

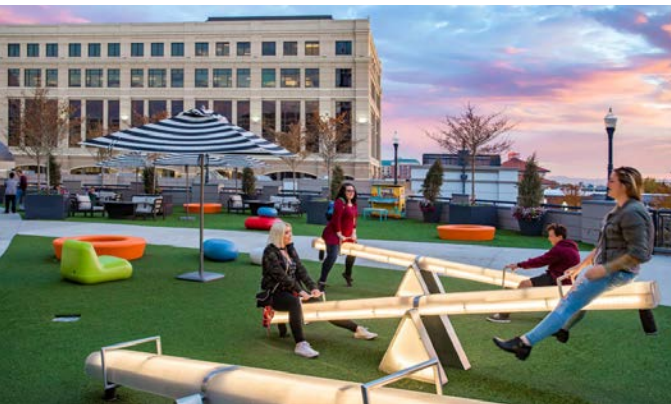


# PLUG AND PLAY OFFICE & LAB SPACE AVAILABLE FOR SUBLEASE

THE  
**GATEWAY**

56 South Rio Grande Street | Salt Lake City, UT 84101





Experience what THE GATEWAY has to offer...

**Art. Entertainment. Culture.**  
**Hospitality. Activated Outdoor Spaces.**



# Plug and Play

## Office + Lab Space



**12,140 SF**  
office space



**30,108 SF**  
lab space



**\$35.00/rsf**  
NNN



**Flexible**  
term available



**Furniture**  
can be made available



**3/1,000**  
underground parking



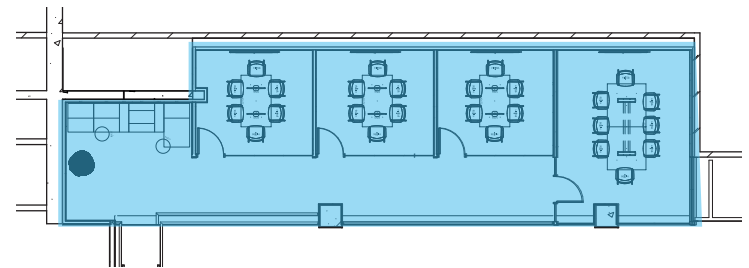
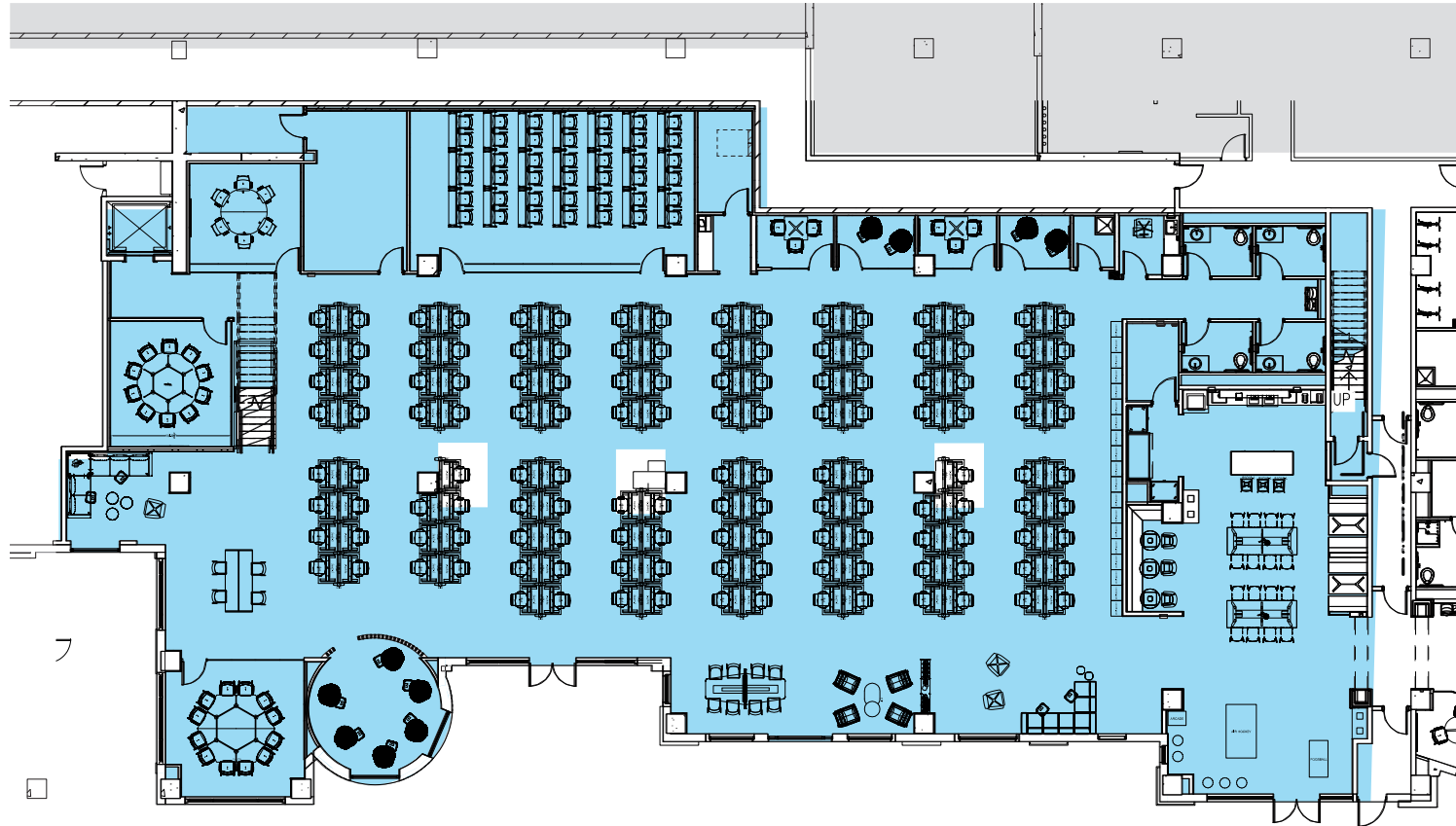
**ACCESS**  
direct to TRAX and  
FrontRunner



**MOST WALKABLE**  
neighborhood in  
Salt Lake City

# Floor One + Mezz

Office Space: 12,140 SF



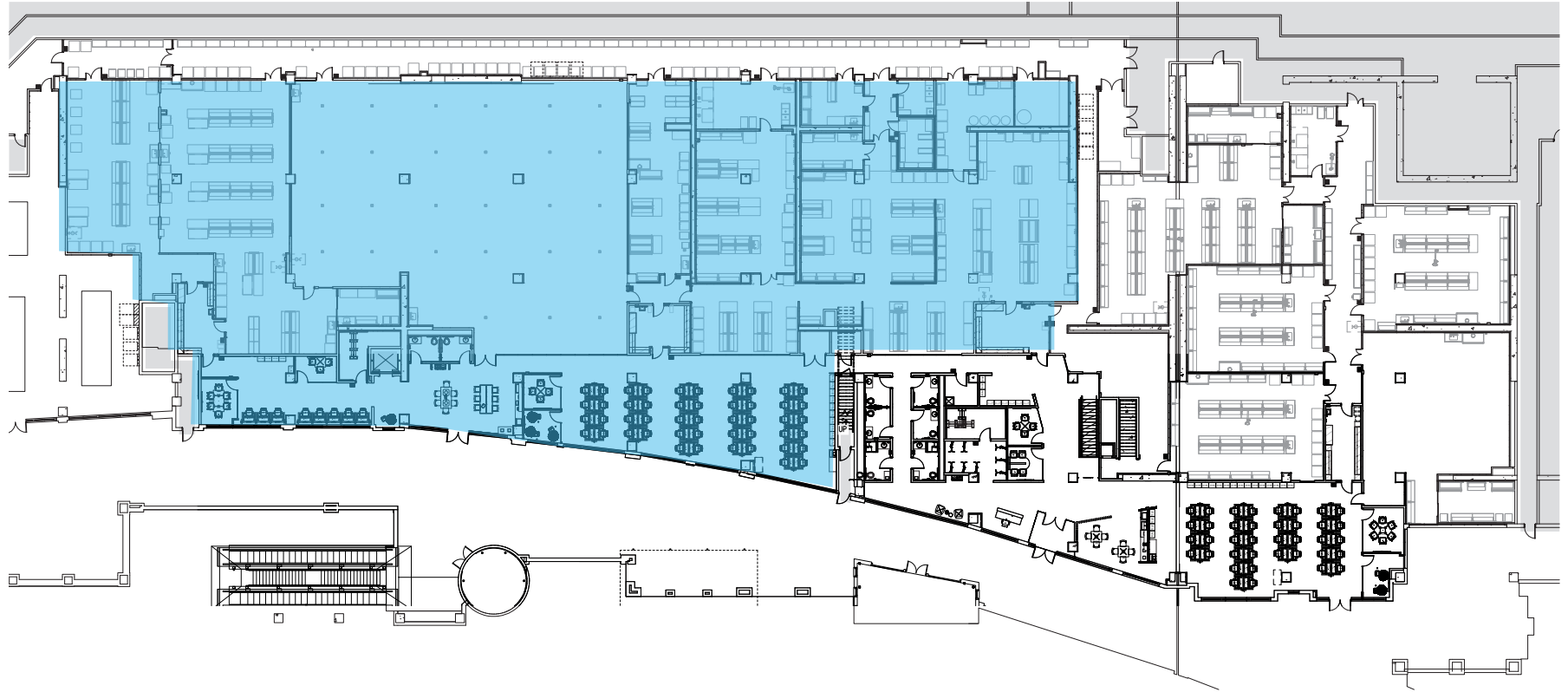






# Floor Two

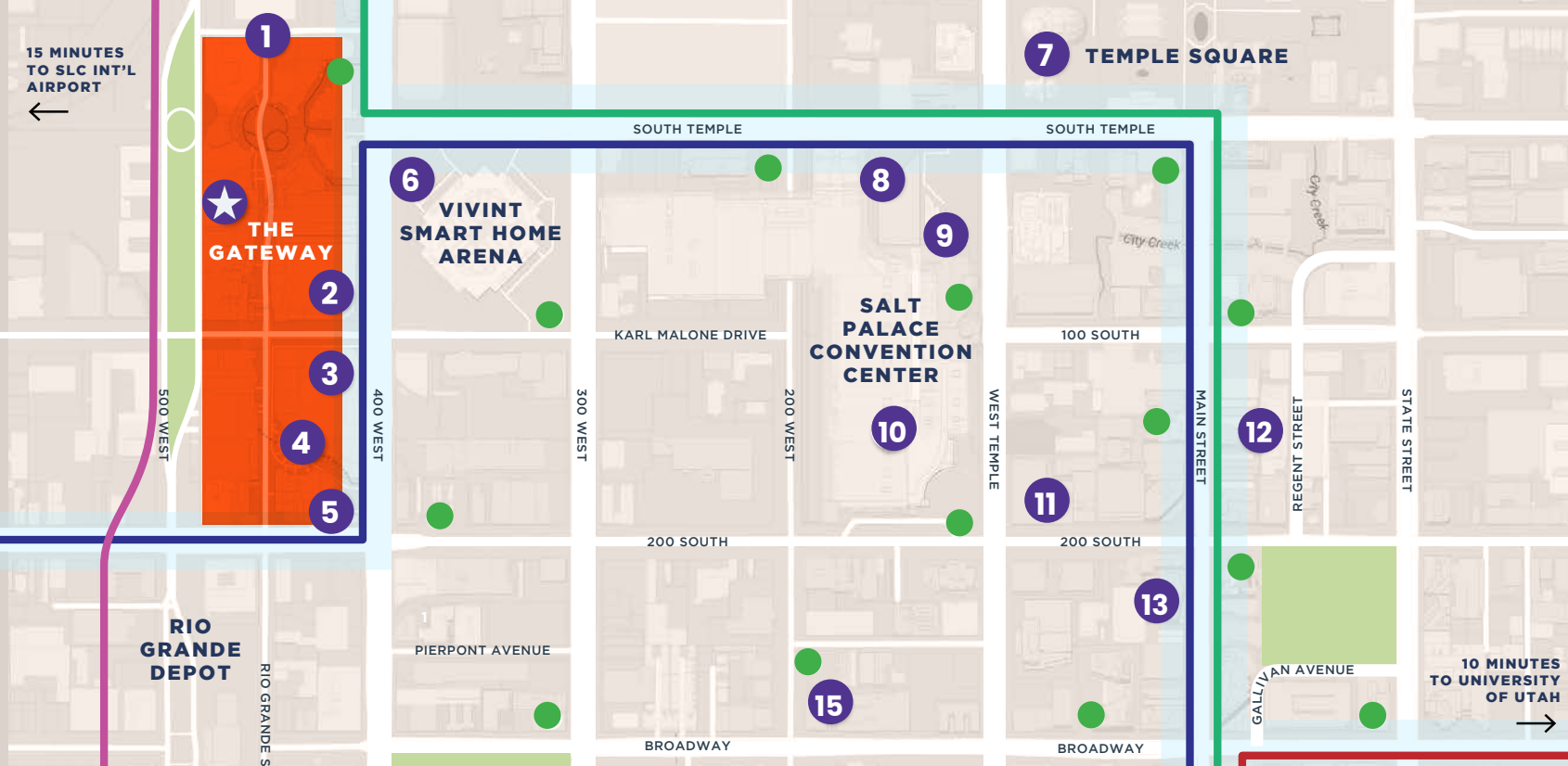
Lab Space: 30,108 SF











- |                                   |  |  |                            |
|-----------------------------------|--|--|----------------------------|
| <b>1 THE GATEWAY</b>              | <b>2 The Depot</b>                       | <b>3 Discovery Gateway Children's Museum</b> | <b>3 Clark Planetarium</b> |
| <b>4 Larry H. Miller Megaplex</b> | <b>5 Wiseguys Comedy</b>                 | <b>6 Vivint Smart Home Arena</b>             | <b>7 Temple Square</b>     |
| <b>8 Abravanel Hall</b>           | <b>9 Utah Museum of Contemporary Art</b> | <b>10 Salt Palace Convention Center</b>      | <b>11 Capitol Theatre</b>  |
| <b>12 The Eccles Theatre</b>      | <b>13 Goldman Sachs</b>                  | <b>15 Rose Wagner Center</b>                 | <b>Green Bike Station</b>  |

## For more information:

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# THE GATEWAY