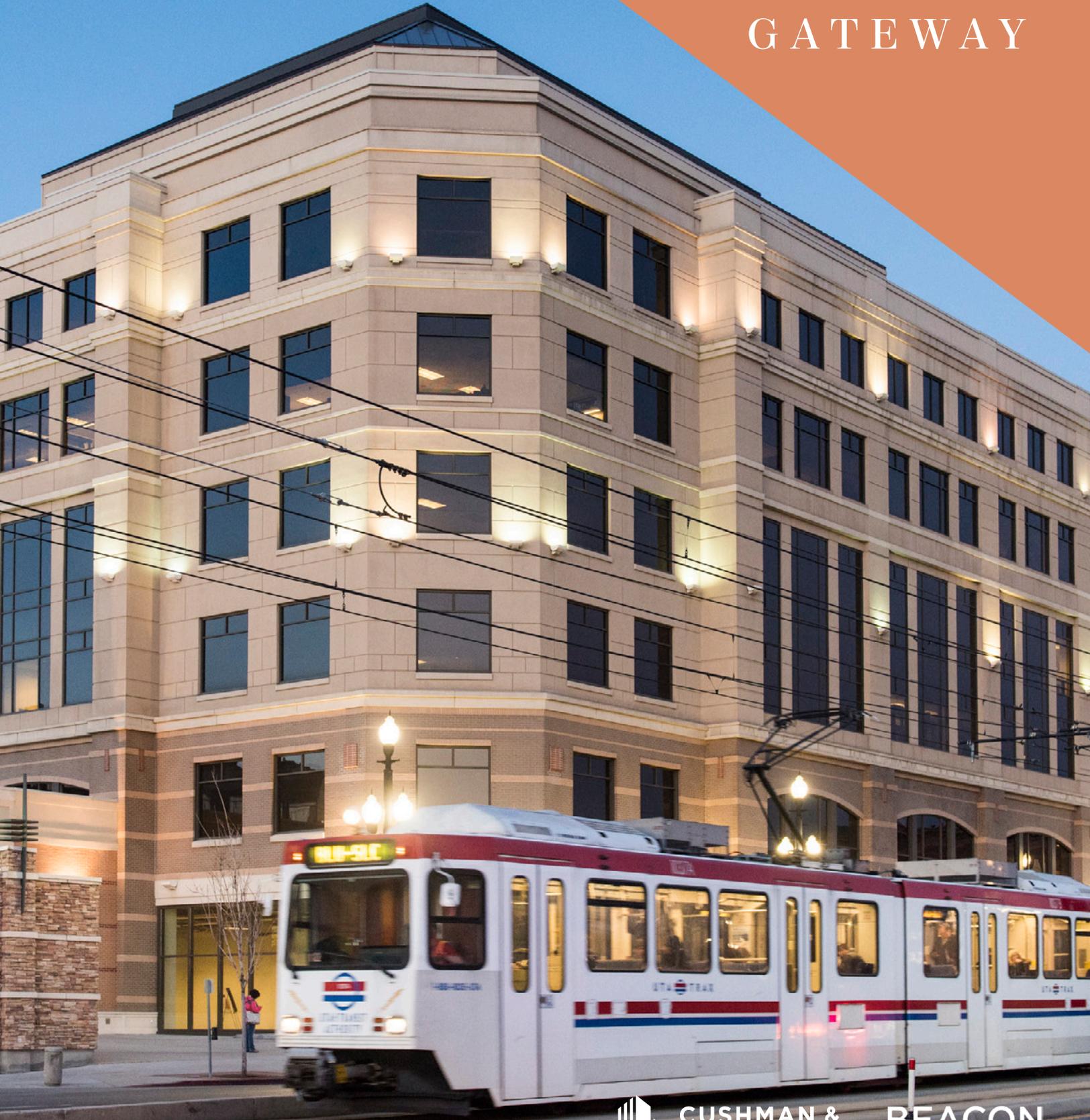


03

GATEWAY





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



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.

MARKETED BY

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Executive Managing Director

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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.



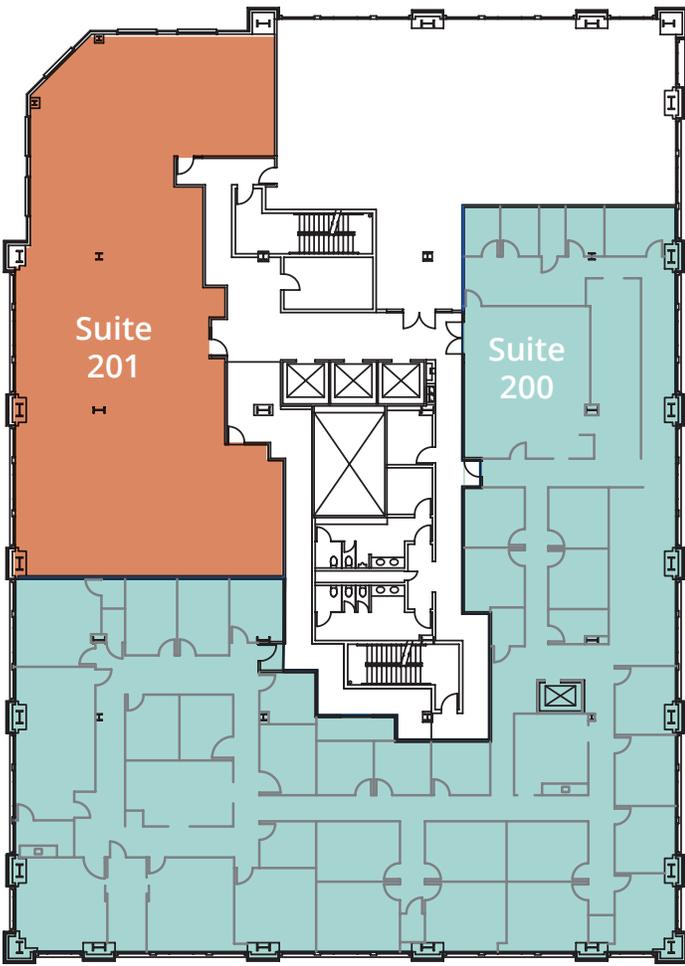
03

GATEWAY

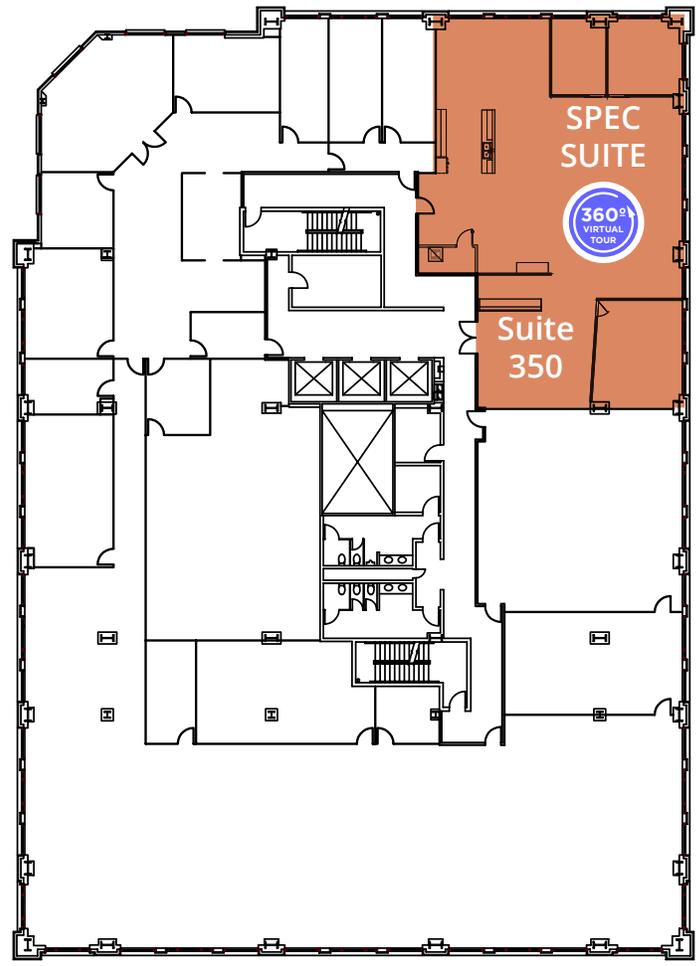


Suite 350

Suite 420



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



3rd Floor	350	4,111 RSF	Vacant	↗
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Parlour Room



Fitness Center

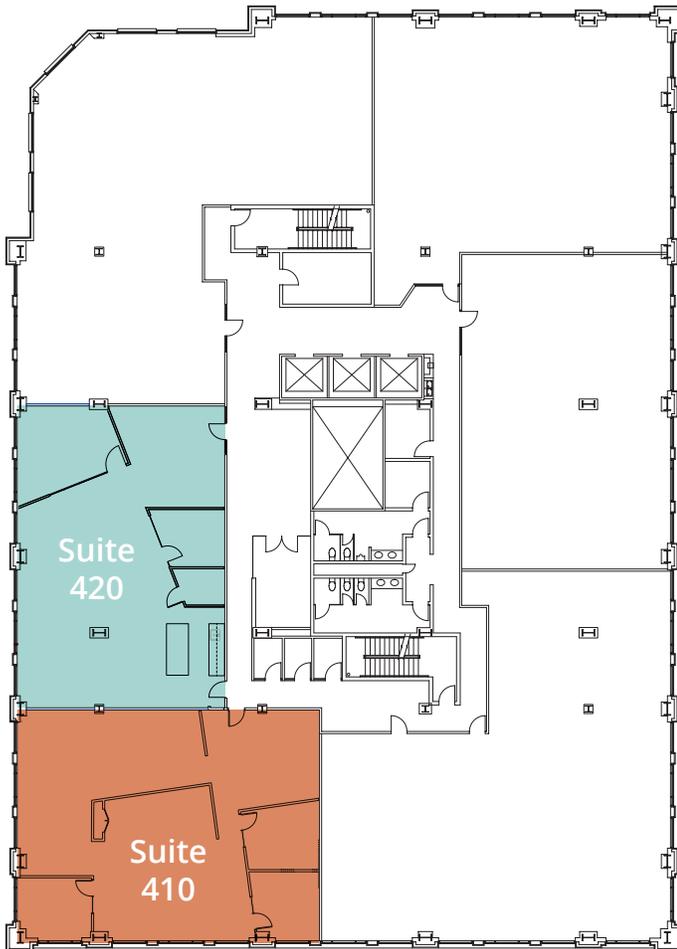


Parlour Room

GATEWAY AMENITIES



Main Lobby



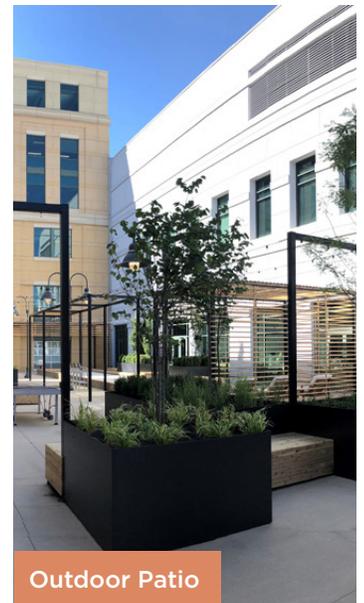
4th Floor	■ 410	3,425 RSF	11/1/2025 Vacant
	■ 420	3,053 RSF	



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

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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!

