



**g** offices at  
gateway



**CUSHMAN &  
WAKEFIELD**  
Commerce

**Hines**





## Offices at Gateway

Salt Lake City, Utah

**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.

### Economics

The asking rates range between \$27.00 - \$34.00 per square foot, full service equivalent. Generous concession packages available for qualified tenants.

### Signage

Building signage available for qualified tenants.

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Google Earth Imagery

## 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





## 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

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

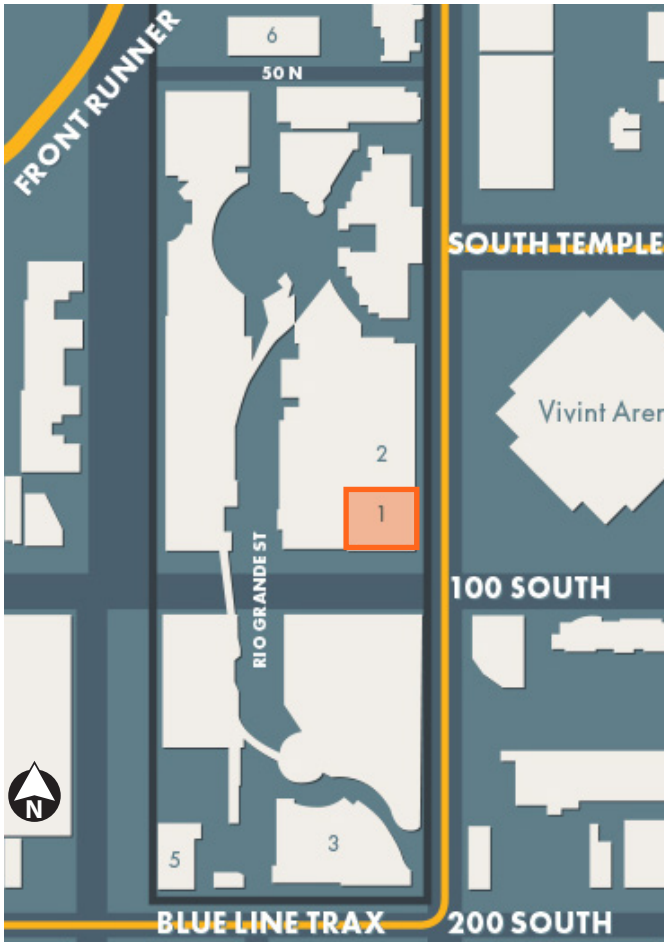
# ACCESSIBILITY



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.

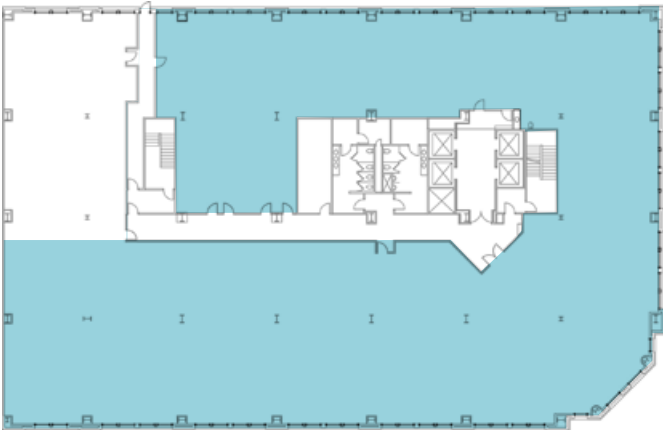


# One Gateway



## 2nd Floor

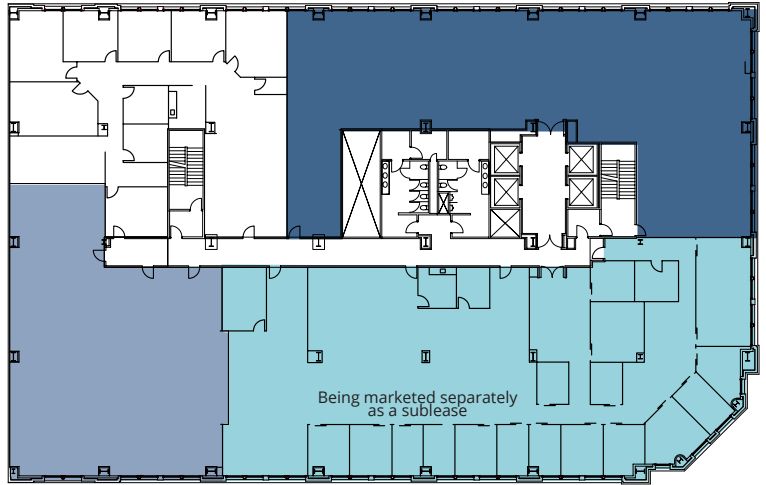
200 25,719 RSF Vacant



## 3rd Floor

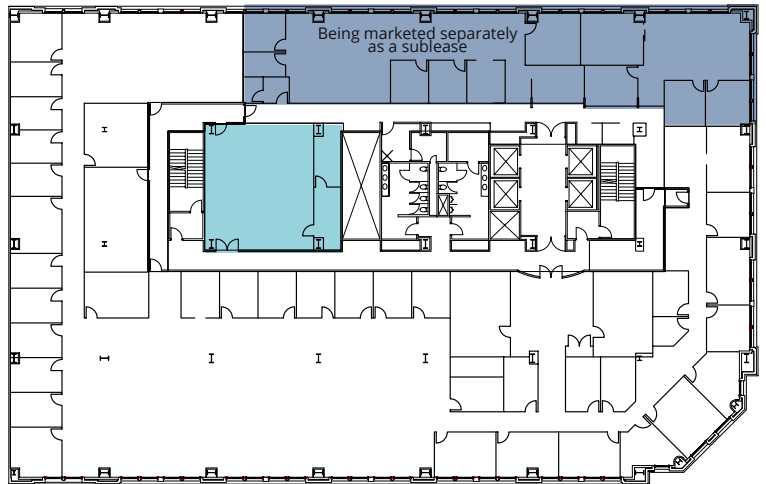
300	9,738 RSF	9/1/17
320	4,727 RSF	Vacant
350	6,645 RSF	Vacant

up to 21,110 RSF



## 4th Floor

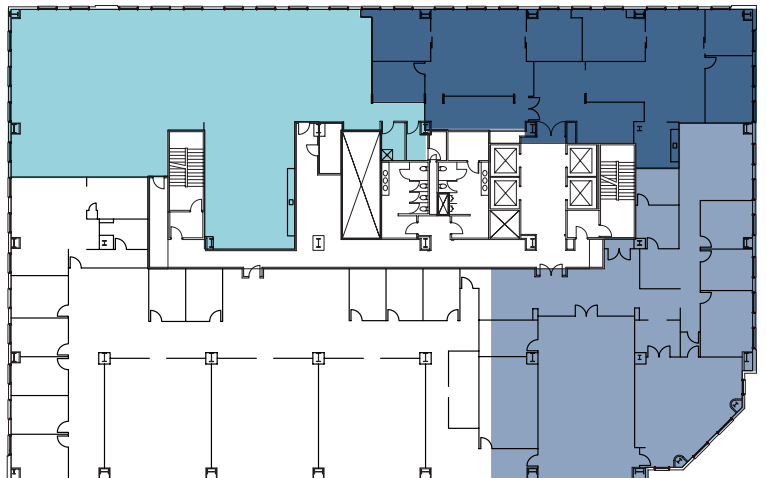
410	1,569 RSF	Vacant
450	5,669 RSF	Sublease



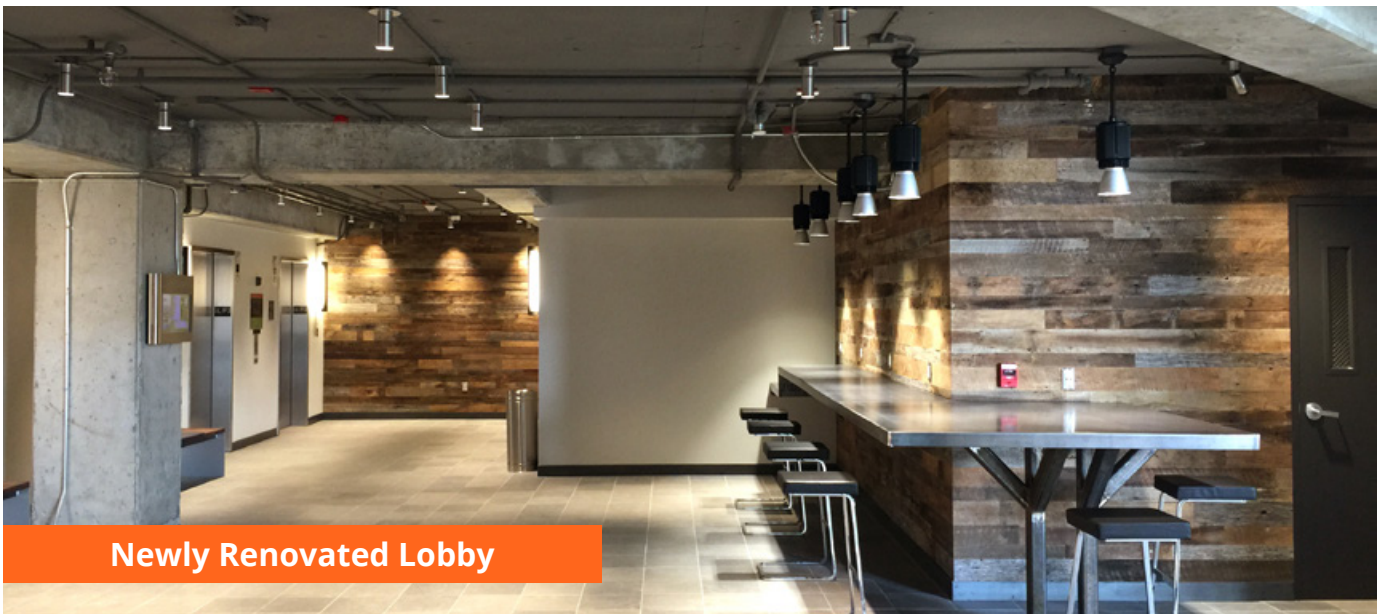
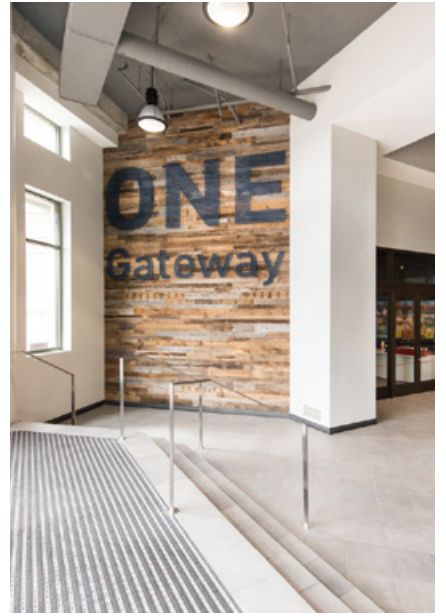
## 5th Floor

510	4,202 RSF	10/1/2017
520	6,108 RSF	Vacant
530	5,905 RSF	8/1/2017

up to 16,215 RSF

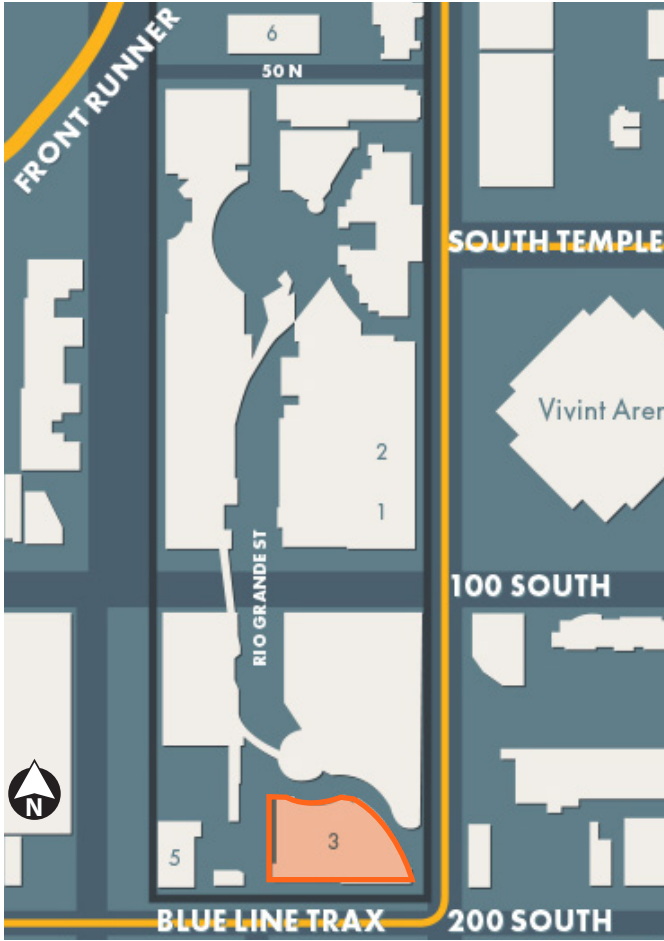






Newly Renovated Lobby

# Three Gateway

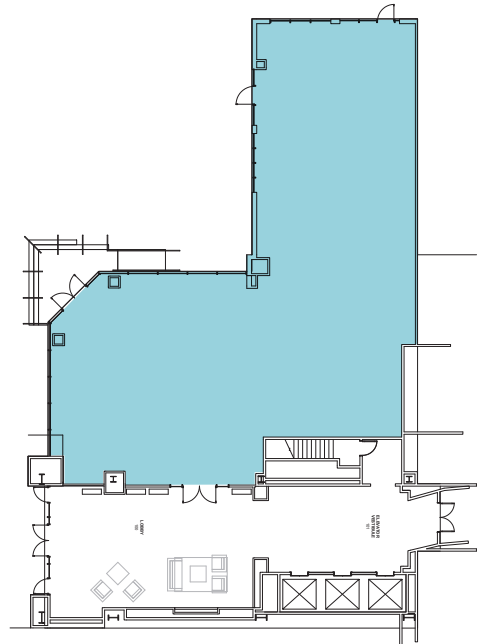


## Ground Floor

100

5,836 RSF

Vacant

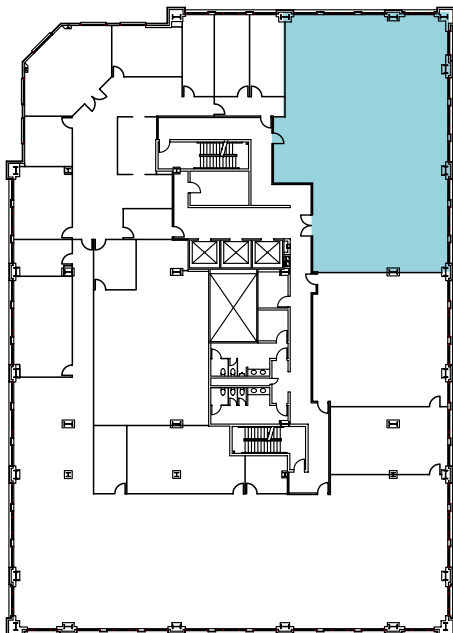


## 3rd Floor

350

4,262 RSF

Vacant



## 4th Floor

400

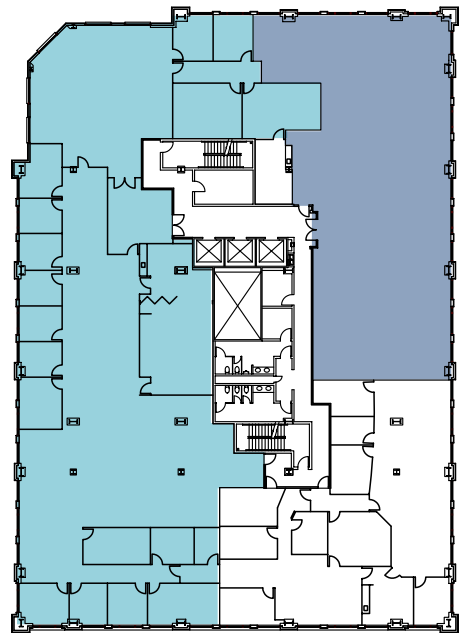
12,864 RSF

5/1/2017

405

5,839 RSF

Vacant







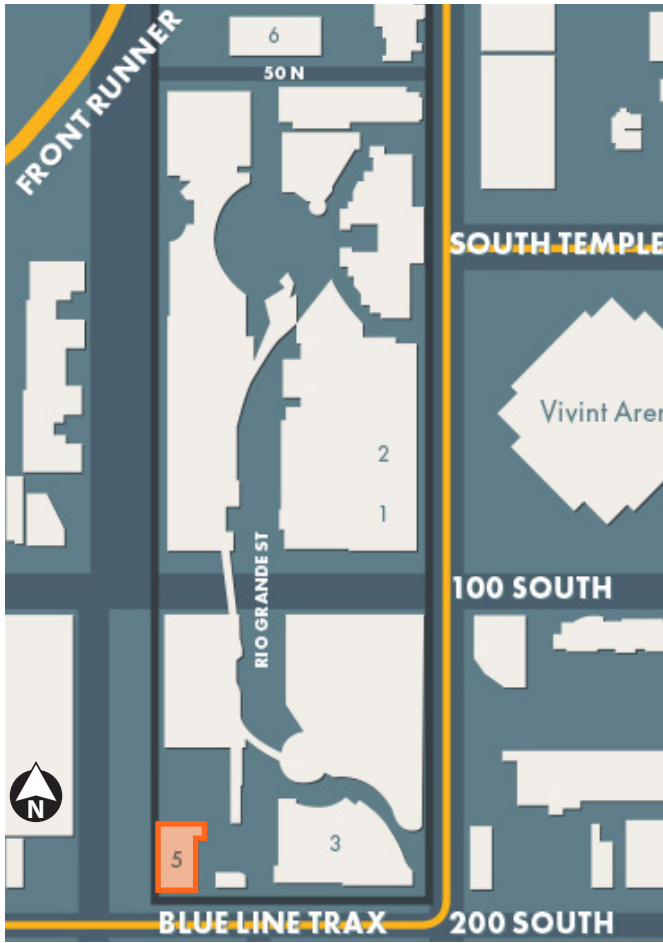
Newly Renovated Lobby



Suite 100, Separate Entrance and Signage



# Five Gateway

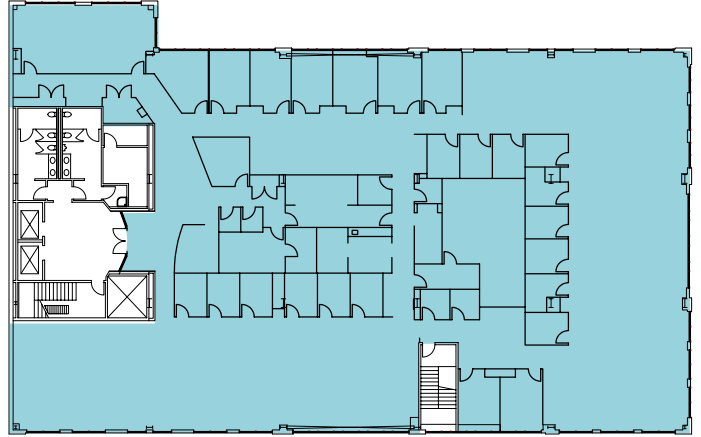


## 4th Floor

400

16,563 RSF

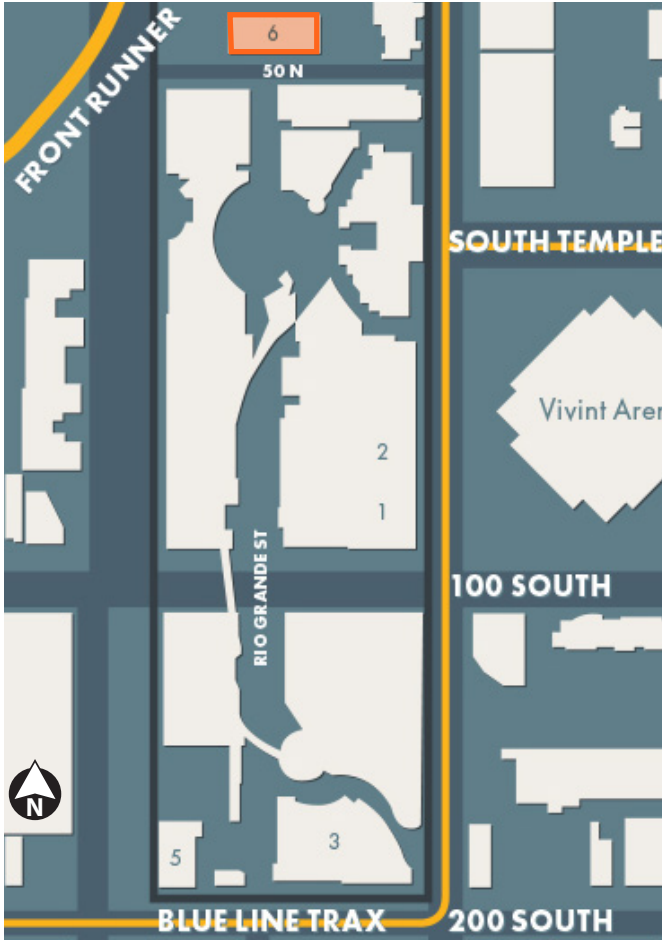
Vacant







# Six Gateway

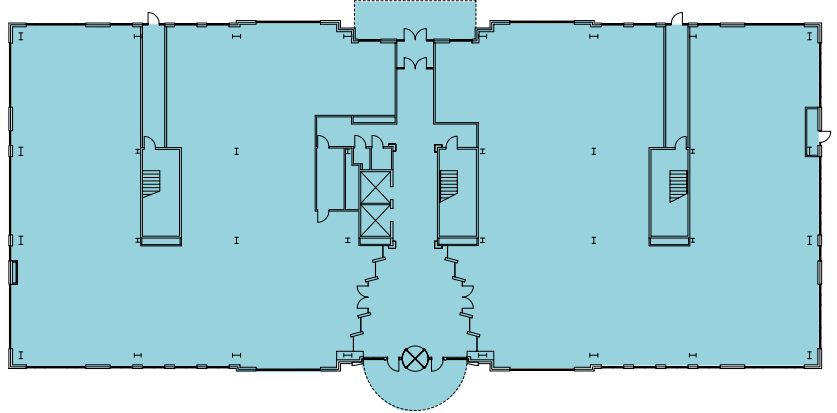


## 1st Floor

100

20,377 RSF

1/1/20

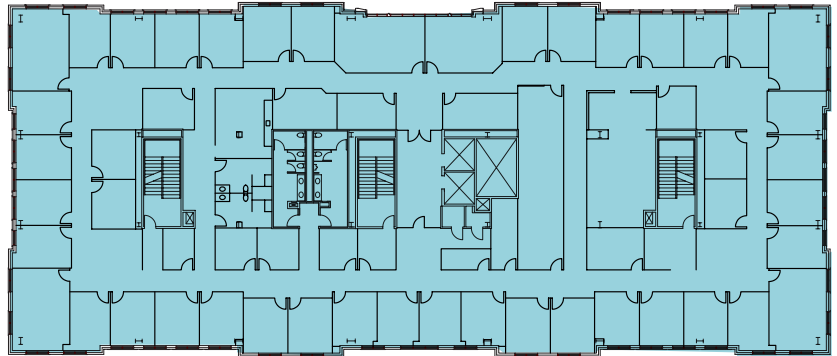


## 3rd Floor

300

20,566 RSF

9/1/2017

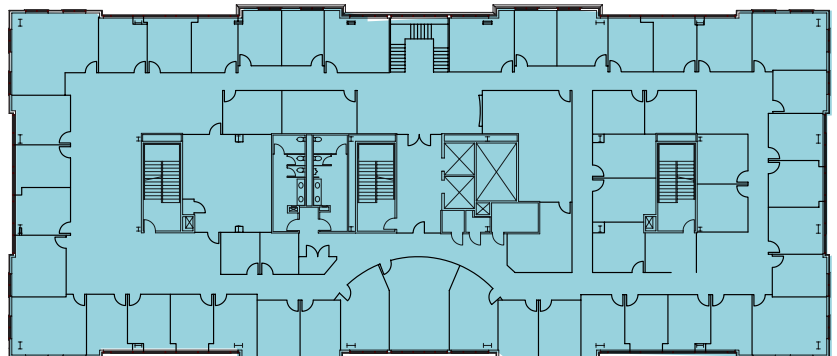


## 5th Floor

500

20,524 RSF

9/1/2017



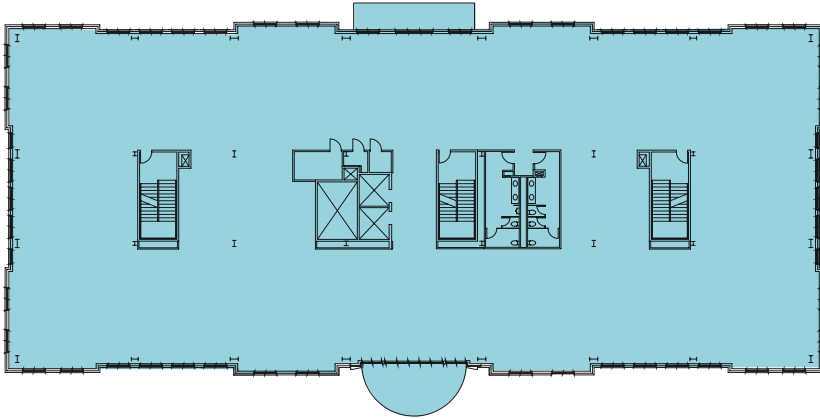


**2nd Floor**

200

20,439 RSF

1/1/2020

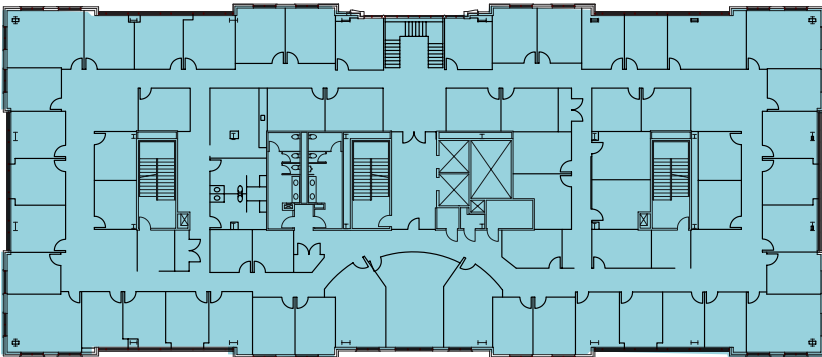


**4th Floor**

400

20,484 RSF

9/1/2017



# 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](http://www.hines.com) for more information.

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