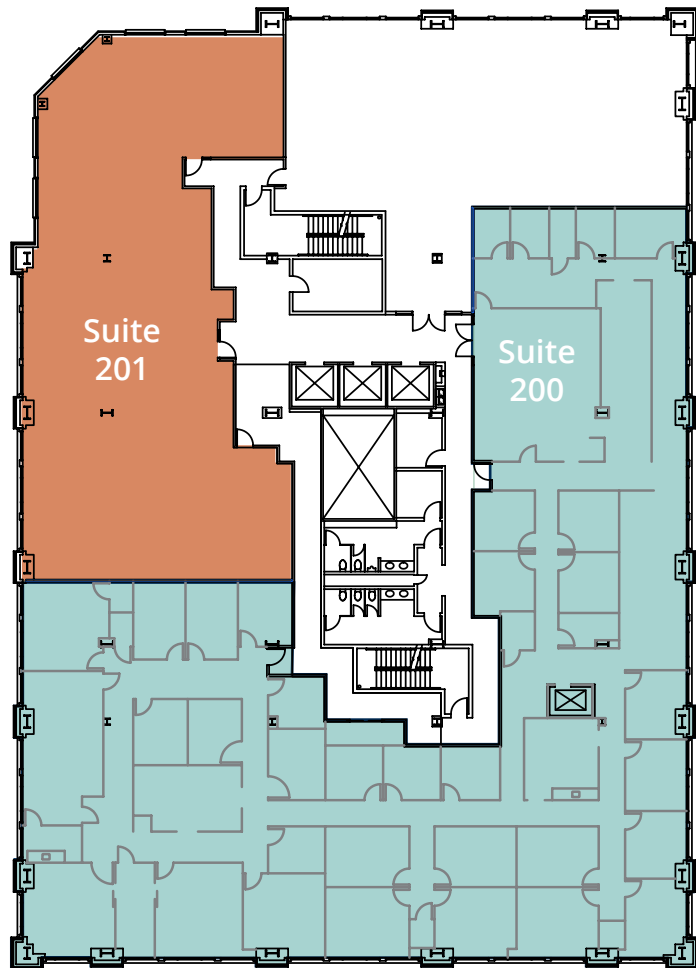


Parlour Room

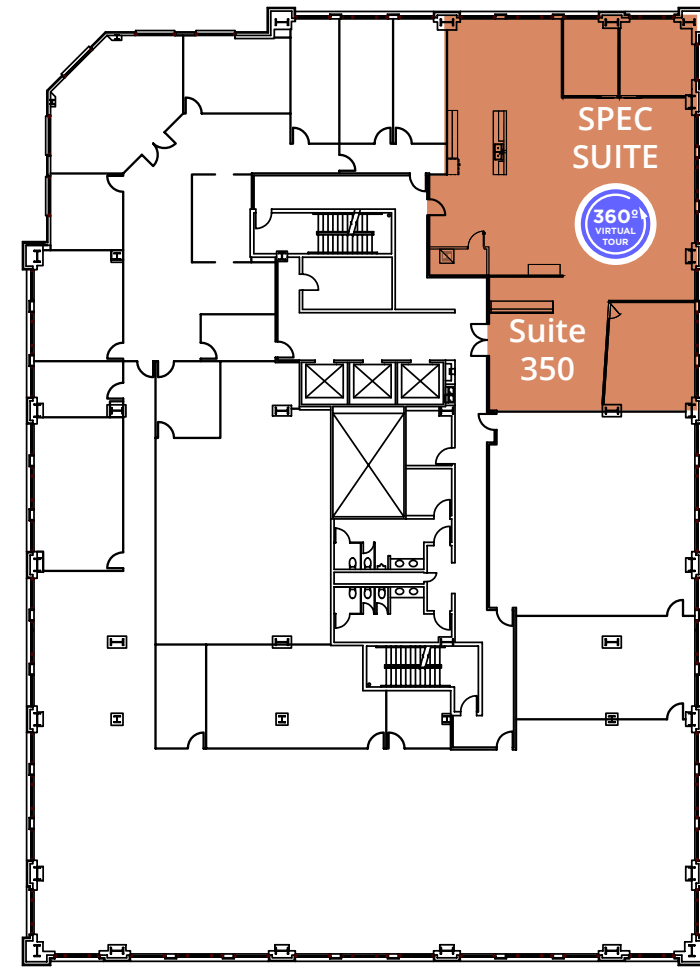
## GATEWAY AMENITIES



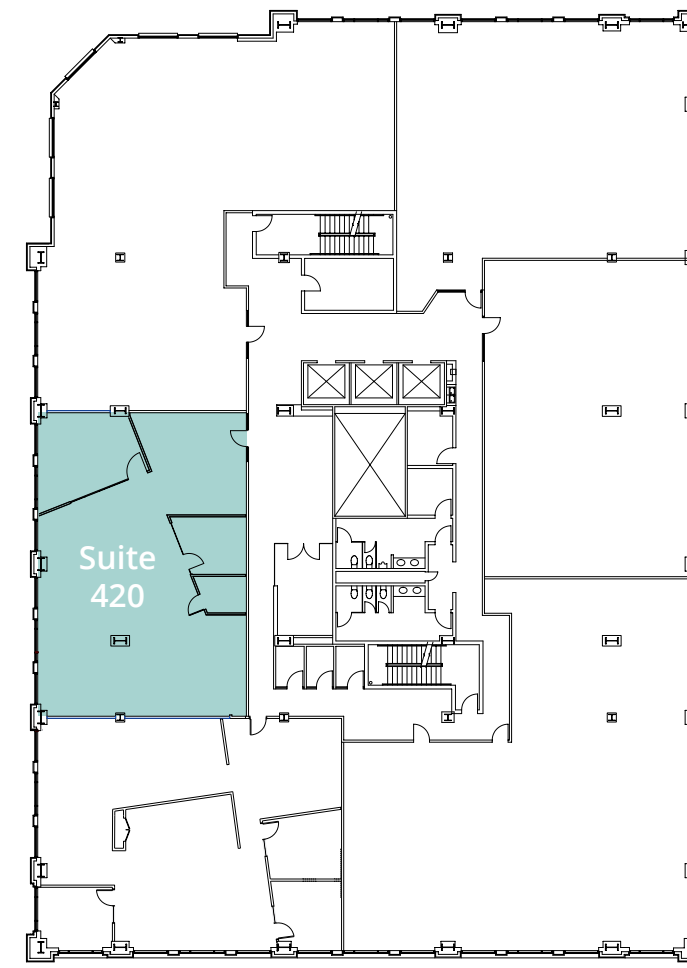
Main Lobby



**2nd Floor**  
■ 200 13,681 RSF  
■ 201 5,524 RSF  
 Vacant  
 Vacant



**3rd Floor**  
■ 350 4,111 RSF  
 Vacant



**4th Floor**  
■ 420 3,053 RSF  
 Vacant



Parlour Room



Conference room



Outdoor Patio

# BEACON

CAPITAL PARTNERS

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management. Beacon invests in high-quality office properties in core urban markets with highly-educated workforces. Our hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives. From Fortune 100 firms to the leading innovative and growth companies, our tenants are proud to call our distinctive workplaces home.



WiredScore  
CERTIFIED

## MARKETED BY

### MIKE RICHMOND

Executive Managing Director  
801 303 5434  
mike.richmond@cushwake.com

### DANA BAIRD, CCIM

Executive Managing Director  
801 303 5526  
dana.baird@cushwake.com

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## Beehive put on the Rooftop of Gateway Tower

We now have a honey bee beehive here at The Gateway! As part of Beacon's commitment to sustainability, Beacon has partnered with the Best Bees Company to maintain the beehives that were put on top of the roof of Gateway Building 3. The best part? Once the honey is harvested all tenants will receive fresh Beacon Honey! The beehives will be maintained by professionals from Best Bees regularly. The honey bees will NOT fly into intake air vents, cooling towers, or other equipment. There are 2 total hives and each hive supports 10,000 or more honeybees. Urban beehives, such as the one here at The Gateway, actually produce more honey than suburban beehives—better nutrition being one factor. Other notable places where beehives have been placed on rooftops is The White House, Colorado Convention Center, The Pacific Science Center, and Fairmont Hotels. We hope you are as excited as we are about this project!

