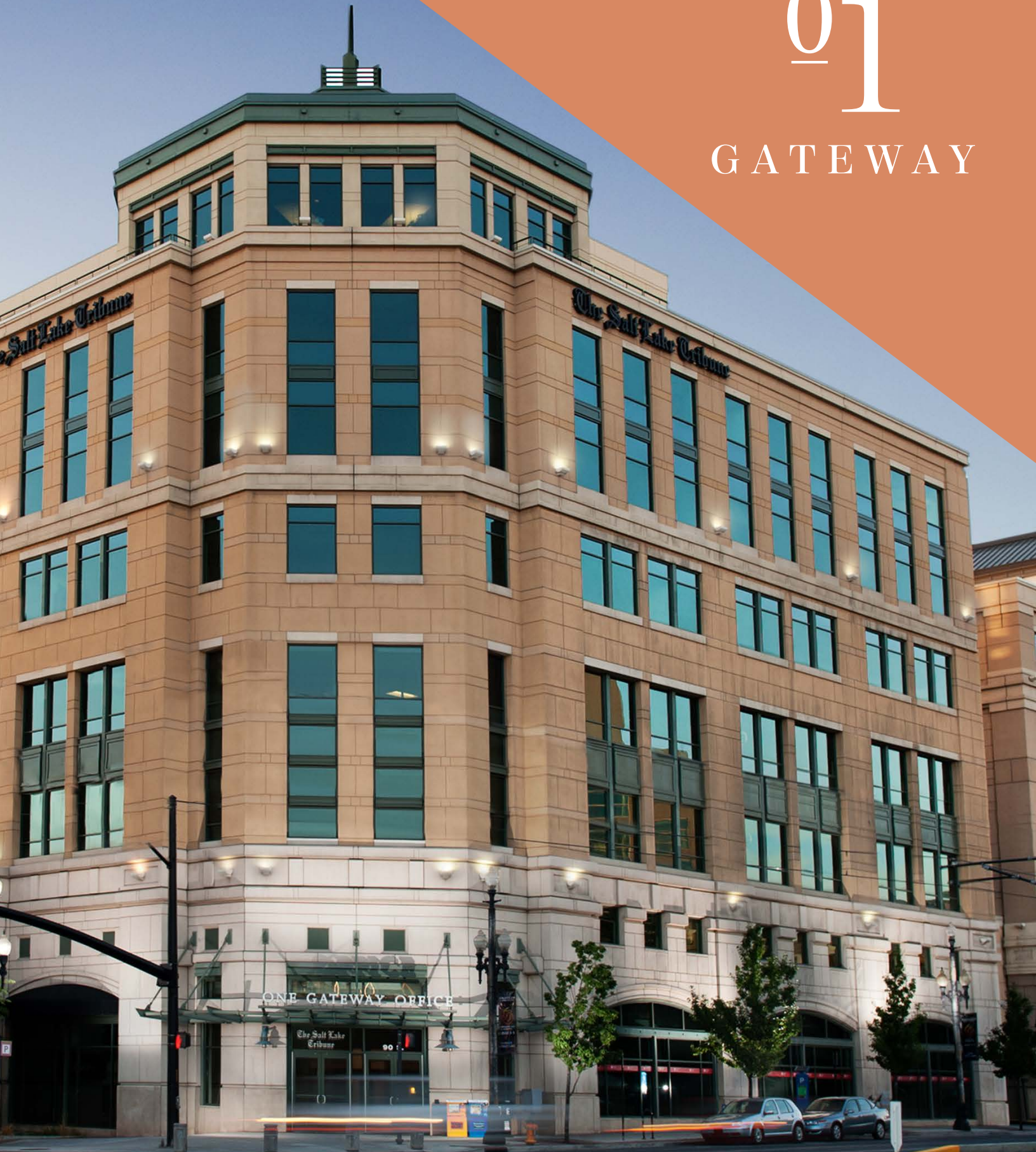


01

GATEWAY



CUSHMAN &  
WAKEFIELD

BEACON  
CAPITAL PARTNERS





## 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

**MIKE RICHMOND**

Executive Managing Director

801 303 5434

[mike.richmond@cushwake.com](mailto:mike.richmond@cushwake.com)

**DANA BAIRD, CCIM**

Executive Managing Director

801 303 5526

[dana.baird@cushwake.com](mailto:dana.baird@cushwake.com)



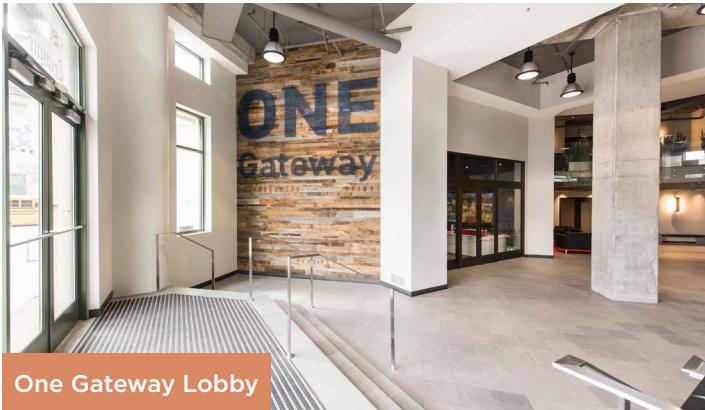
**BEACON**  
CAPITAL PARTNERS



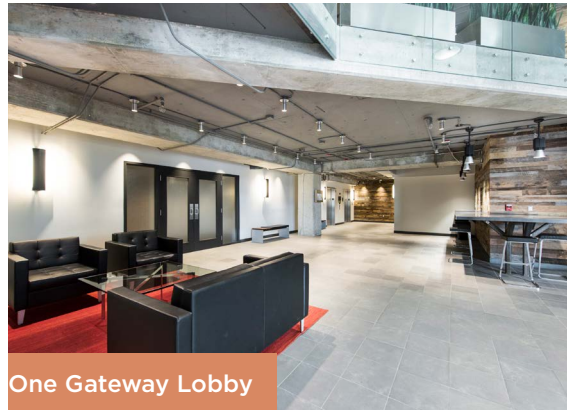
## OFFICE AMENITIES



Parlour Room



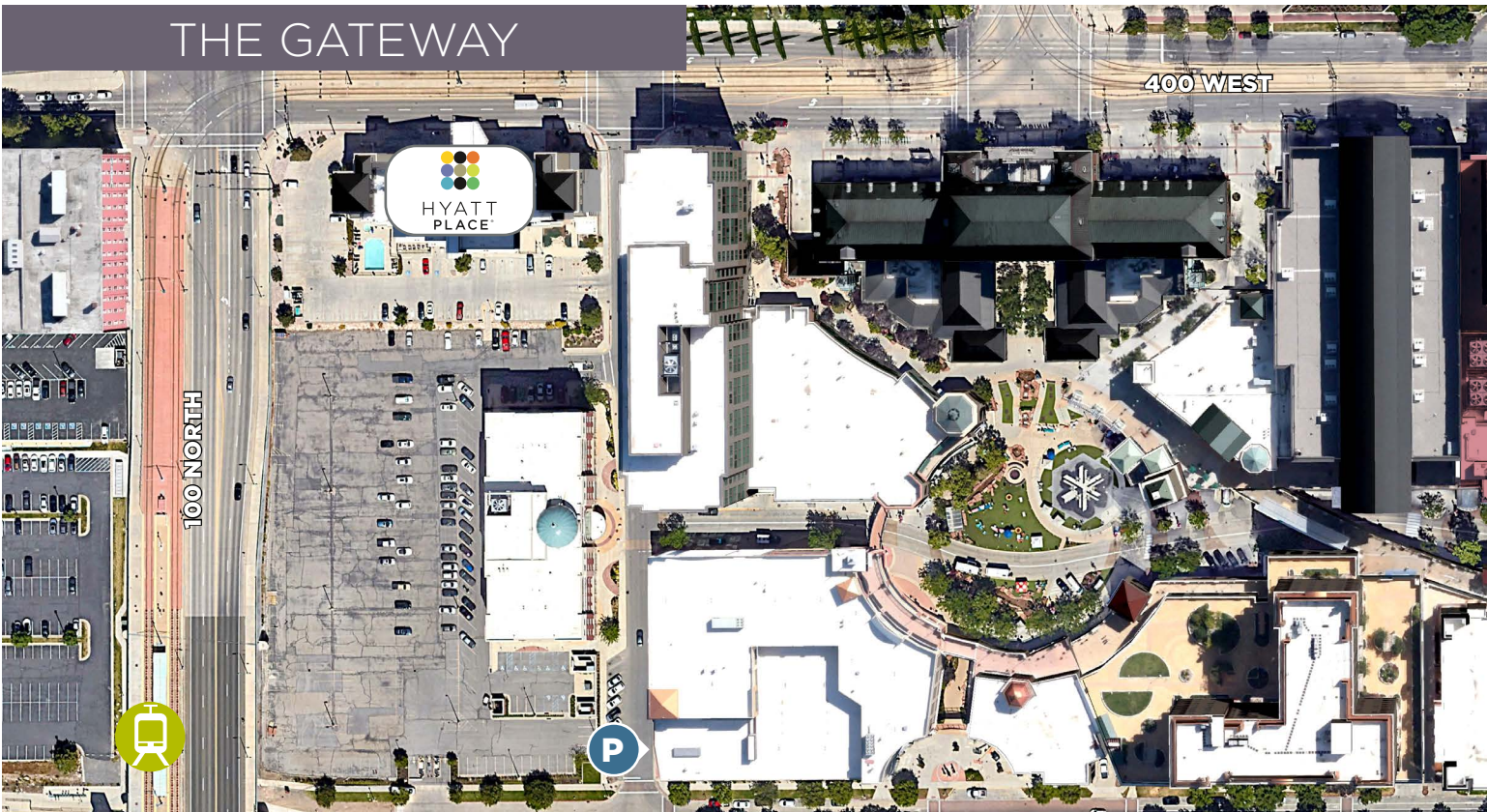
One Gateway Lobby



One Gateway Lobby



## THE GATEWAY





# 01

GATEWAY



Outdoor Patio



Fitness Center



Parlour Game Area



# ACCESSIBILITY







# 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

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

G:\1 - Projects\Richmond, Mike\1 - Flyers\Gateway\OneGateway.indd



## 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!



BEACON  
CAPITAL PARTNERS



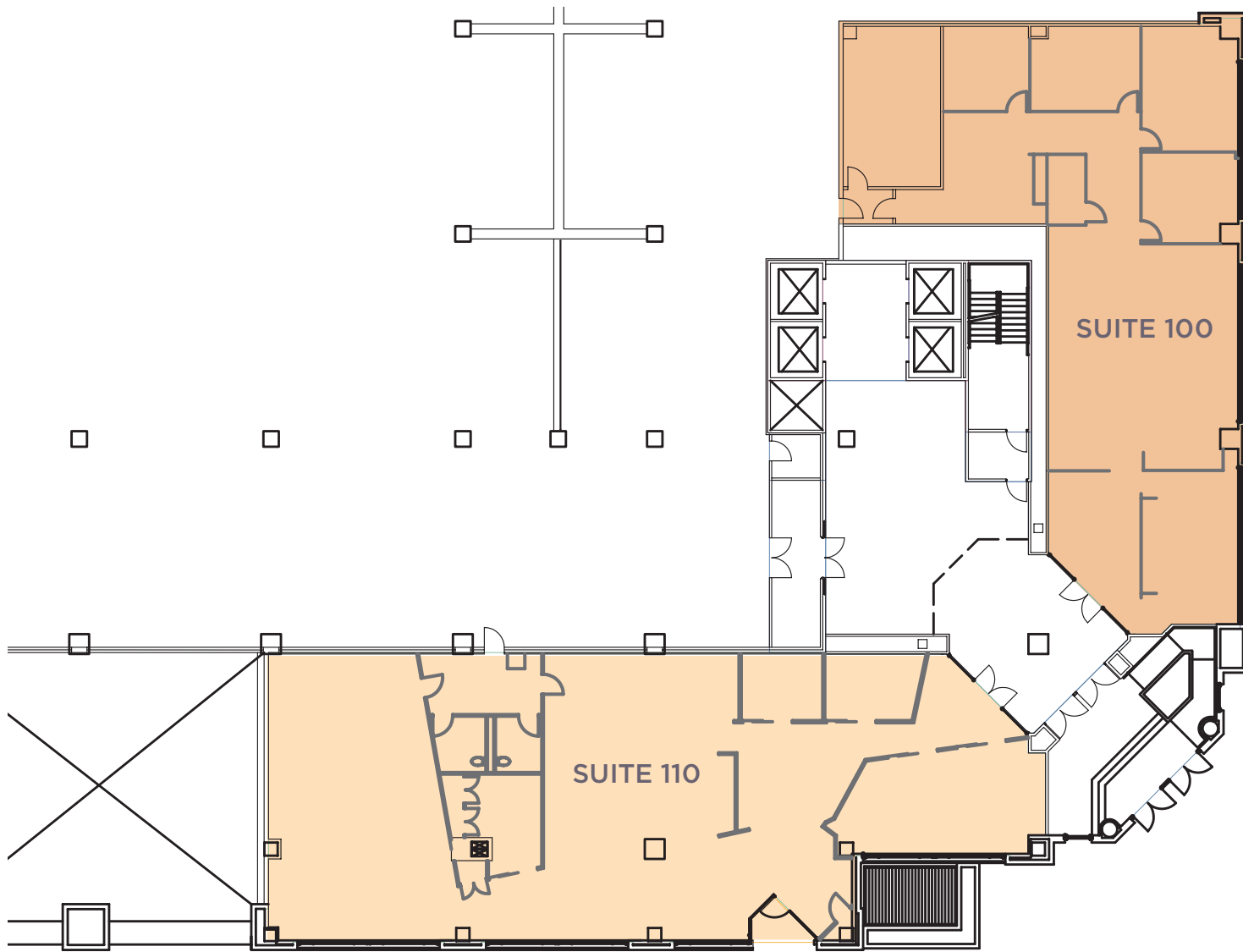
01

GATEWAY

FIRST FLOOR

100 4,293 RSF VACANT

110 5,620 RSF VACANT



**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



**BEACON**  
CAPITAL PARTNERS

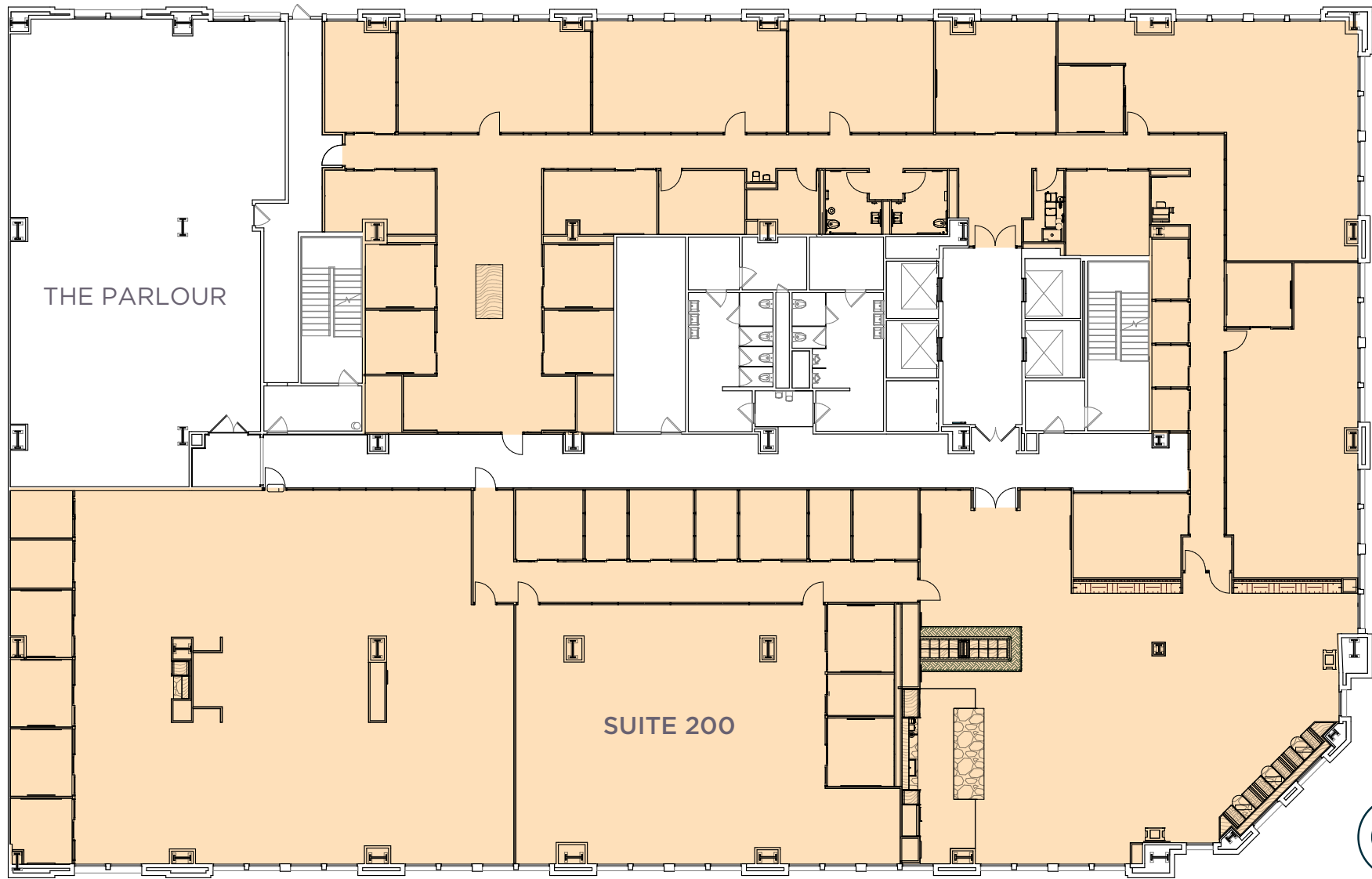


01

GATEWAY

SECOND FLOOR

200 22,367 RSF VACANT



**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



**BEACON**  
CAPITAL PARTNERS

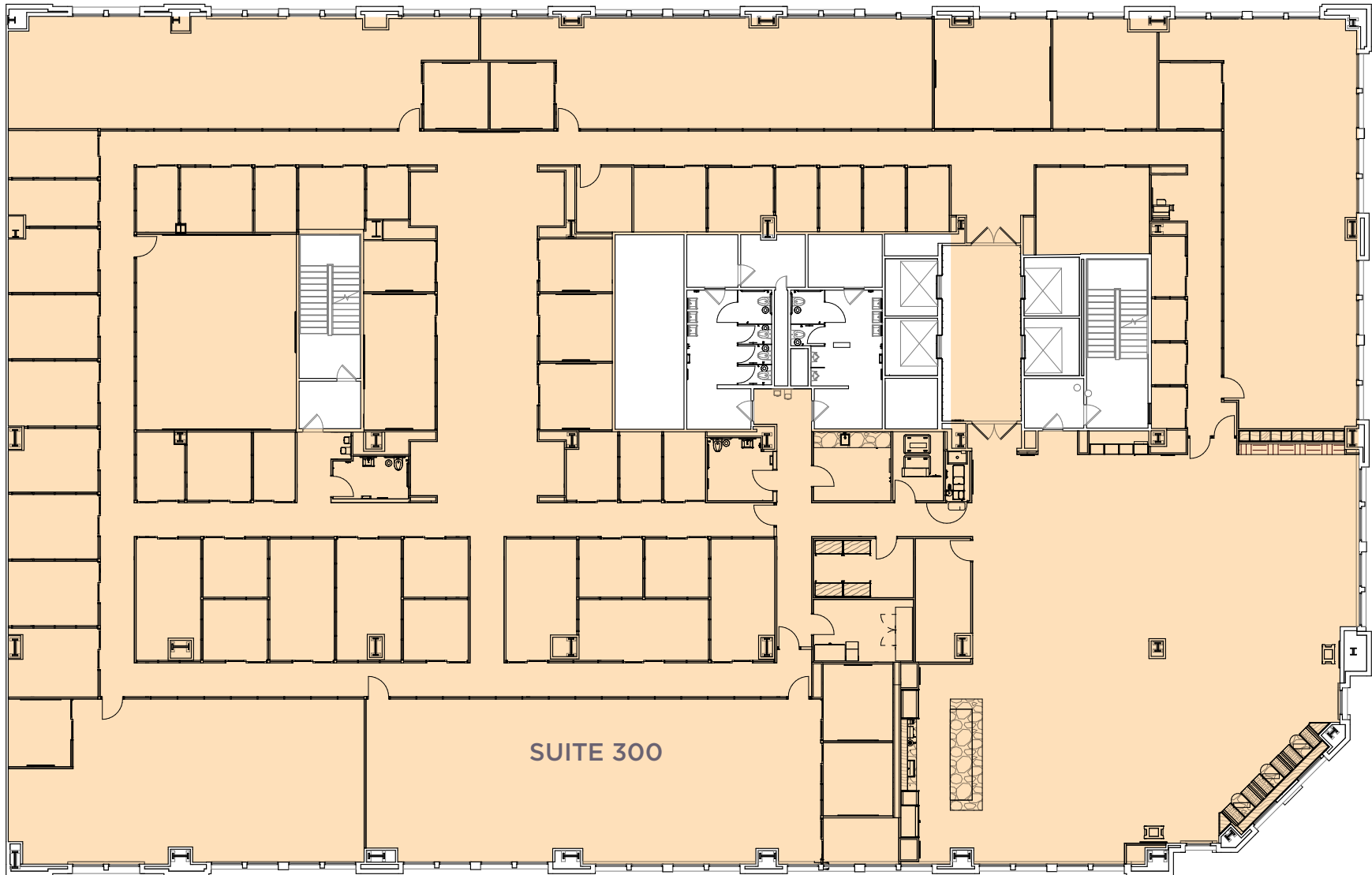


01

GATEWAY

THIRD FLOOR

300 26,273 RSF VACANT



**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



**BEACON**  
CAPITAL PARTNERS

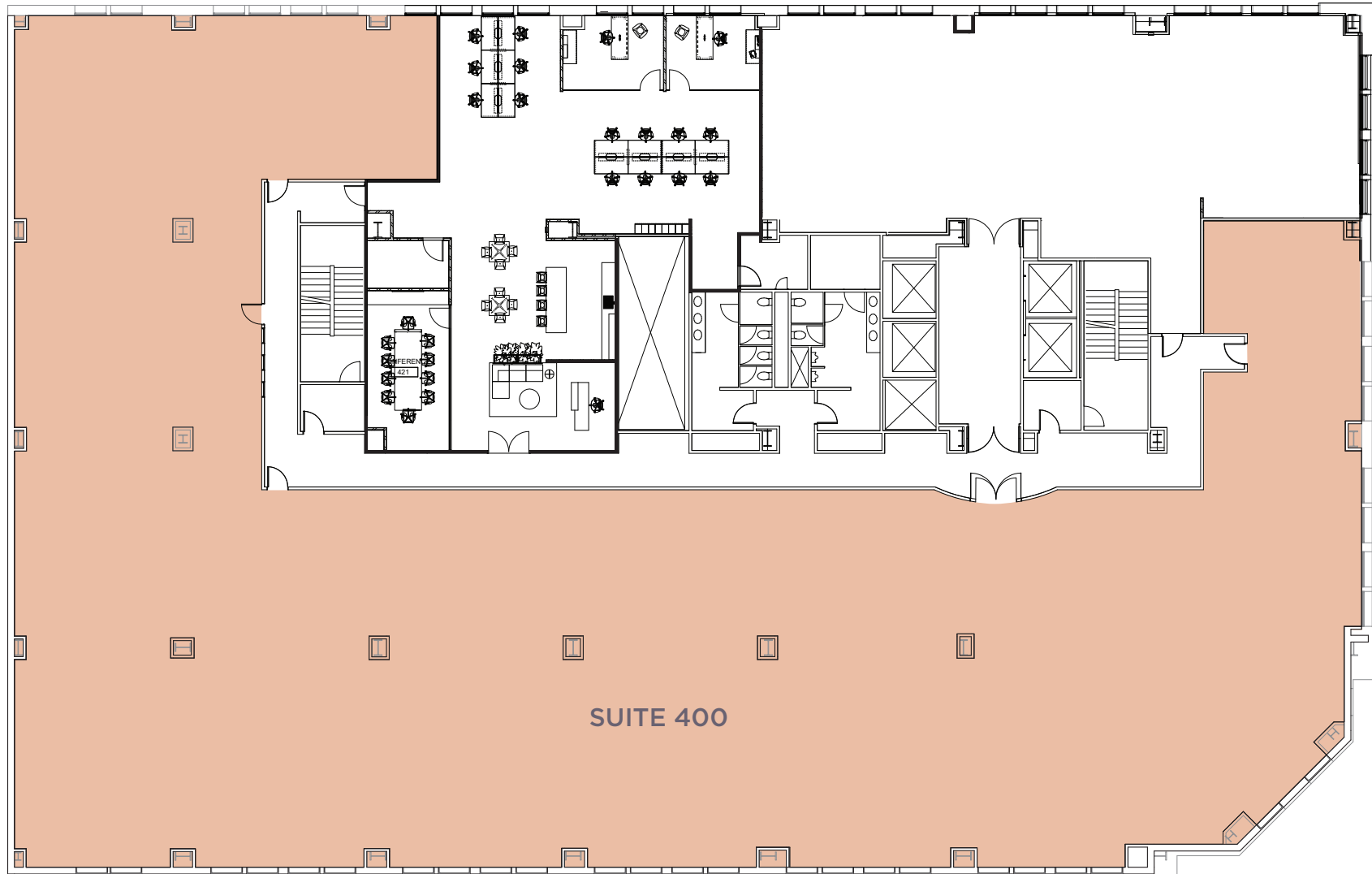


01

GATEWAY

FOURTH FLOOR

400 18,847 RSF VACANT



**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



**BEACON**  
CAPITAL PARTNERS



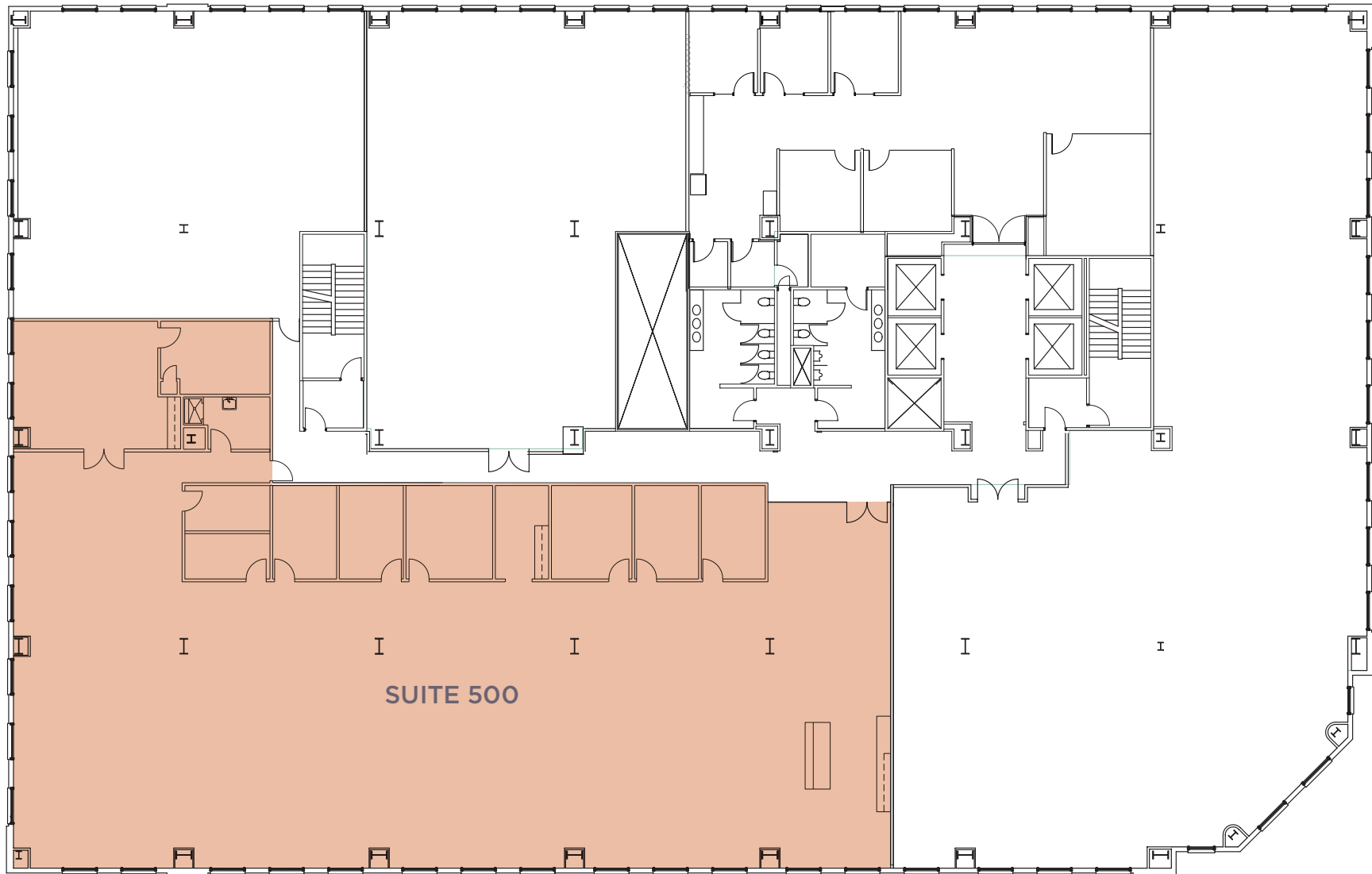
01

GATEWAY

FIFTH FLOOR

500

10,129 RSF VACANT



**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



**BEACON**  
CAPITAL PARTNERS

# 01

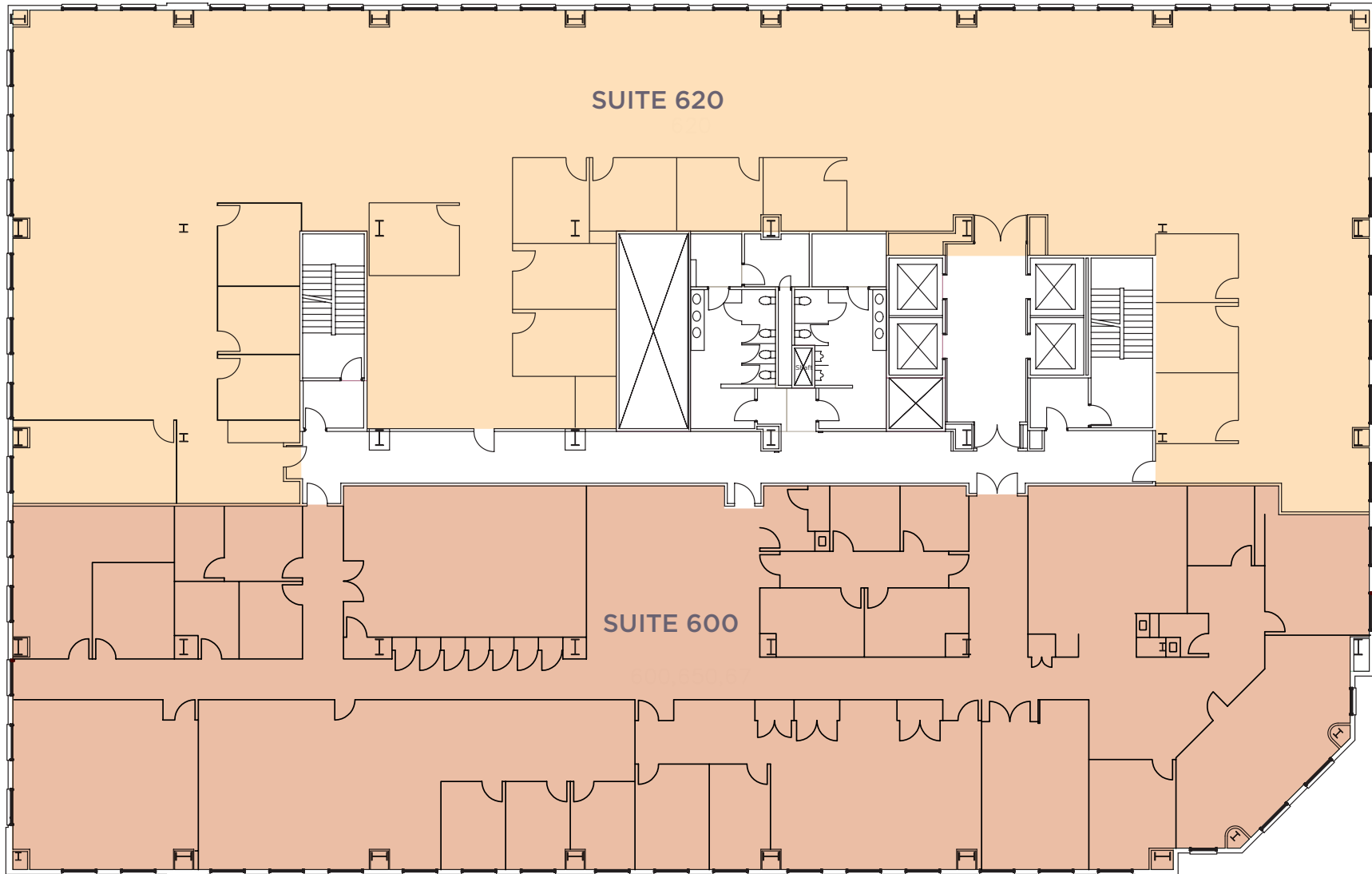
GATEWAY

SIXTH FLOOR

**600** 13,305 RSF AVAILABLE

**620** 13,197 RSF VACANT

ENTIRE FLOOR: 26,502 RSF



**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



**BEACON**  
CAPITAL PARTNERS

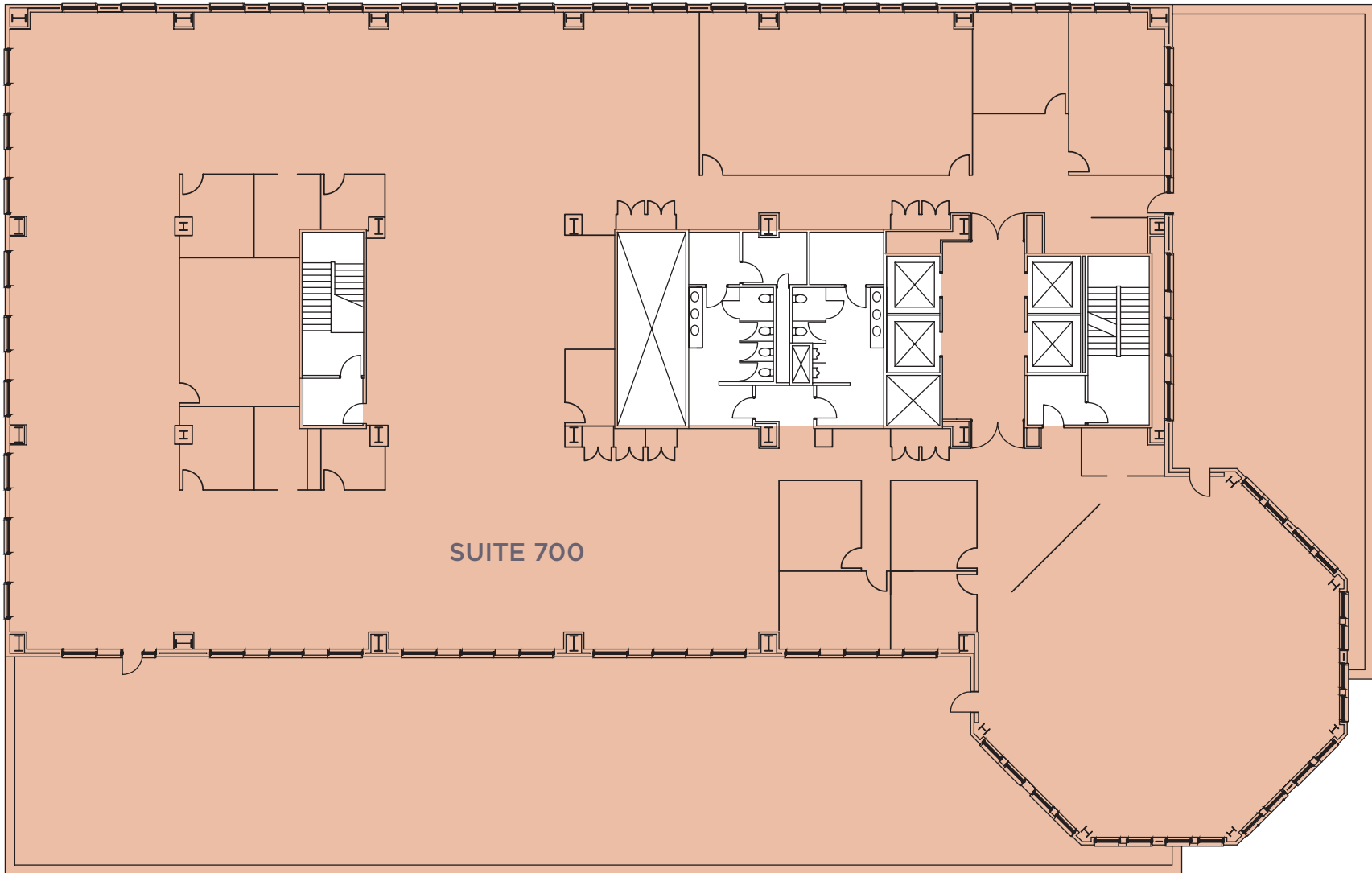


01

GATEWAY

SEVENTH FLOOR

**700** 26,202 RSF AVAILABLE WITH  
60 DAYS NOTICE



**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



**BEACON**  
CAPITAL PARTNERS