



Station

AT THE GATEWAY

41



Conceptual rendering



Station 41

AT THE GATEWAY

SALT LAKE CITY / UTAH

Utah's most unique, re-imagined office opportunity located in the heart of downtown and within The Gateway mixed-use development of housing, shopping, dining, entertainment and office.

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.

Station 41 at The Gateway offers large floor plates for maximum efficiency. Available options ranging between 45,000 – 120,000 square feet.

The building offers 3 parking stalls per 1,000 SF leased with direct access to secured underground parking.

Dedicated dock with direct access to the building.

Building signage is available for qualified Tenant.

UNIVERSITY OF UTAH

TEMPLE SQUARE

CITY CREEK CENTER

SALT PALACE CONVENTION CENTER

VIVINT SMART HOME ARENA

THE GATEWAY
RETAIL/OFFICE/RESIDENTIAL

Station 41
AT THE GATEWAY

RED LINE TRAX

GREEN/BLUE LINE TRAX

North Temple

400 WEST

FRONT RUNNER STATION

FRONT RUNNER



Google Earth Imagery



THE GATEWAY

1.4 million+

square feet of retail, dining,
entertainment and office

4,000+

on-site employees

2,396

parking spaces

1,200+

on-site multifamily units & condos

RETAIL AND AMENITIES

Abercrombie
Abercrombie & Fitch
Accuscan Health Imaging
Apothica
Barnes & Noble Bookstore
Bastille
Bath & Body Works
Bout Time Pub & Grub
Buckle
California Pizza Kitchen
Charming Charlie
Clark Planetarium & IMAX®
Costa Vida
The Depot Concert Venue
Dave & Buster's
Discovery Gateway Children's Museum
DownEast Basics

Fanzz
Fleming's Prime Steakhouse
Francesca's Collections
G-Star RAW
Gateway Aesthetic Inst. & Laser Center
Happy Sumo Sushi Bar & Restaurant
Hot Topic
Journeys
Megaplex 12 at The Gateway
Metro Fitness
Morgan Jewelers
Mountain Town Olive Oil
PacSun
Panda Express
Rocket Fizz
Rocky Mountain Chocolate Factory
Sanctuary Day Spa

Silver Loft
Slate Creek Souvenirs
Sprint
Studio H2O
Sur La Table
T-Mobile
Tie One On
Tresor Jewelers
Tricked Out Accessories
Tucanos Brazilian Grill
Urban Art Gallery
Urban Wear
Verizon Wireless
Victoria's Secret
The Walking Company
Wiseguys Comedy Club
Zumiez





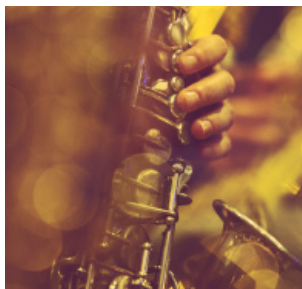
EVERYTHING HAPPENS HERE

What if you took all the best parts of a city and put them in one spot?

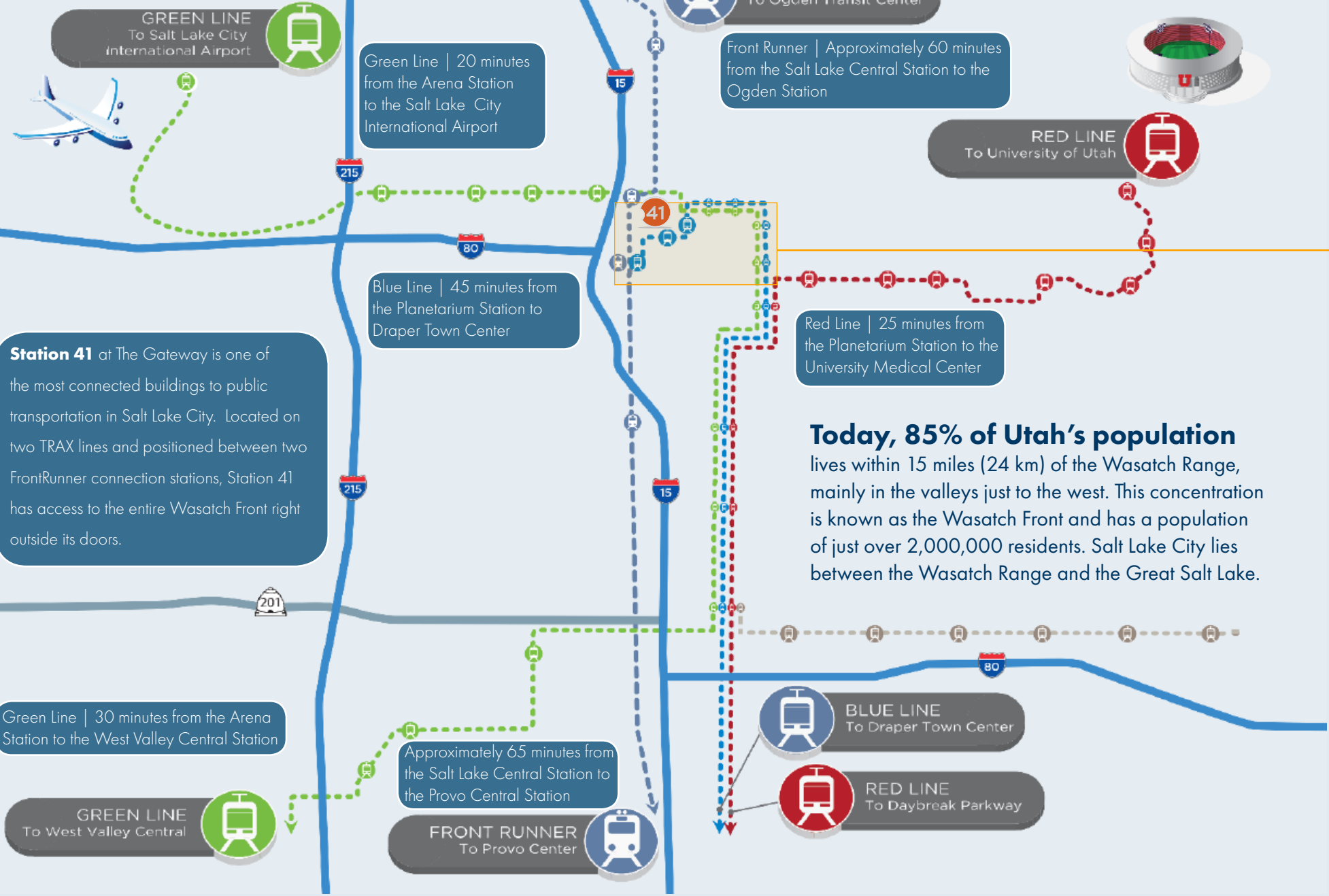
At The Gateway, we're doing just that: taking a vital downtown area of a city on the rise, and elevating it by filling it with all the things that resonate with the people who work, live and play here.



VITAL DOWNTOWN AREA



WELL CONNECTED



GREEN LINE
To Salt Lake City International Airport

Green Line | 20 minutes from the Arena Station to the Salt Lake City International Airport

FRONT RUNNER
To Ogden Transit Center

Front Runner | Approximately 60 minutes from the Salt Lake Central Station to the Ogden Station

RED LINE
To University of Utah

Red Line | 25 minutes from the Planetarium Station to the University Medical Center

Station 41 at The 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, Station 41 has access to the entire Wasatch Front right outside its doors.

Today, 85% of Utah's population lives within 15 miles (24 km) of the Wasatch Range, mainly in the valleys just to the west. This concentration is known as the Wasatch Front and has a population of just over 2,000,000 residents. Salt Lake City lies between the Wasatch Range and the Great Salt Lake.

Green Line | 30 minutes from the Arena Station to the West Valley Central Station

GREEN LINE
To West Valley Central

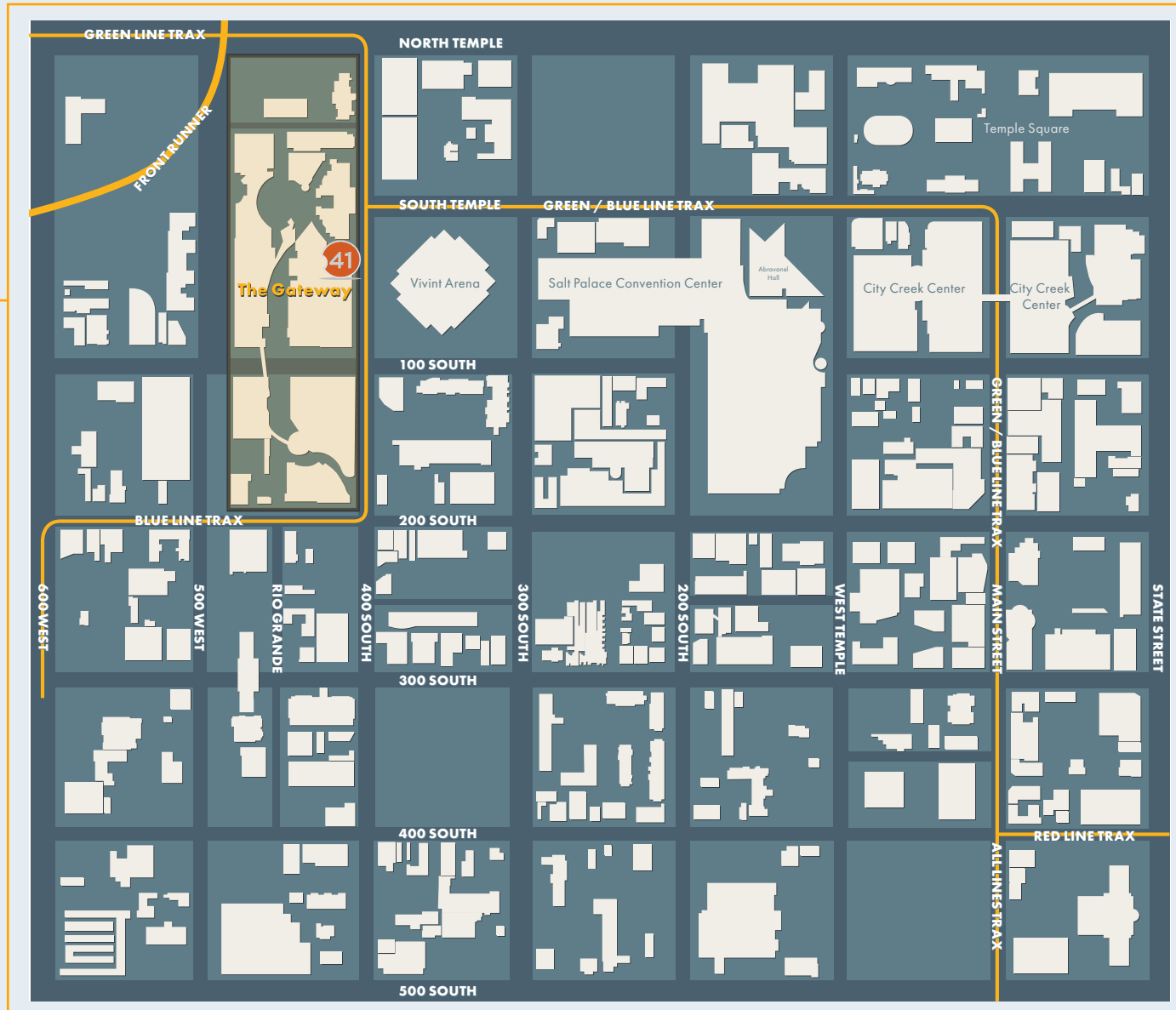
Approximately 65 minutes from the Salt Lake Central Station to the Provo Central Station

FRONT RUNNER
To Provo Center

BLUE LINE
To Draper Town Center

RED LINE
To Daybreak Parkway

DOWNTOWN SALT LAKE CITY



SALT LAKE CITY

Utah Ranks #7

Best State



Utah is the Fastest

Growing State



Best State for Business

3rd Year in a Row



Utah Cities Ranked 1&2

For Fastest Job Growth

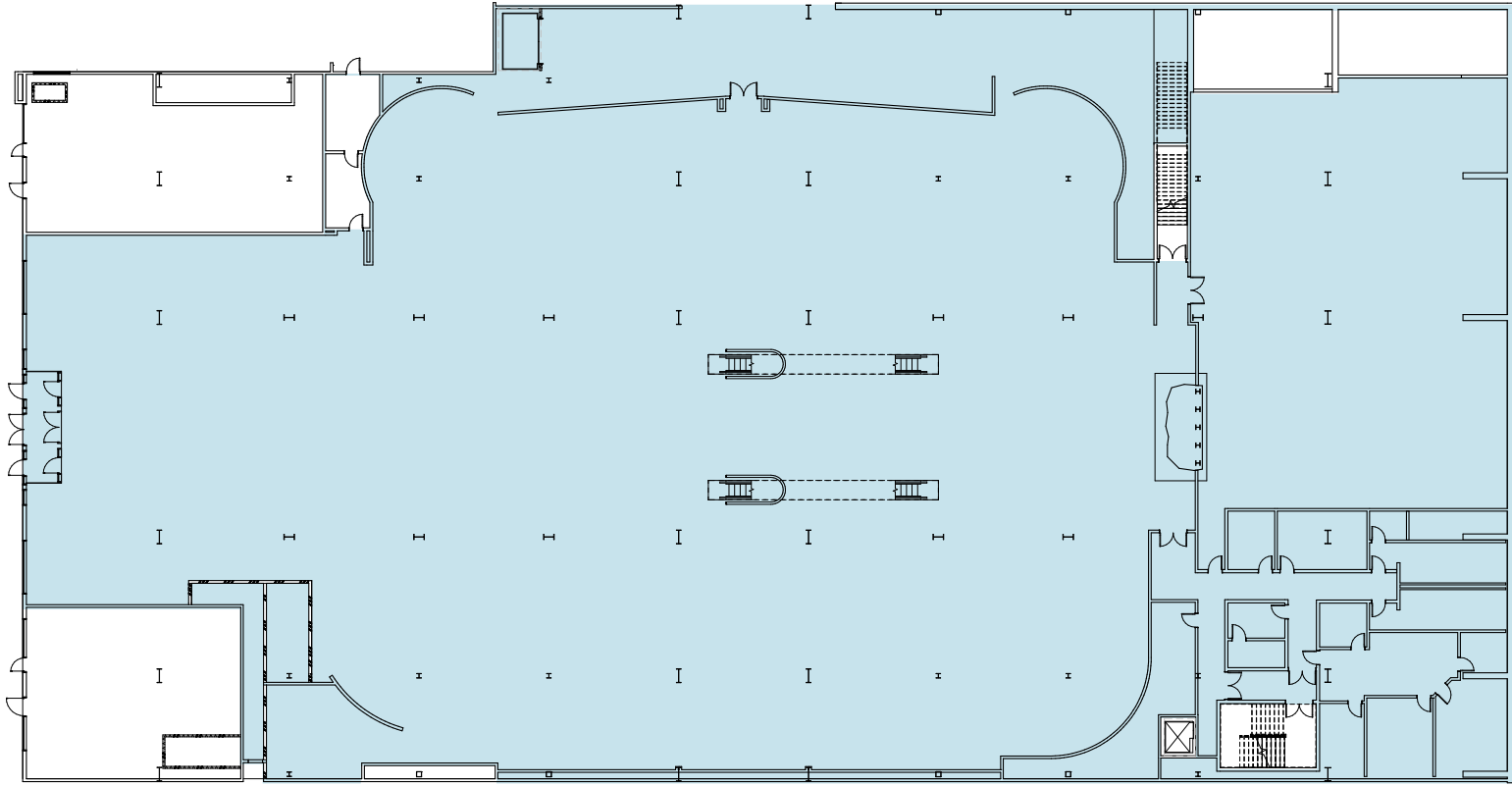


Three Utah Cities

In the Top 20 Metro Areas to Start a Business in America



Rio Grande

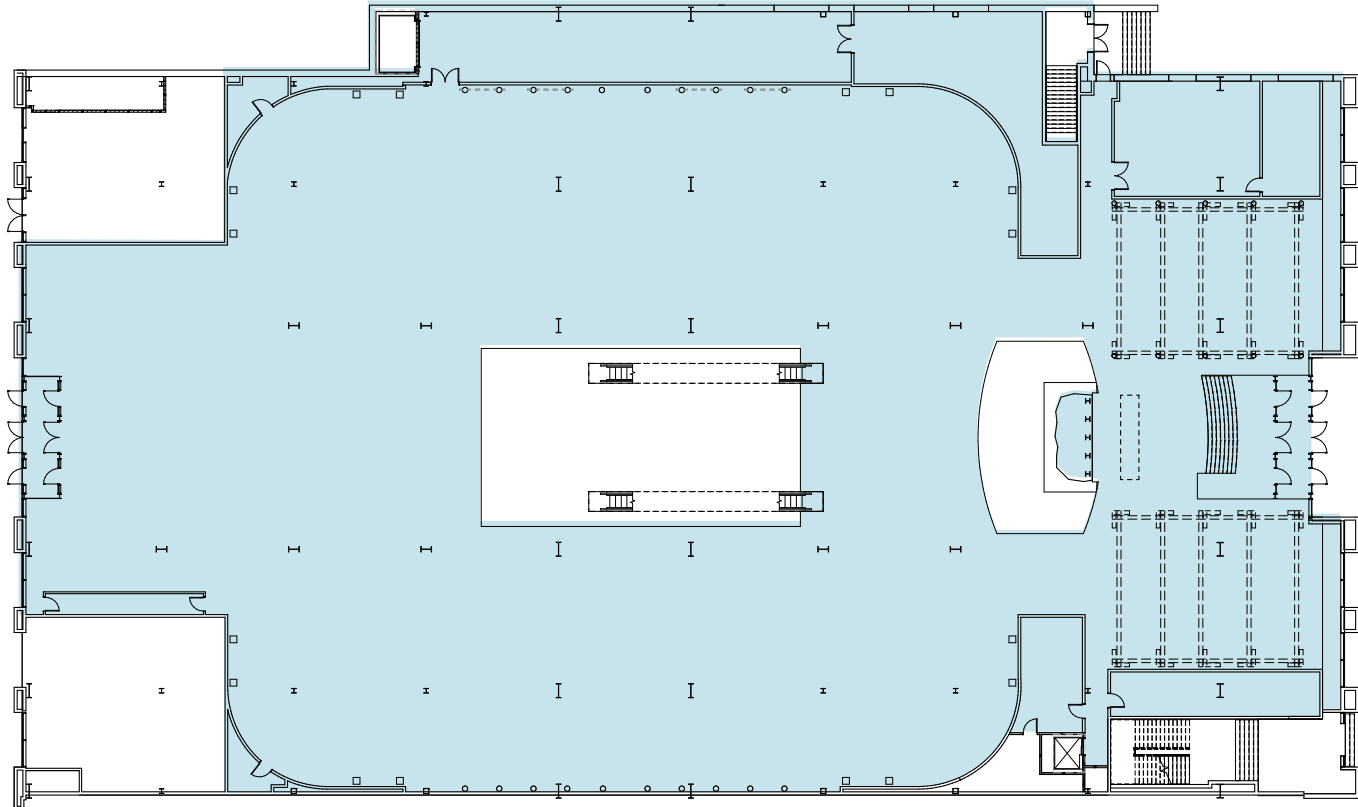


Lower Level



400 West

Rio Grande



400 West

Upper Level



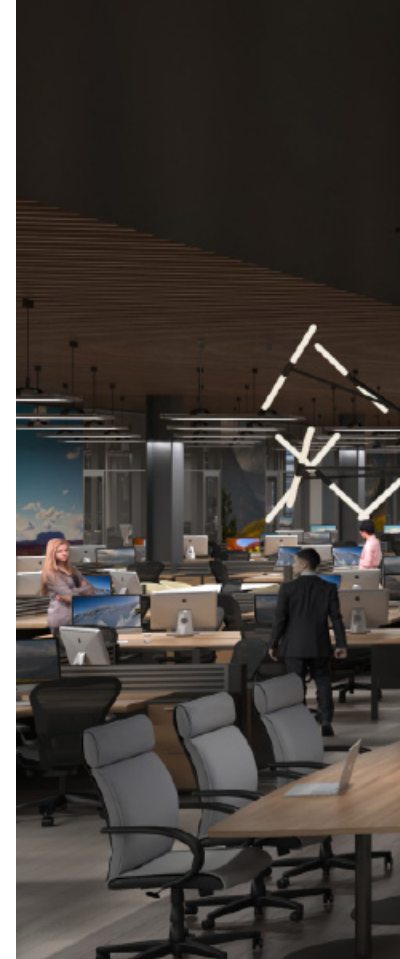


Conceptual rendering

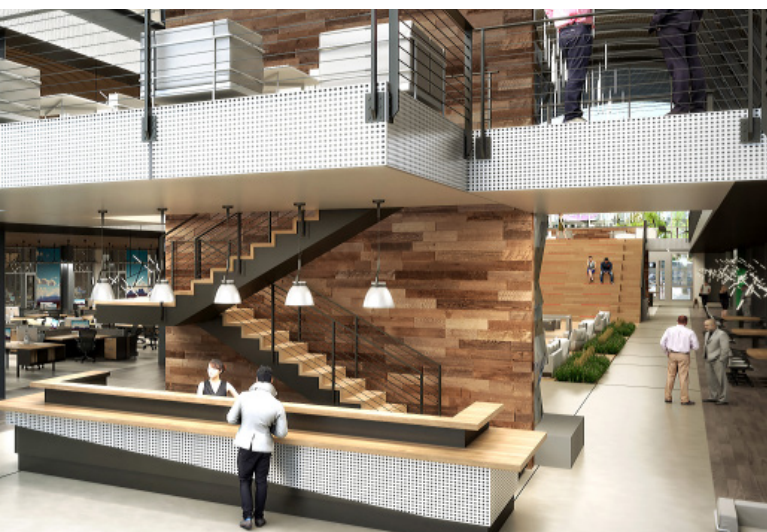


RE-IMAGINED

This former retail space has been transformed into one of the most unique opportunities available for an office user. The dramatic barrel roof system provides extraordinary ceiling height and the ability to add a mezzanine level for additional square footage if needed. The existing timber beams, multi-story climbing wall and two story atrium are just a few features that make this space unique.



Conceptual renderings



SALT LAKE CITY
INTERNATIONAL AIRPORT

THE GATEWAY
RETAIL/OFFICE/RESIDENTIAL

VIVINT SMART
HOME ARENA

SALT PALACE
CONVENTION CENTER

TEMPLE SQUARE


CITY CREEK CENTER





UTAH STATE
CAPITAL

WHY UTAH?



Cost of Doing Business

- One of the lowest tax states in the U.S.
- One of the lowest operating cost states in the U.S.
- Second-lowest commercial electric and third-lowest natural gas rates in the U.S.



Quality of Life

- 4 of the top 20 ski resorts in North America are within one hour of the international airport
- Home to 5 national parks, 7 national monuments and 43 state parks
- Named "happiest state in the U.S."



Accessibility

- #1 state in export performance
- Salt Lake City International Airport hosts over 700 daily flights
- One-day truck service to most major cities in the western U.S.



Workforce

- Over 103 different languages are spoken in commerce daily
- Competitive wage rates
- Youngest population in the country with a median age of 29
- Ranked #2 in the nation for Higher Education

Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 182 cities in 20 countries. Hines has \$89.1 billion of assets under management, including \$42.5 billion for which Hines provides fiduciary investment management services, and \$46.6 billion for which Hines provides third-party property-level services. The firm has 109 developments currently underway around the world, including several major projects in Manhattan. Historically, Hines has developed, redeveloped or acquired 1,126 properties, totaling over 350 million square feet. The firm's current property and asset management portfolio includes 457 properties, representing over 193 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world.

Visit www.hines.com for more information.

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OAKTREE

Oaktree is a leader among global investment managers specializing in alternative investments, with \$101 billion in assets under management as of December 31, 2016. The firm emphasizes an opportunistic, value-oriented and risk-controlled approach to investments in distressed debt, corporate debt (including high yield debt and senior loans), control investing, convertible securities, real estate and listed equities. Headquartered in Los Angeles, the firm has over 900 employees and offices in 18 cities worldwide.

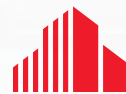
www.oaktreecapital.com



Vestar is a nationally recognized leader in the creation and operation of unique regional destinations across the western United States. With over 26 million square feet, Vestar has earned a reputation in the industry for integrity and responsibility in the field of development, operations, and management.

Innovative design, attention to detail, and remarkable quality of construction have become the hallmark of Vestar projects. Long known for a conscientious approach for environmentally sensitive and significant properties, the company has established benchmarks for creating public/private partnerships with municipalities. These partnerships have developed long term, sustainable assets that are at the center of their respective communities

www.vestar.com



CUSHMAN & WAKEFIELD

Commerce

Station 41

AT THE GATEWAY