



# THE GATEWAY

612 – 58,764 SF AVAILABLE

SALT LAKE CITY'S NEW URBAN TECH HUB

400 W 100 S, Salt Lake City, Utah 84101



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: multiple restaurants and food hall, shopping, directly adjacent public transportation, Clark Planetarium, Children's Museum, Megaplex Theatres, Wiseguys Comedy Club, Dave & Busters, and Live Nation Concert Venue.

Available options ranging between 10,000 - 58,764 square feet. This space boasts 21' ceilings with open floor plates. The building offers 3 parking stalls per 1,000 SF leased with direct access to secured underground parking. Dedicated dock with direct access.

Building signage is available for qualified Tenant.

### Home to Salt Lake City's newest tech companies:

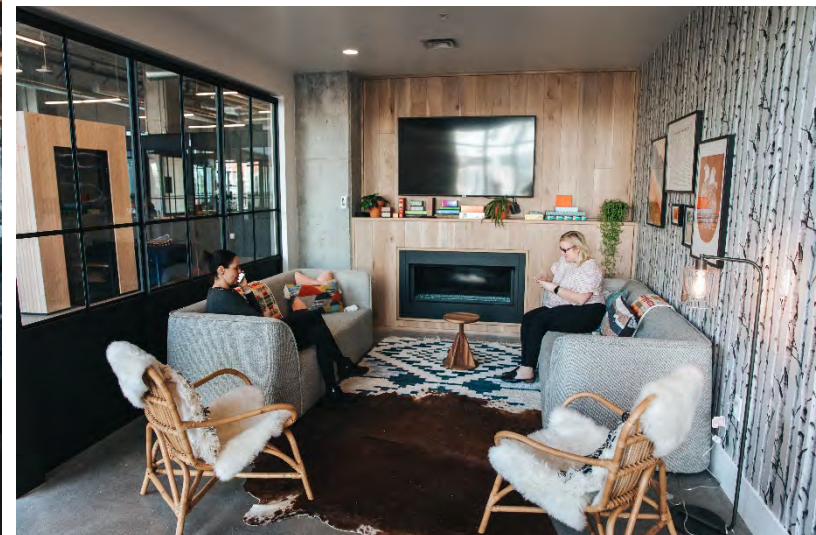
Recursion Pharmaceuticals: 100,000 SF

Cicero: 65,000 SF

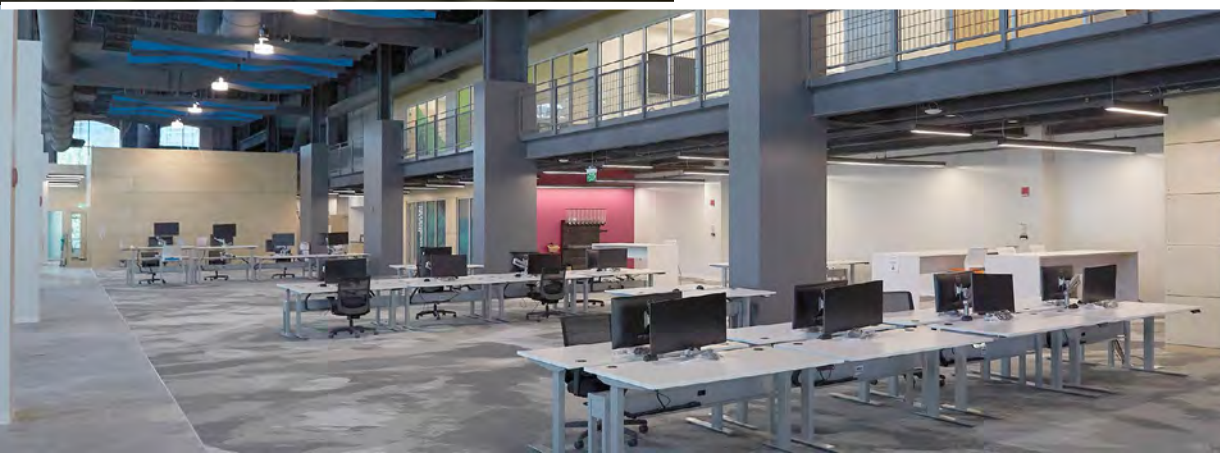
KILN: 25,000 SF

We Work: 90,000 SF

Artemis Health: 18,800 SF



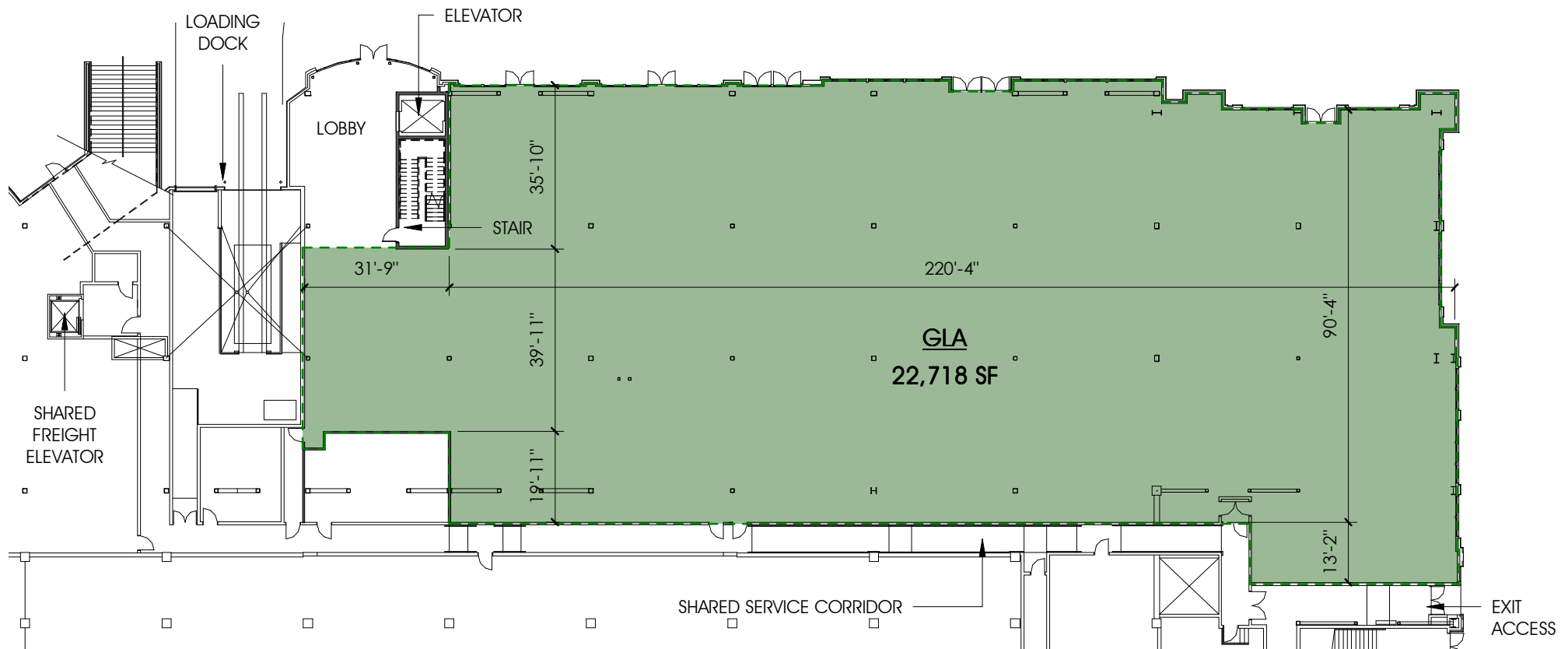
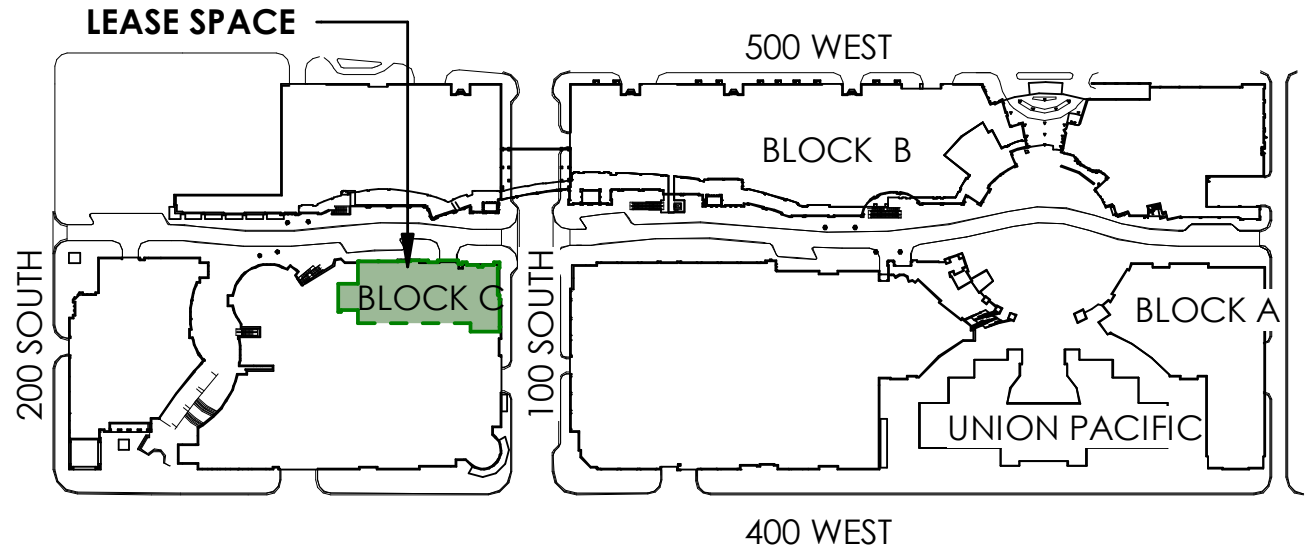






# LEVEL 1

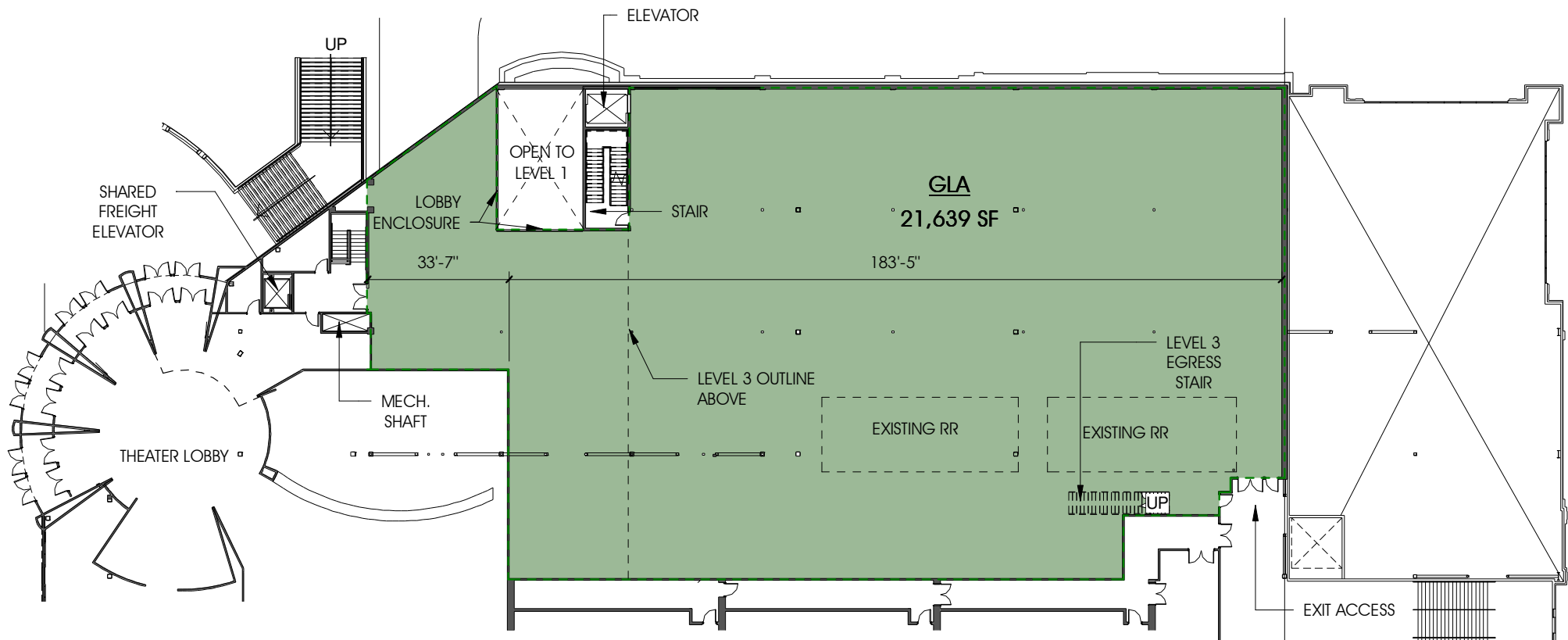
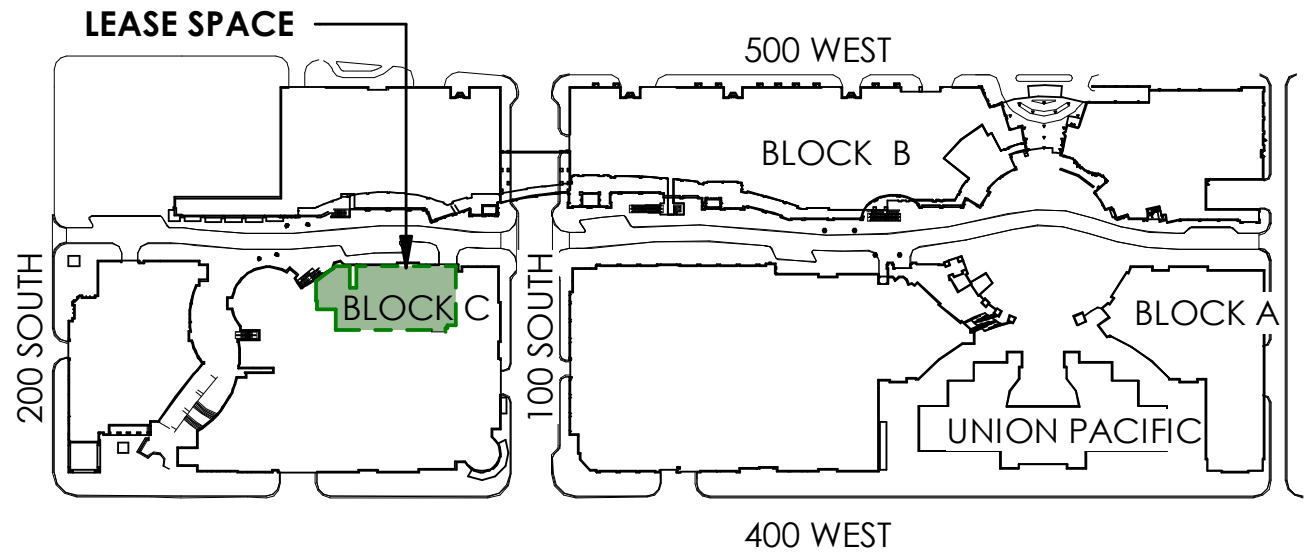
22,718 SF AVAILABLE





# LEVEL 2

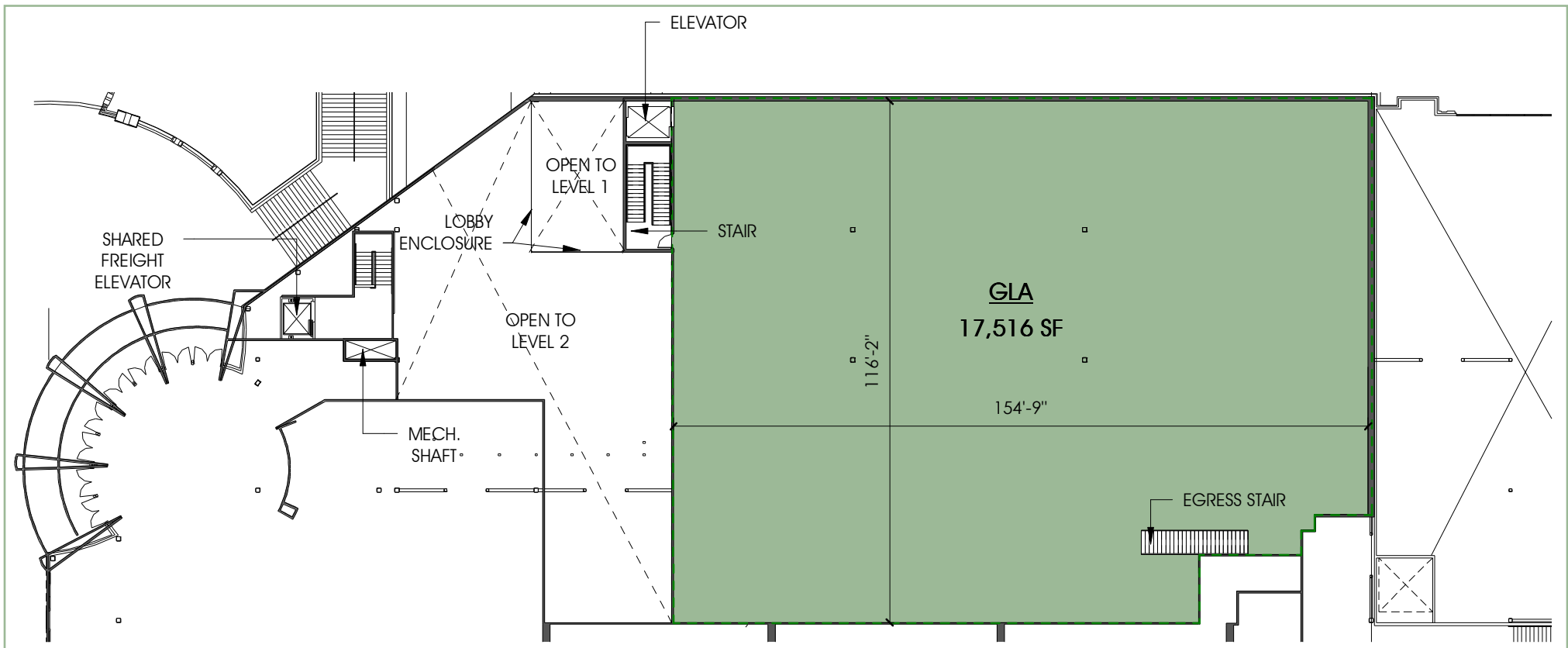
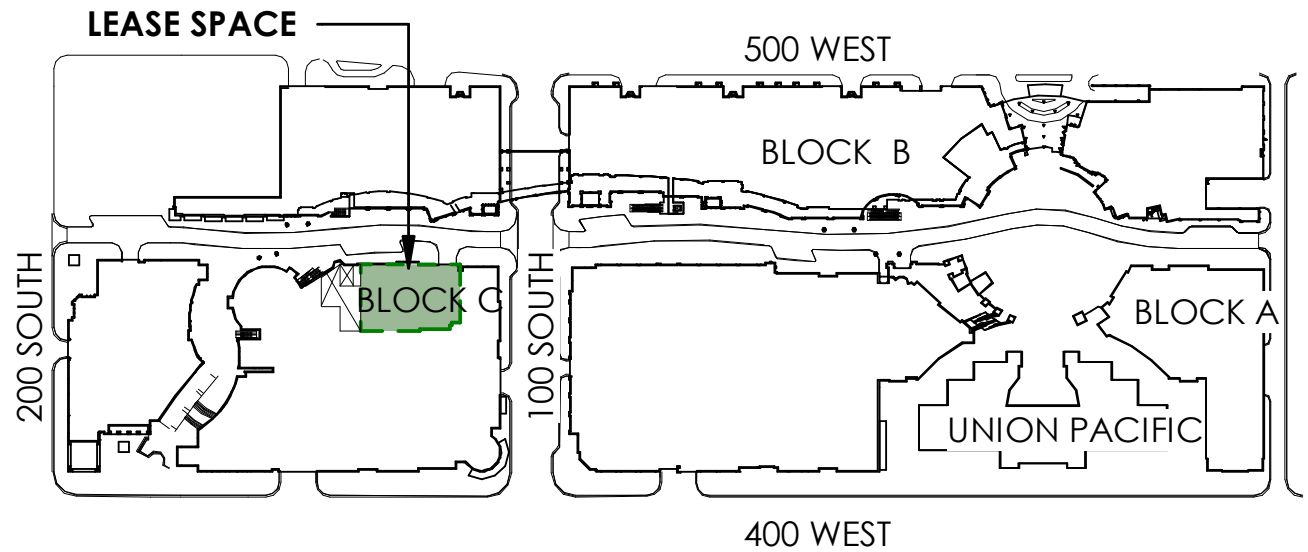
21,639 SF AVAILABLE





# LEVEL 3

17,516 SF AVAILABLE

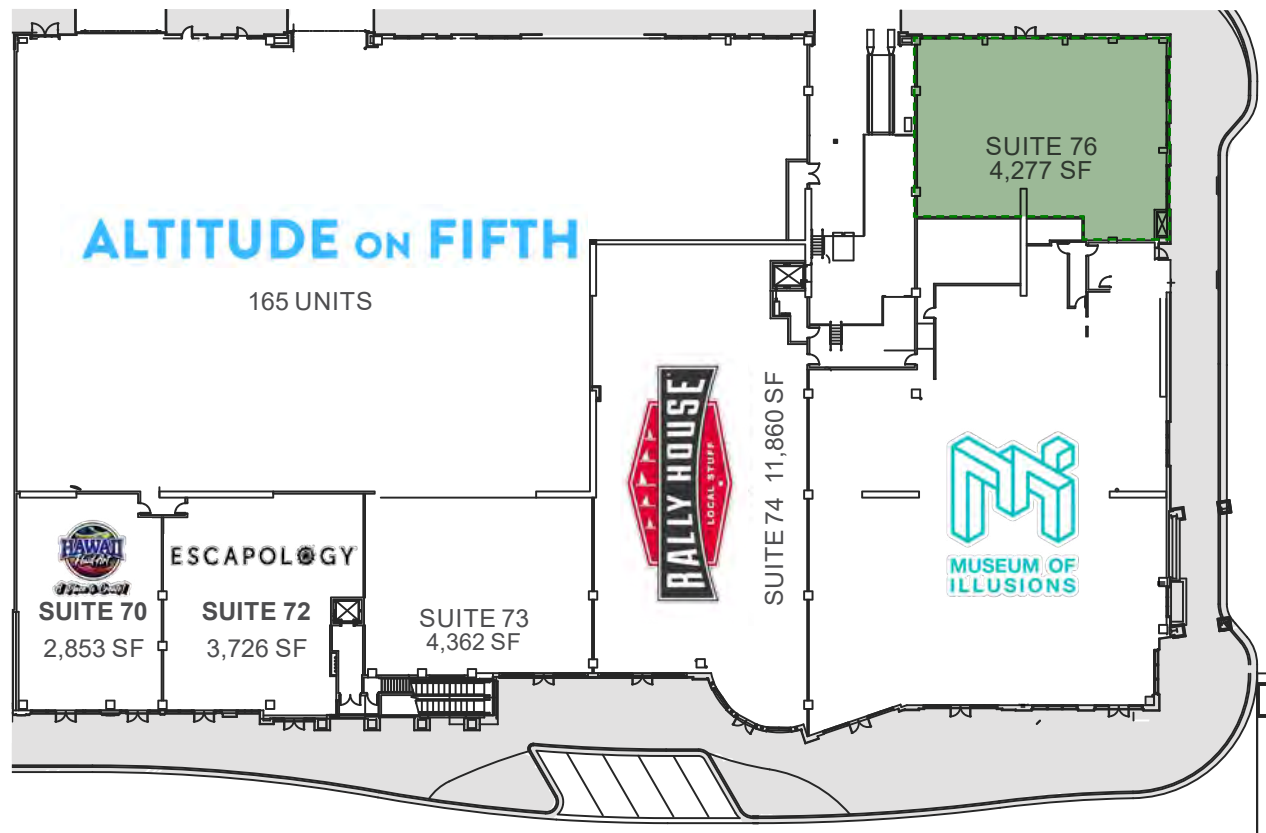




# LEVEL 1

## MANAGEMENT OFFICE SUITE 76 4,277 SF AVAILABLE

- Located along 500 West & 100 South
- Located next to The Museum of Illusions

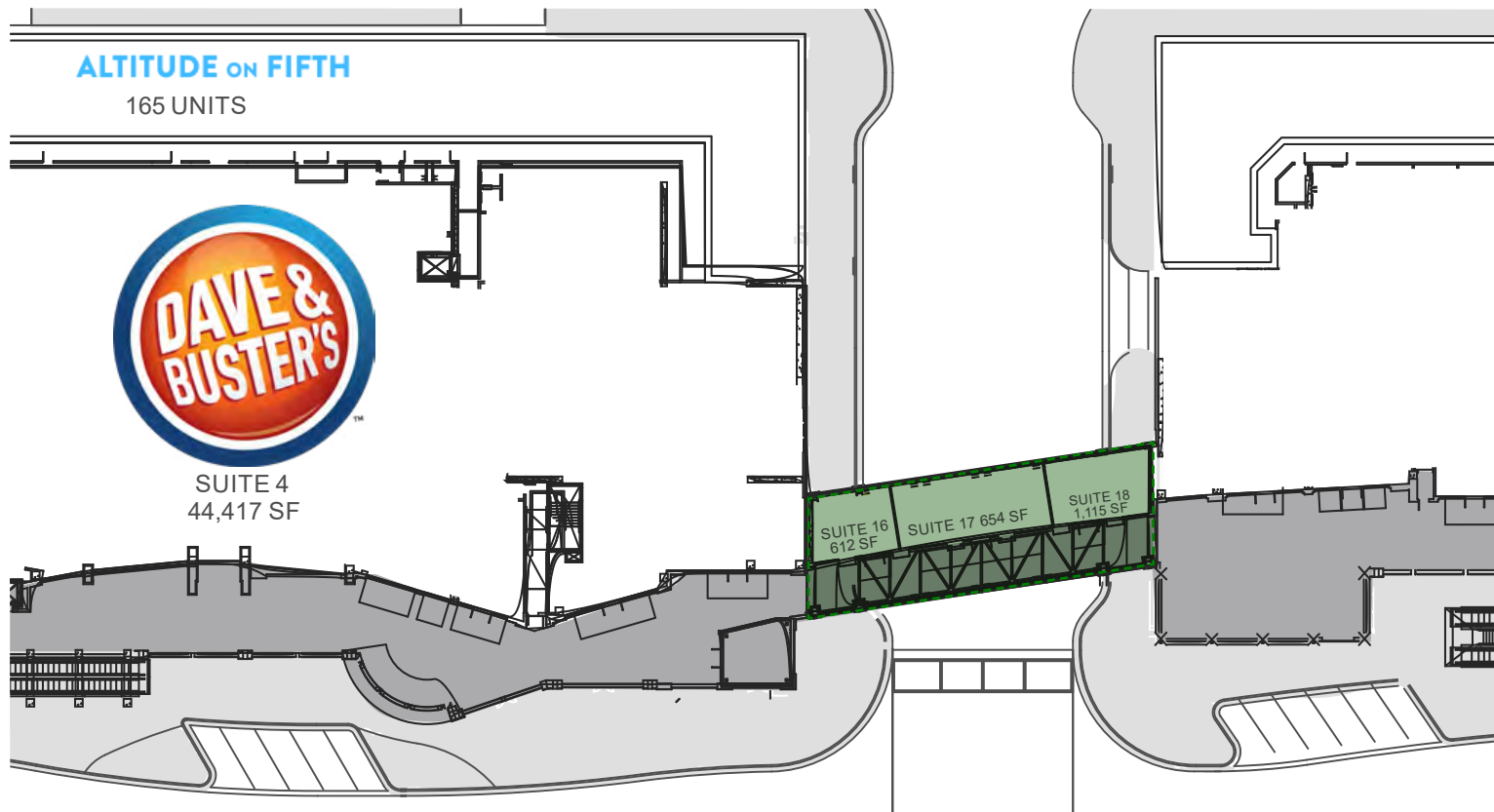
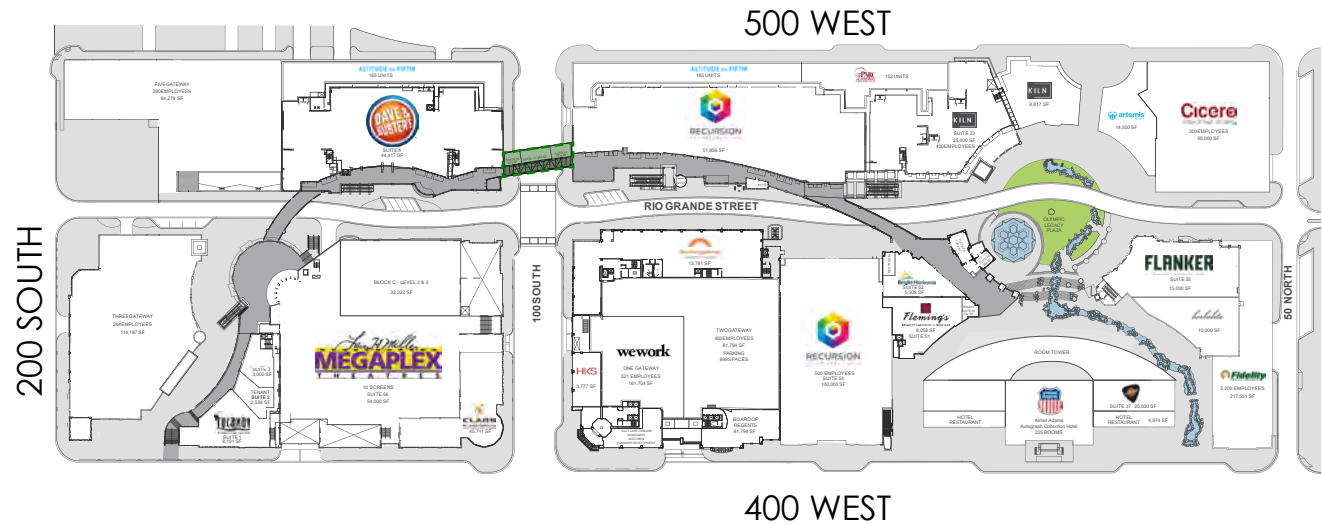




# LEVEL 2

## OFFICE SPACE SUITES 16, 17 & 18 2,381 SF AVAILABLE

- Located directly above 100 South in the heart of The Gateway
- Space is along the second level pedestrian walkway next to Dave and Busters.





# SALT LAKE CITY, UTAH

**#1** BEST OVERALL  
STATE

- U.S. NEWS, 2024

**#1** HOTTEST JOB  
MARKET

- THE WALL STREET JOURNAL, 2023

**#2** BEST CITIES FOR  
COLLEGE GRADS

- APARTMENT ADVISOR, 2024

**#1** BEST ECONOMIC  
OUTLOOK

- RICH STATES, POOR STATES, 2024

**#2** BEST STATE  
ECONOMY

- WALLETHUB, 2025

**#1** BEST  
EMPLOYMENT

- U.S. NEWS, 2024

**#1** MOST INDEPENDENT  
STATES

- WALLETHUB, 2025

**#6** FASTEST GROWING  
STATES (2020-2023)

- U.S. CENSUS BUREAU, 2023

**#3** BEST  
INFRASTRUCTURE

- U.S. NEWS, 2024

**#3** BEST-PERFORMING LARGE CITY

MILKEN INSTITUTE, 2025





 **89**

**WALK SCORE:  
VERY WALKABLE**

MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT

 **77**

**TRANSIT SCORE:  
EXCELLENT TRANSIT**

TRANSIT IS CONVENIENT FOR MOST TRIPS

 **97**

**BIKER SCORE:  
BIKER'S PARADISE**

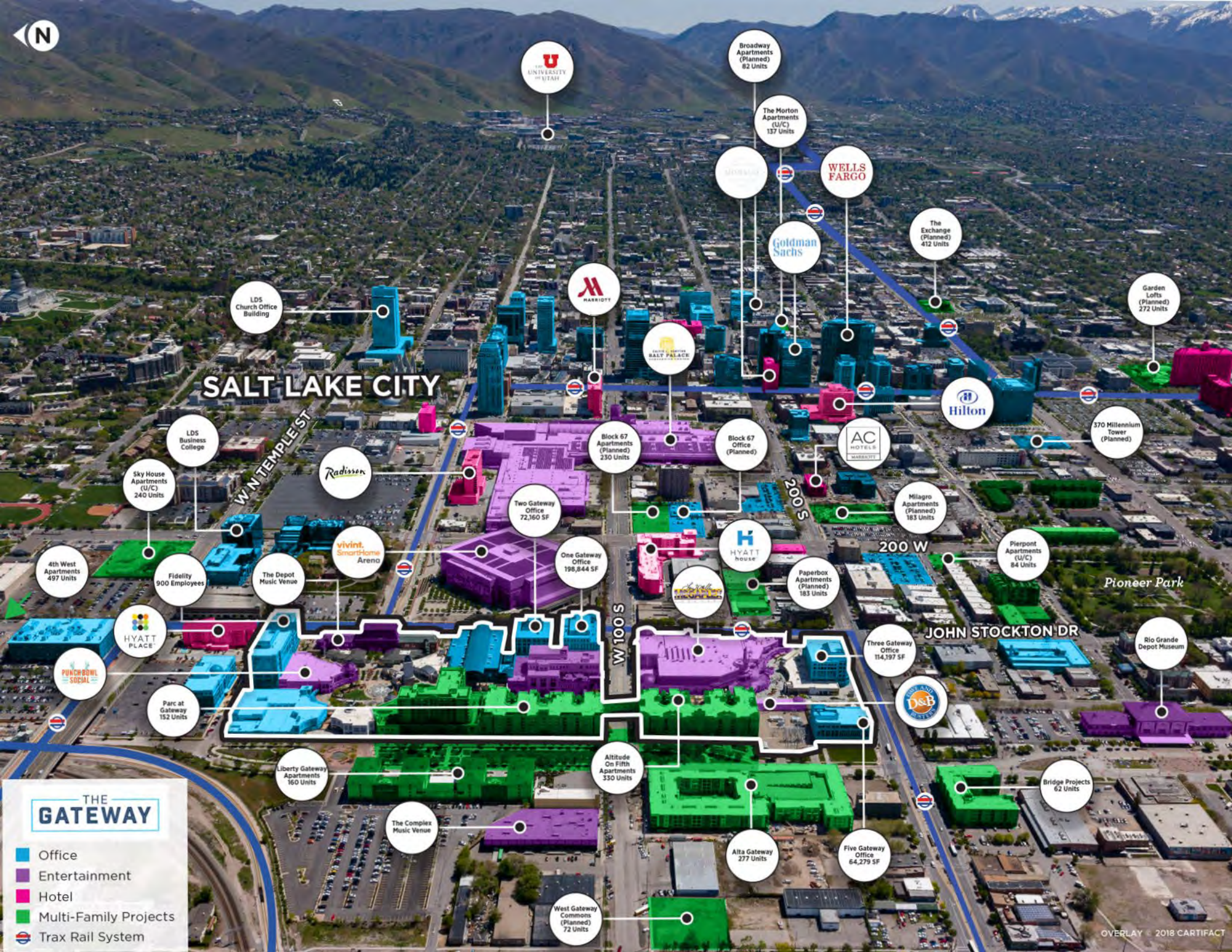
DAILY ERRANDS CAN BE ACCOMPLISHED ON A BIKE

## RIO GRANDE NEIGHBORHOOD

400 West 100 South is in the Rio Grande neighborhood. Rio Grande is the **MOST WALKABLE NEIGHBORHOOD IN SALT LAKE CITY** with a neighborhood Walk Score of 89.







# SALT LAKE CITY

W TEMPLEST

W 100 S

200 S

200 W

JOHN STOCKTON DR

Pioneer Park

## THE GATEWAY

- Office
- Entertainment
- Hotel
- Multi-Family Projects
- Trax Rail System



## THE GATEWAY

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



## WELL CONNECTED

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.

Blue Line | 45 minutes from  
the Planetarium Station to  
Draper Town Center

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

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

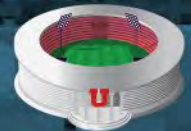
FRONT RUNNER  
To Provo Center



BLUE LINE  
To Draper Town Center



RED LINE  
To Daybreak Parkway



80

215

80

215

15

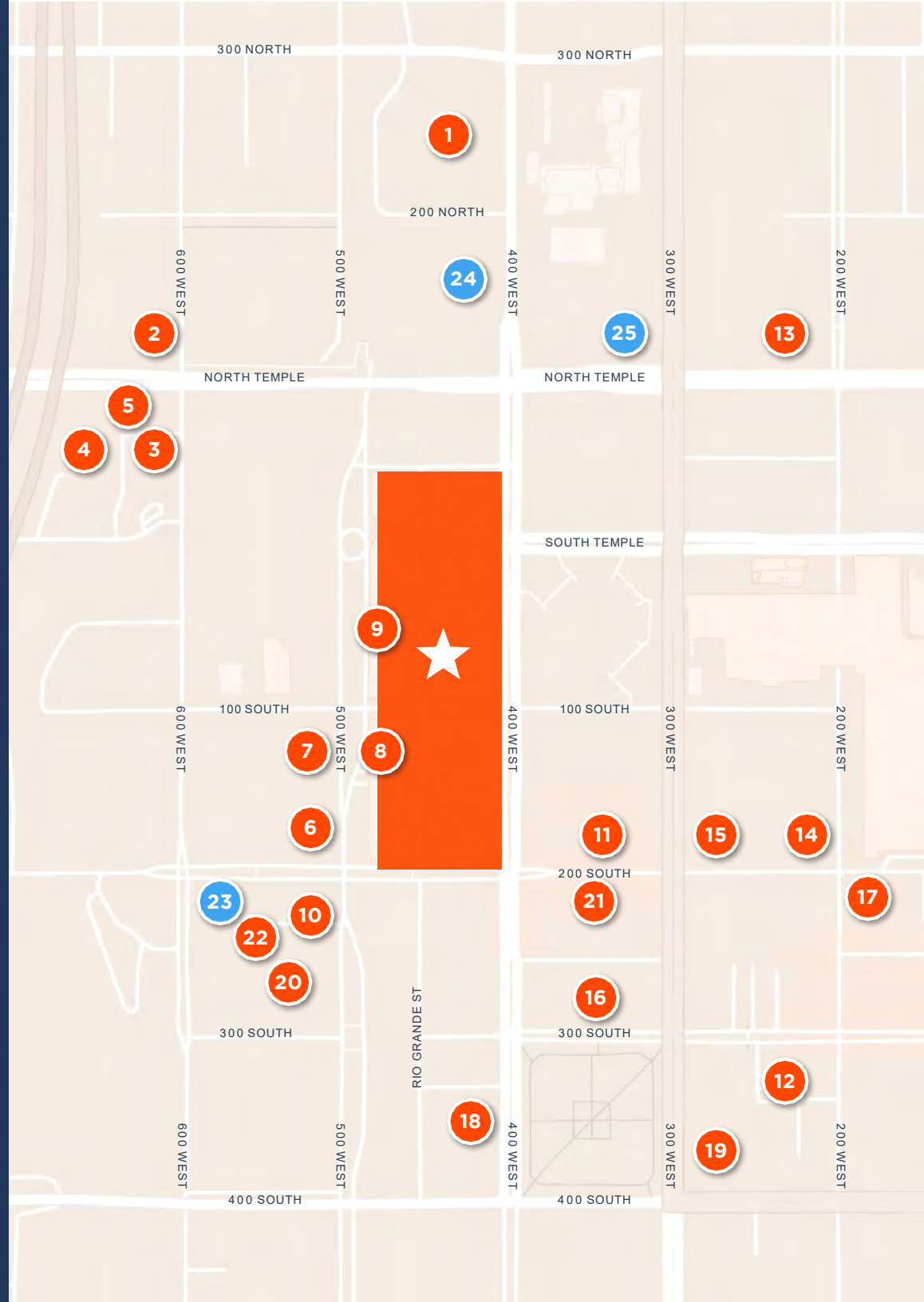
201



## APARTMENTS & CONDOS WITHIN 3 BLOCKS

- |  |   |
|--|---|
| 1. 4TH WEST APARTMENTS<br><b>497 UNITS</b>       | 2. NORTH 6TH APARTMENTS<br><b>96 UNITS</b>                                |
| 3. BRIDGES AT CITIFRONT<br><b>90 UNITS</b>       | 4. CITIFRONT APARTMENTS<br><b>161 UNITS</b>                               |
| 5. CITY STATION<br><b>132 UNITS</b>              | 6. ALTA GATEWAY<br><b>277 UNITS</b>                                       |
| 7. LIBERTY GATEWAY<br><b>160 UNITS</b>           | 8. ALTITUDE ON 5TH<br><b>330 UNITS</b>                                    |
| 9. PARC CONDOS<br><b>152 UNITS</b>               | 10. BRIDGES PROJECT<br><b>62 UNITS</b>                                    |
| 11. WESTGATE LOFTS<br><b>72 UNITS</b>            | 12. PALLADIO APARTMENTS<br><b>96 UNITS</b>                                |
| 13. SEASONS ON CITY CREEK<br><b>130 UNITS</b>    | 14. PARAGON STATION<br><b>38 UNITS</b>                                    |
| 15. DAKOTA LOFTS<br><b>37 UNITS</b>              | 16. BROADWAY PARK LOFTS<br><b>82 UNITS</b>                                |
| 17. PATRICK LOFTS<br><b>40 UNITS</b>             | 18. 360 APARTMENTS<br><b>151 UNITS</b>                                    |
| 19. UFFENS CONDOS<br><b>45 UNITS</b>             | 20. ARTSPACE MACARONI<br><b>13 UNITS</b>                                  |
| 21. ARTSPACE RUBBER<br><b>53 UNITS</b>           | 21. ARTSPACE CITY CENTER<br><b>18 UNITS</b>                               |
| 23. STATION CENTER<br><b>500 PLANNED UNITS</b>   | 24. HARDWARE VILLAGE<br><b>530 PLANNED UNITS<br/>&amp; 225K SF OFFICE</b> |
| 25. SKYHOUSE PROJECT<br><b>240 PLANNED UNITS</b> |   |

**MORE THAN 4,000 UNITS**



# THE GATEWAY

Ownership/  
Development



Leasing

**NEWMARK**  
 **MOUNTAIN WEST**

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