

NOW LEASING

OFFICES AT  
GATEWAY  
03 & 05



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 shopping, hospitality.

Directly adjacent public transportation, the Delta Center, 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.



## 2.1M+

square feet of mixed development. Retail, dining, entertainment, hospitality, residential, and office.



## \$100M

in renovations completed since 2016.



## Events

Olympic Legacy Plaza, festivals, concerts, outdoor galleries.



## Transit

Immediate access to four TRAX stations, walking distance to FrontRunner

MARKETED BY

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**DANA BAIRD, CCIM**

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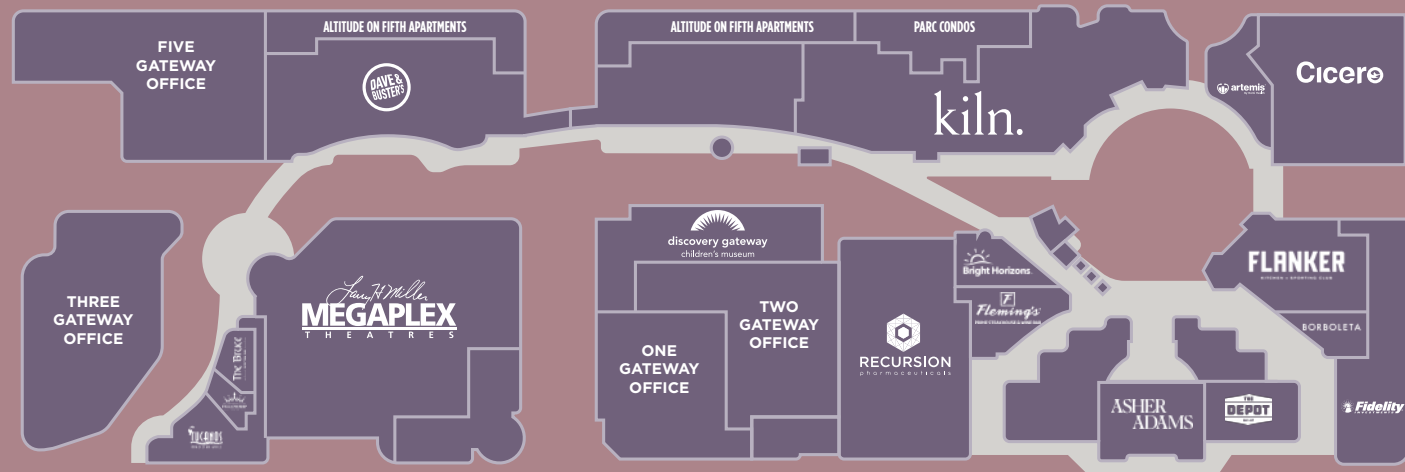
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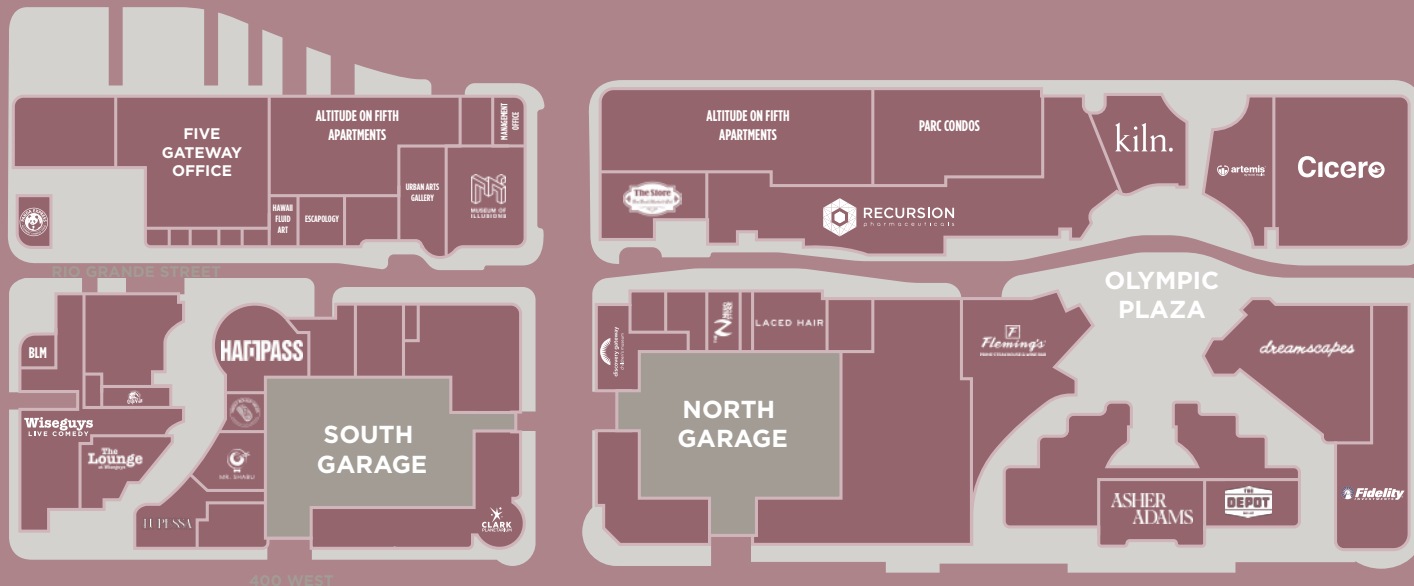


# OFFICES AT GATEWAY

## Upper Level



## Street Level



HARTPASS



J. F. MILLER  
MEGAPLEX  
THEATRES

Wiseguys  
LIVE COMEDY



# Gateway Office Amenities



### FITNESS CENTER

Located in Gateway 3

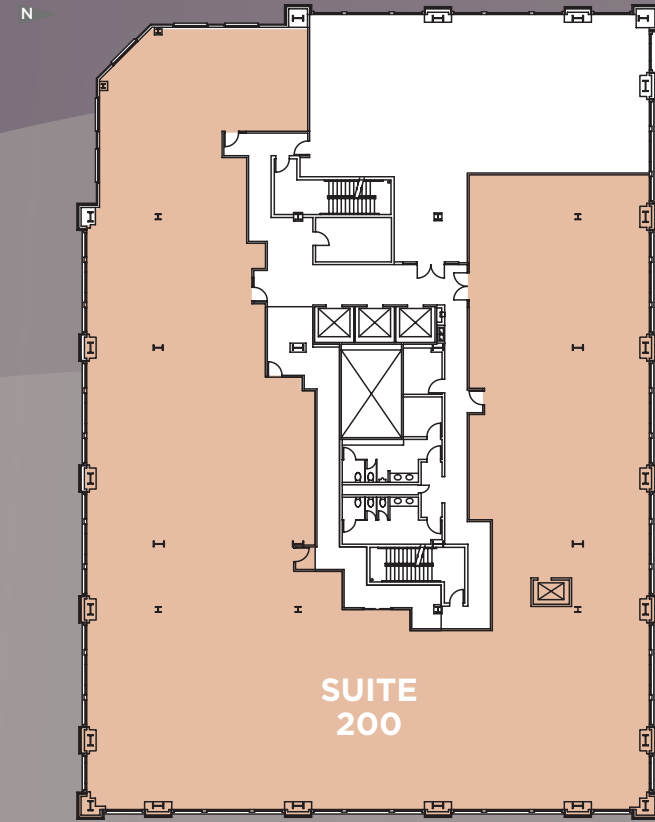
### CONFERENCE ROOM

Located in Gateway 3

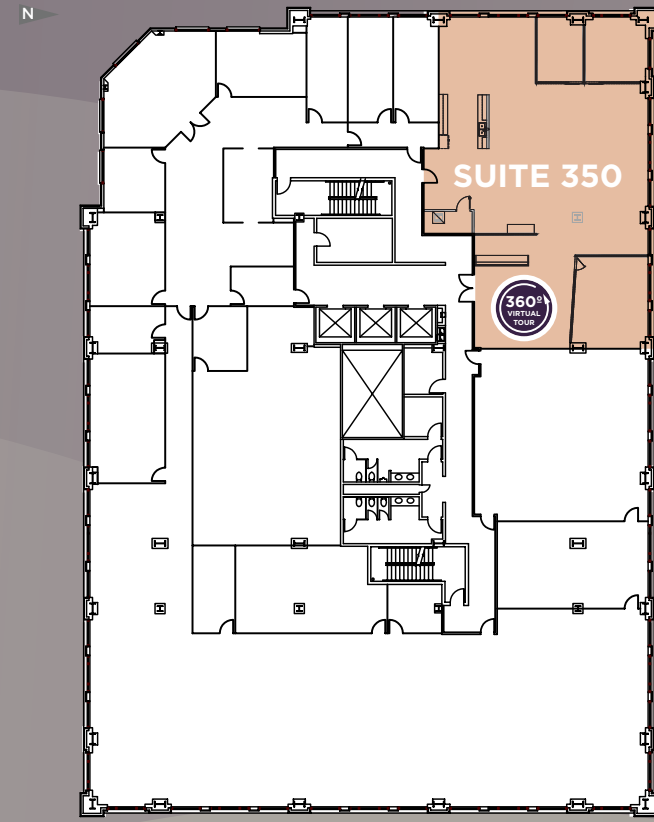
### OUTDOOR PATIO

Located in Gateway 1

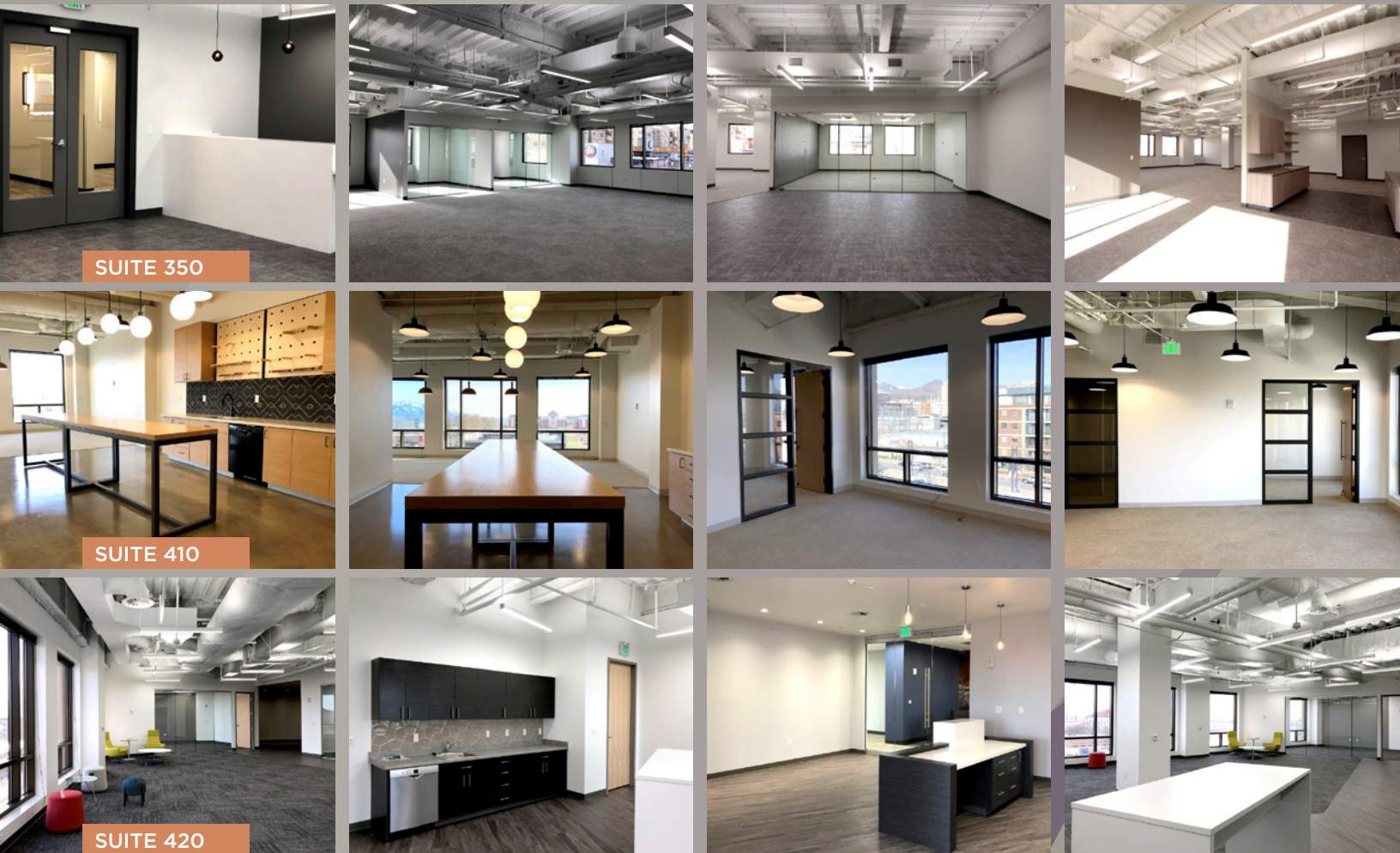
03  
GATEWAY



**FLOOR 2** 200 19,205 RSF Vacant



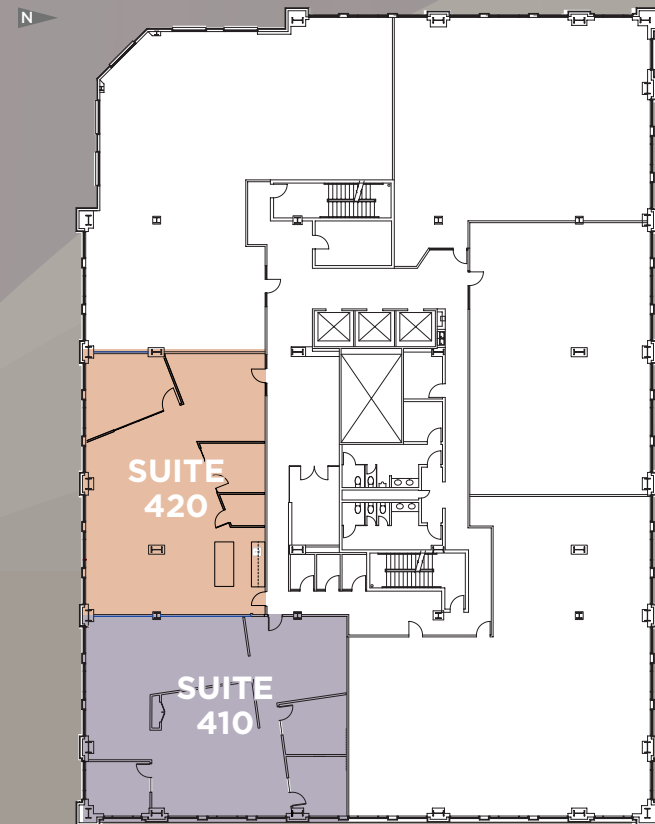
**FLOOR 3** 350 4,111 RSF Vacant



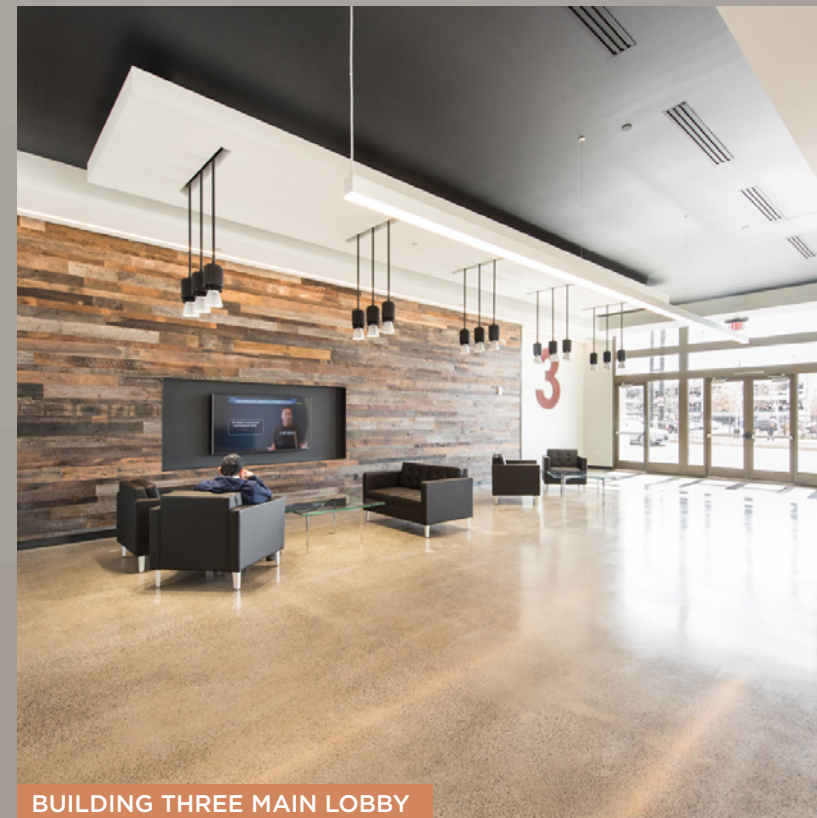
SUITE 350

SUITE 410

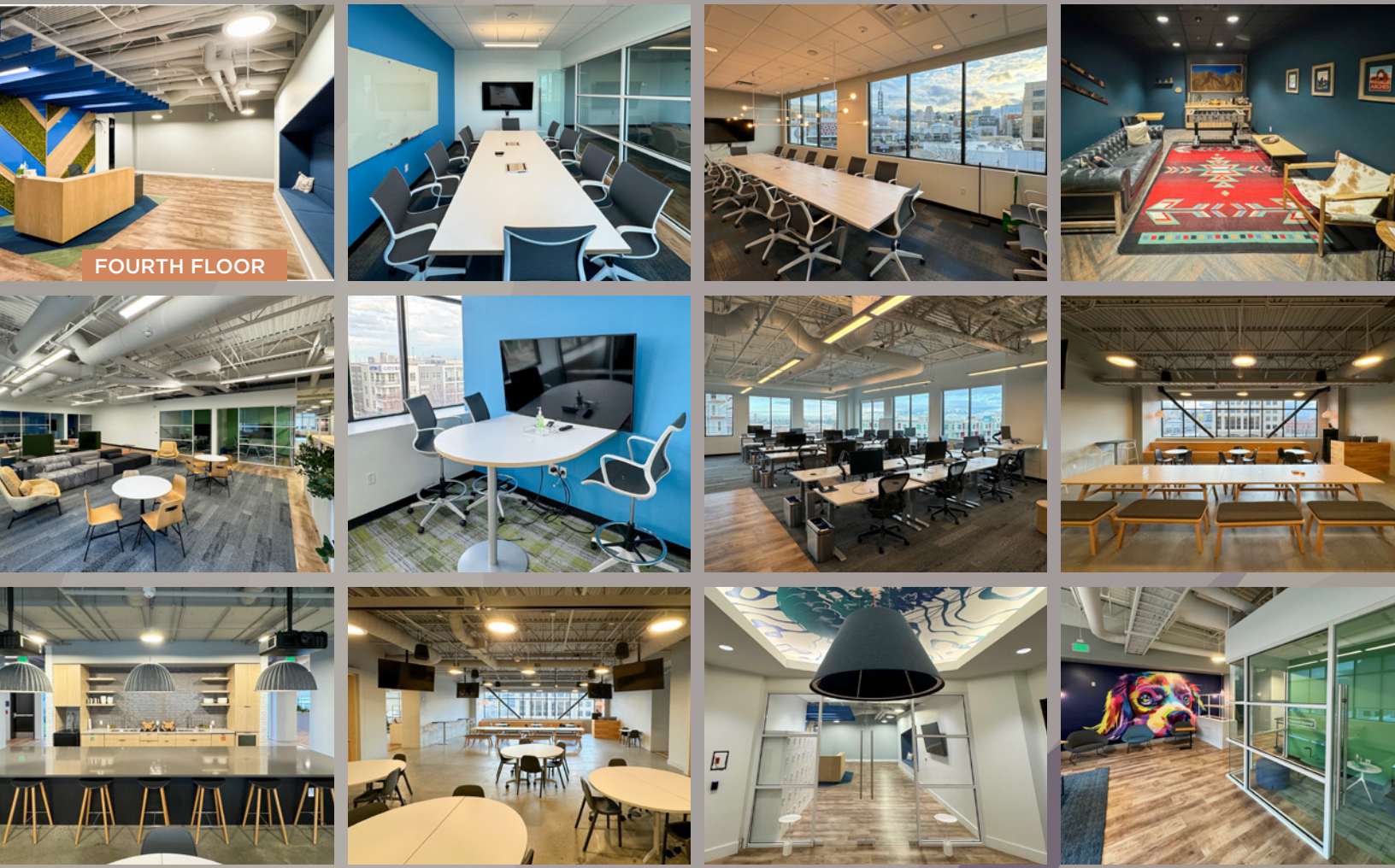
SUITE 420



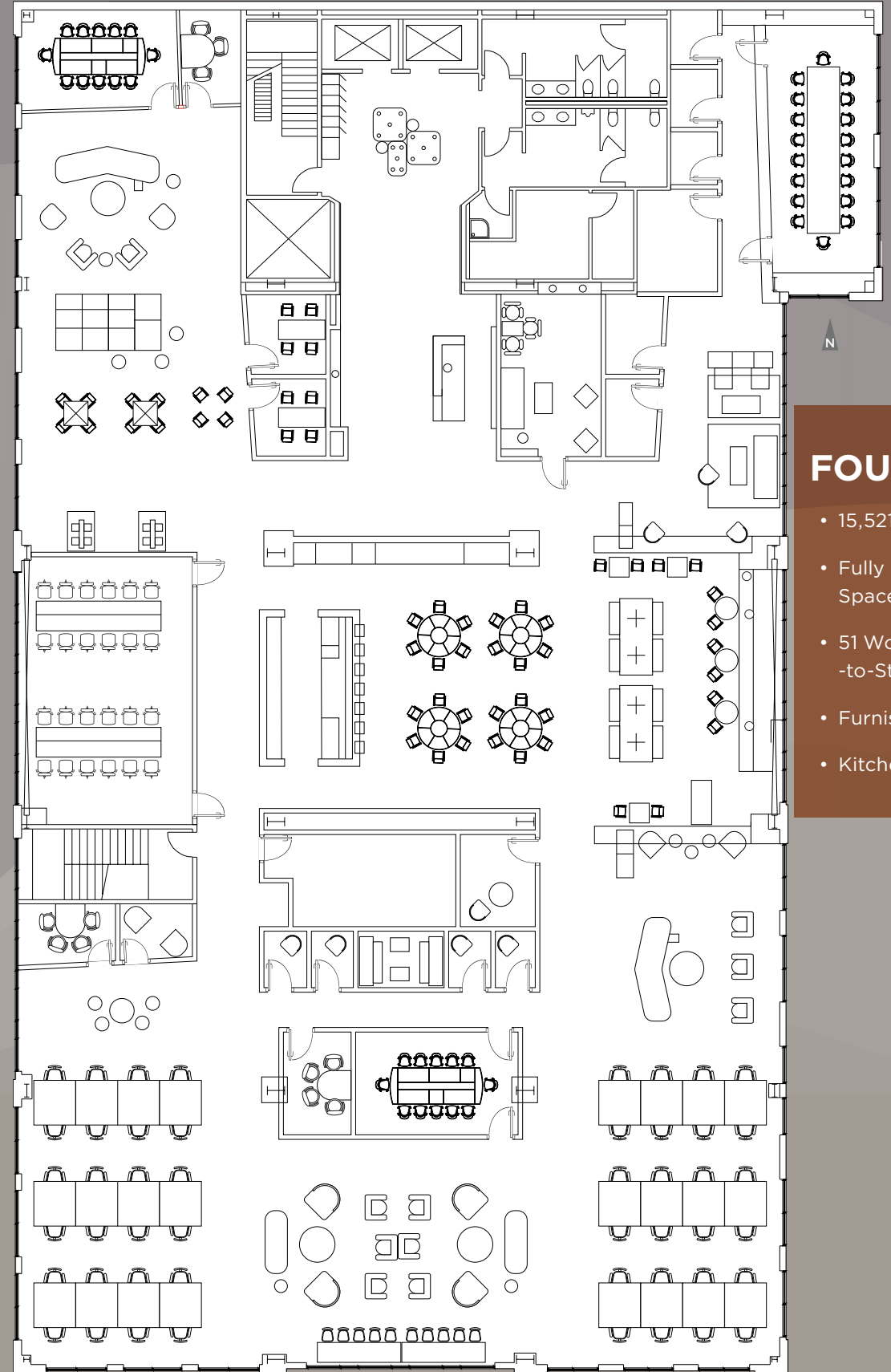
**FLOOR 4**  
410 3,425 RSF Vacant  
420 3,053 RSF Vacant



BUILDING THREE MAIN LOBBY



FOURTH FLOOR



### FOURTH FLOOR

- 15,521 RSF
- Fully Furnished, Plug & Play Space
- 51 Workstations with Sit-to-Stand Desks
- Furnished Conference Rooms
- Kitchen and Lounge Areas



# OFFICES AT GATEWAY 03 & 05

## 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

### 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!



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