



GATEWAY TOWER WEST

at CITY CREEK

CLASS-A OFFICE SPACE IN SALT LAKE CITY

FOR MORE INFORMATION PLEASE CONTACT

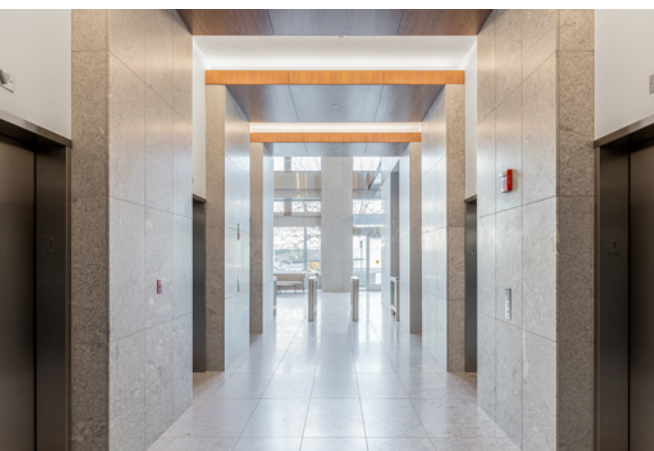
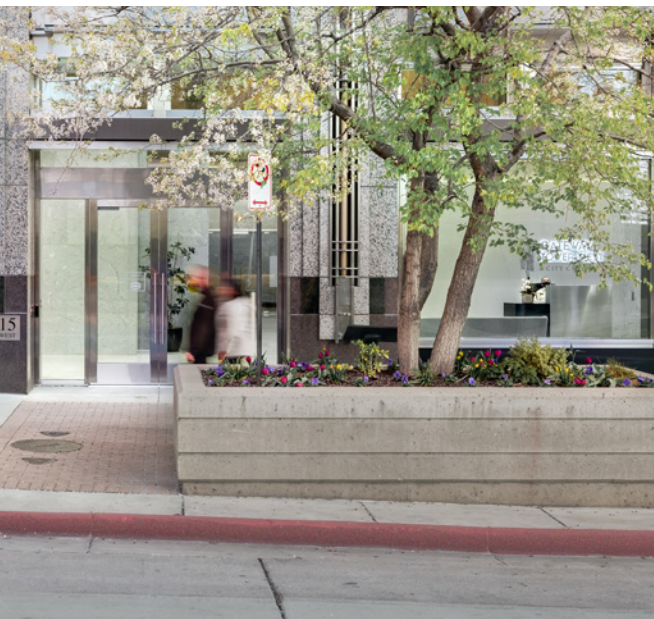
Jordan Johnson

801.321.8711

Jordan.Johnson@pripd.com

**15 West South Temple
Salt Lake City, Utah 84101**

Class-A, multi-tenant office building with on-site management in the heart of one of the nation's largest mixed-use downtown redevelopment projects: City Creek Center.



Address

15 West South Temple, Salt Lake City, Utah 84101

Gateway Tower West Overview

278,501 square feet

19 floors

Completed in 1998

Remodeled in 2021

Gateway Tower West at City Creek is a Class-A, nineteen-story, multi-tenant office building with a prestigious South Temple address in the heart of Salt Lake City's central business district. The building includes a recent remodel of the main lobby, garage entrance, and elevator systems. Gateway Tower West features on-site property management, a conference room amenity, covered garage parking, and nearby access to City Creek Center, one of the nation's largest and most acclaimed mixed-use downtown redevelopment projects. This unique environment features a retractable glass roof, the very popular City Creek Center food court, a creek that runs through the property, a pedestrian sky bridge and more. City Creek Center features world-class fashion and dining destinations with over 100 national stores and restaurants.

Parking

Underground, covered, and surface parking available at prevailing market rates

Public Transit

Within easy walking distance to bus stations, TRAX stations, and Frontrunner stations

Fiber Optics

Multiple carriers with dark fiber and extensive service options available

Elevators

Six high-speed passenger elevators and one freight elevator - All elevators updated in 2020

Life Safety

Emergency generator that supplies power to the elevators, emergency lighting, and pressurization fans

Lease Rate

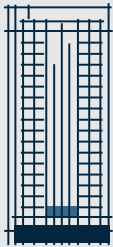
Full-service with base-year stop

Improvements

Generous TI packages available



NOW AVAILABLE LEASING OPPORTUNITY IN THE CENTRAL BUSINESS DISTRICT OF SALT LAKE CITY



Suite 200

Rentable Square Feet: 5,911

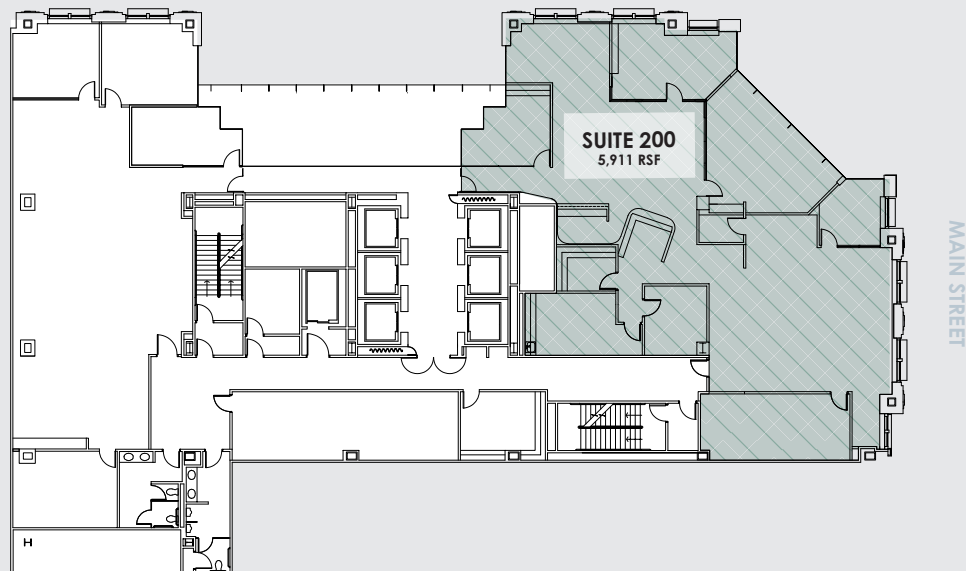
Lease Rates: \$32.00–\$34.00/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



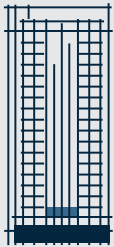
SOUTH TEMPLE



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Suite 250

Rentable Square Feet: 3,975

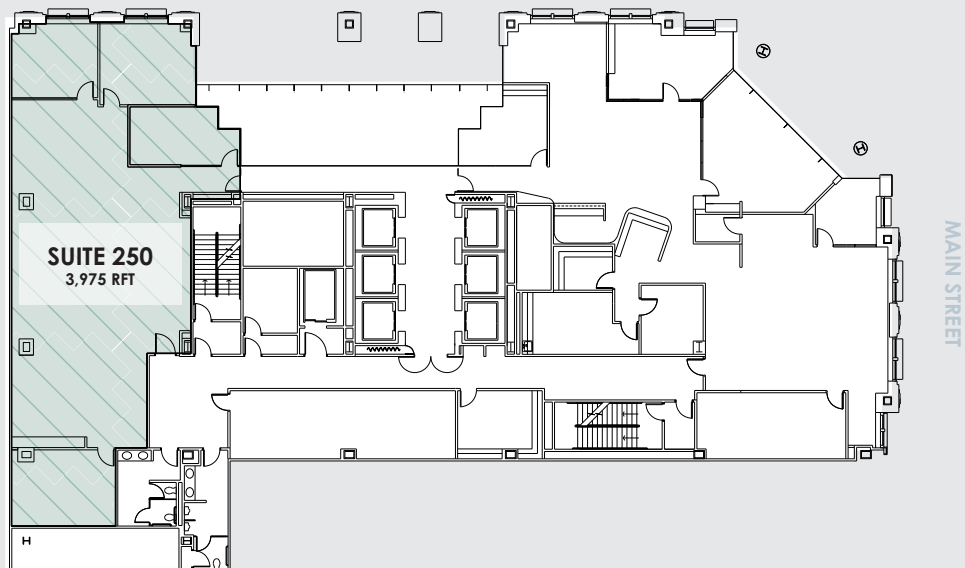
Lease Rates: \$32.00–\$34.00/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



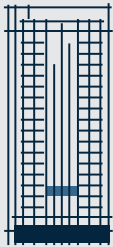
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Suite 420

Rentable Square Feet: 6,227

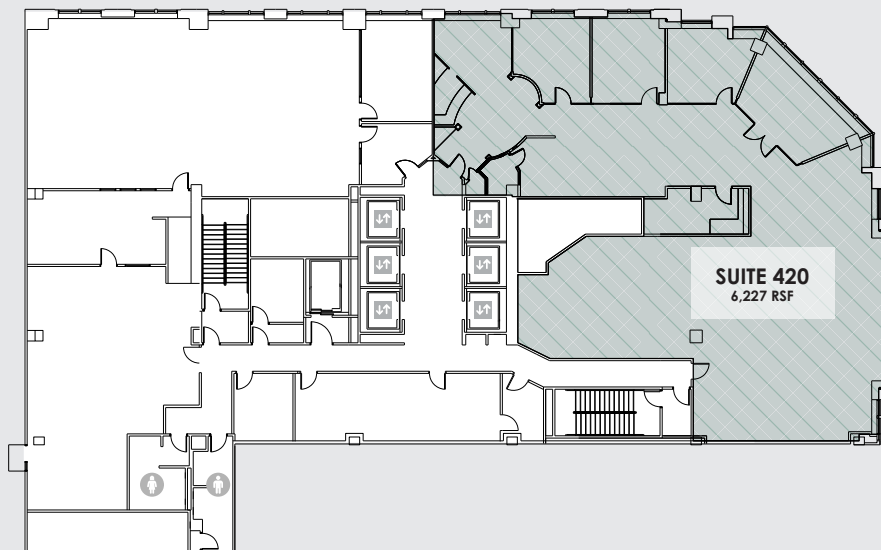
Lease Rates: \$32.75–\$34.75/RSF

Status: Vacant

Condition: Spec space and ready for occupancy



SOUTH TEMPLE

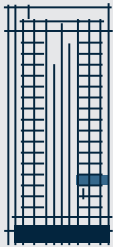


MAIN STREET

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Suite 520

Rentable Square Feet: 5,810

Lease Rates: \$32.75–\$34.75/RSF

Status: Vacant

Condition: Spec space and ready for occupancy



SOUTH TEMPLE

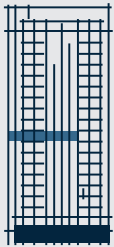


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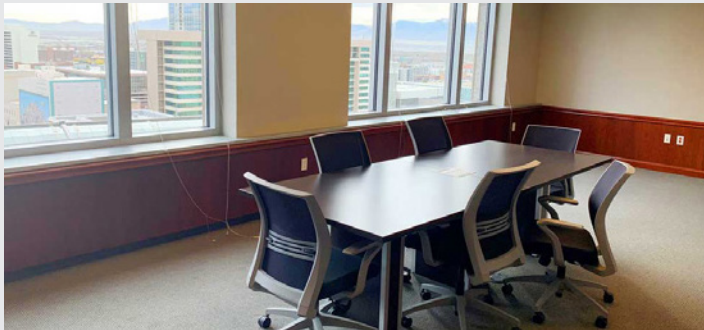
Suite 950

Rentable Square Feet: 5,830

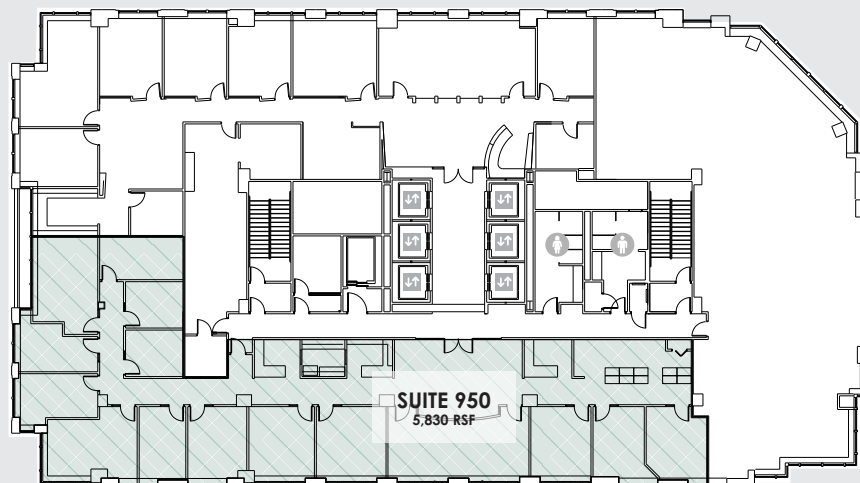
Lease Rates: \$33.75-\$35.75/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



SOUTH TEMPLE

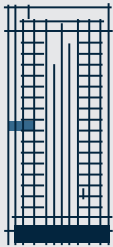


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Suite 1070

Rentable Square Feet: 1,447

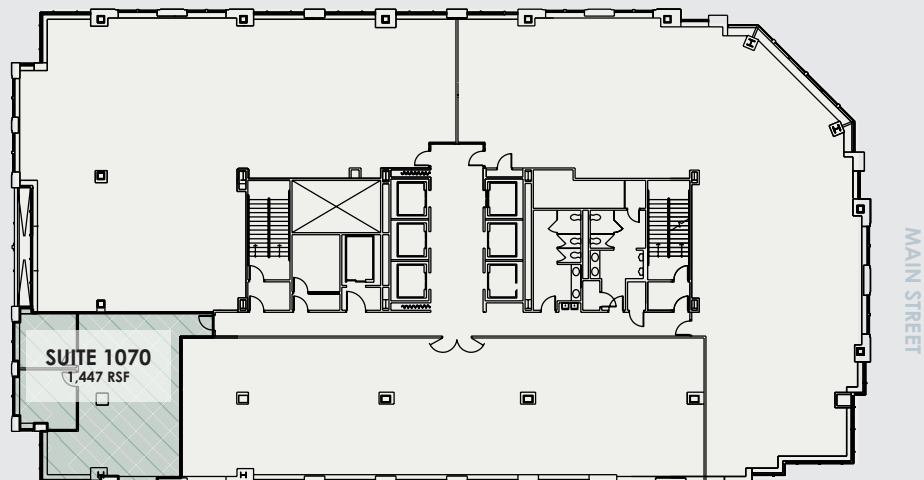
Lease Rates: \$33.75–\$35.75/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



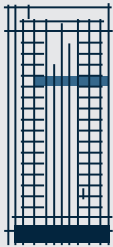
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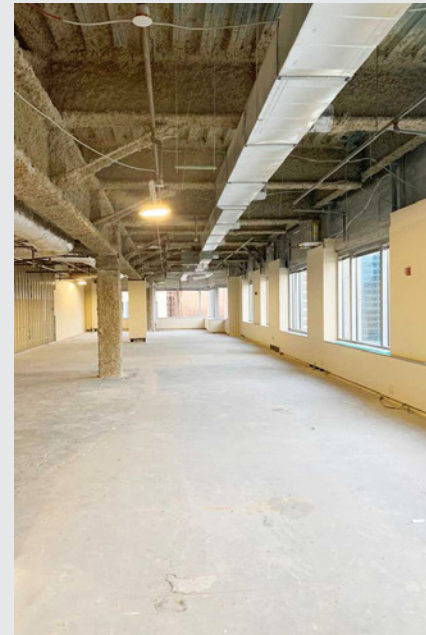
Suite 1425

Rentable Square Feet: 4,620

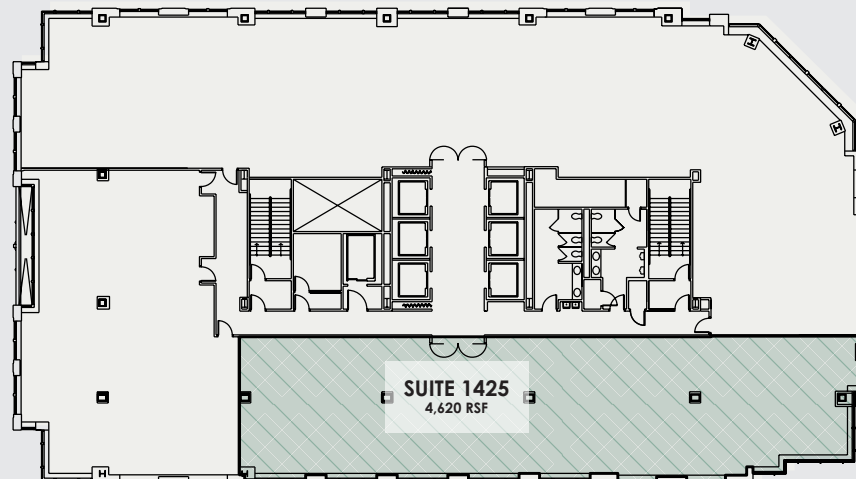
Lease Rates: \$34.75–\$36.75/RSF

Status: Vacant

Condition: Grey shell and ready for immediate build out



SOUTH TEMPLE

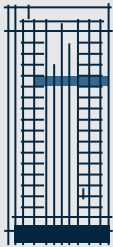


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Suite 1450

Rentable Square Feet: 3,377

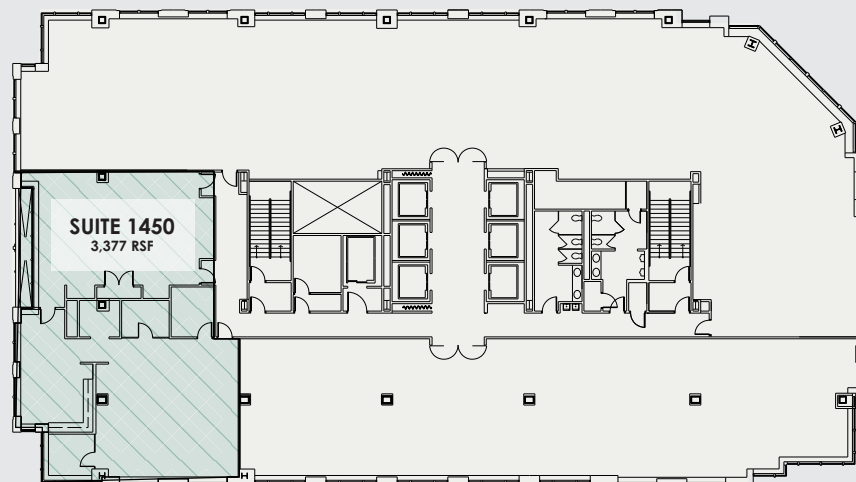
Lease Rates: \$34.75–\$36.75/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



SOUTH TEMPLE

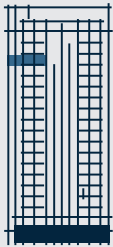


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Suite 1675

Rentable Square Feet: 5,356

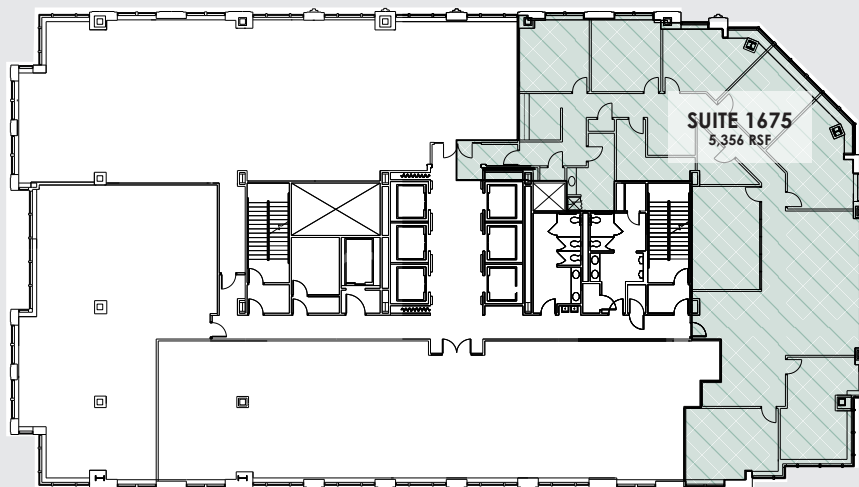
Lease Rates: \$34.75–\$36.75/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



SOUTH TEMPLE

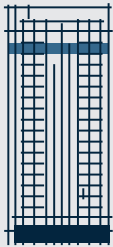


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Suite 1700

Rentable Square Feet: 14,855

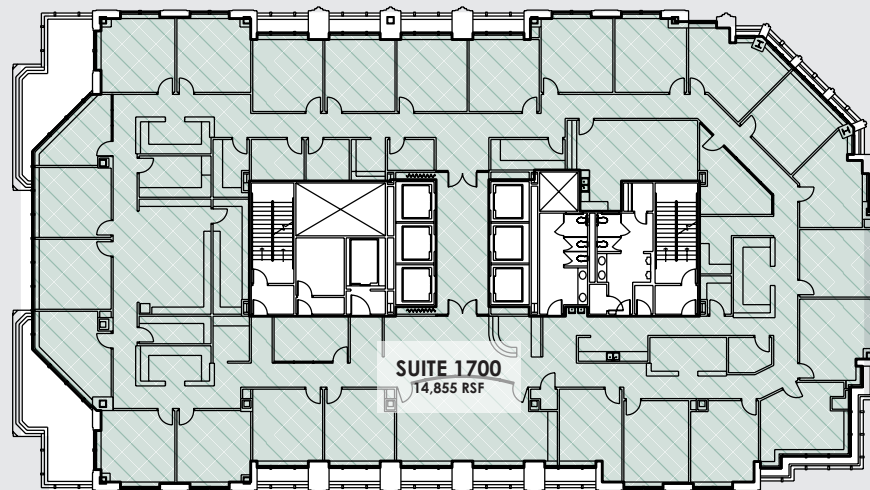
Lease Rates: \$35.75–\$37.75/RSF

Status: Vacant

Condition: Prior tenant design still intact and ready for occupancy



SOUTH TEMPLE



MAIN STREET

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In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



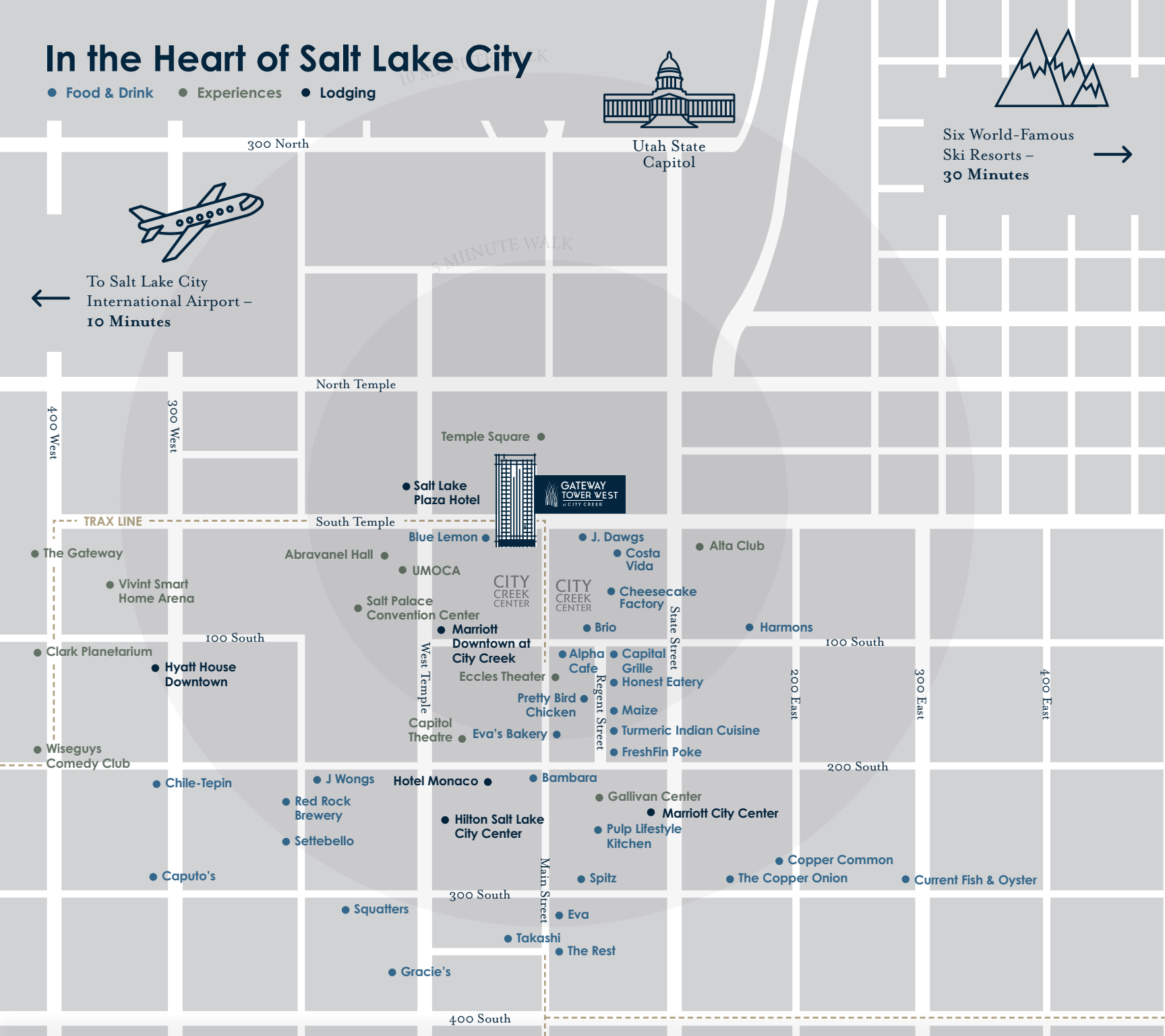
Utah State Capitol



Six World-Famous
Ski Resorts –
30 Minutes →

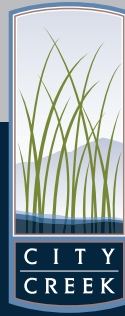


← To Salt Lake City
International Airport –
10 Minutes



Please Contact:

Jordan Johnson
Senior Leasing Manager
City Creek Reserve, Inc.
801.321.8711
Jordan.Johnson@pripd.com



Jordan Johnson

801.321.8711

Jordan.Johnson@pripd.com

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