

FOR LEASE

BOUNTIFUL GATEWAY TOWER



## PROPERTY DETAILS

563 W. 500 S., Bountiful, UT 84010

*Lease Rate: \$25.00/SF Full Service*

- Suite 315: 2,038 RSF
- Tenant improvement monies available
- Opportunity for name and logo on new LED monument signage adjacent to I-15 off-ramp
- Newly installed LED lighting throughout building
- Upgraded HVAC controls and elevator modernization in progress Q2 2026
- Walking distance to amenities
- 10 minutes to Downtown Salt Lake City
- 15 minutes to Salt Lake City International Airport
- Immediate access to I-15
- Close proximity to Woods Cross FrontRunner station
- Superior South Davis location
- Unbeatable freeway visibility

**NEWMARK**

**MOUNTAIN WEST**

**CHRIS FALK,  
CCIM, SIOR**

cfalk@mwcre.com  
direct 801.499.6514

[View Profile](#)

**BRAXTON WILLIE,  
CCIM**

bwillie@mwcre.com  
direct 801.803.3334

[View Profile](#)

**BRANSON WOOD**

bwood@newmarkmw.com  
direct 801.510.5207

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

1410 S University Park Blvd, Ste 120  
Clearfield, UT 84015  
Office 801.578.5580  
www.newmarkmw.com



**NEWMARK**  
MOUNTAIN WEST

**CHRIS FALK,**  
CCIM, SIOR  
cfalk@mwcre.com  
direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE,**  
CCIM  
bwillie@mwcre.com  
direct 801.803.3334  
[View Profile](#)

**BRANSON WOOD**  
bwood@newmarkmw.com  
direct 801.510.5207  
[View Profile](#)



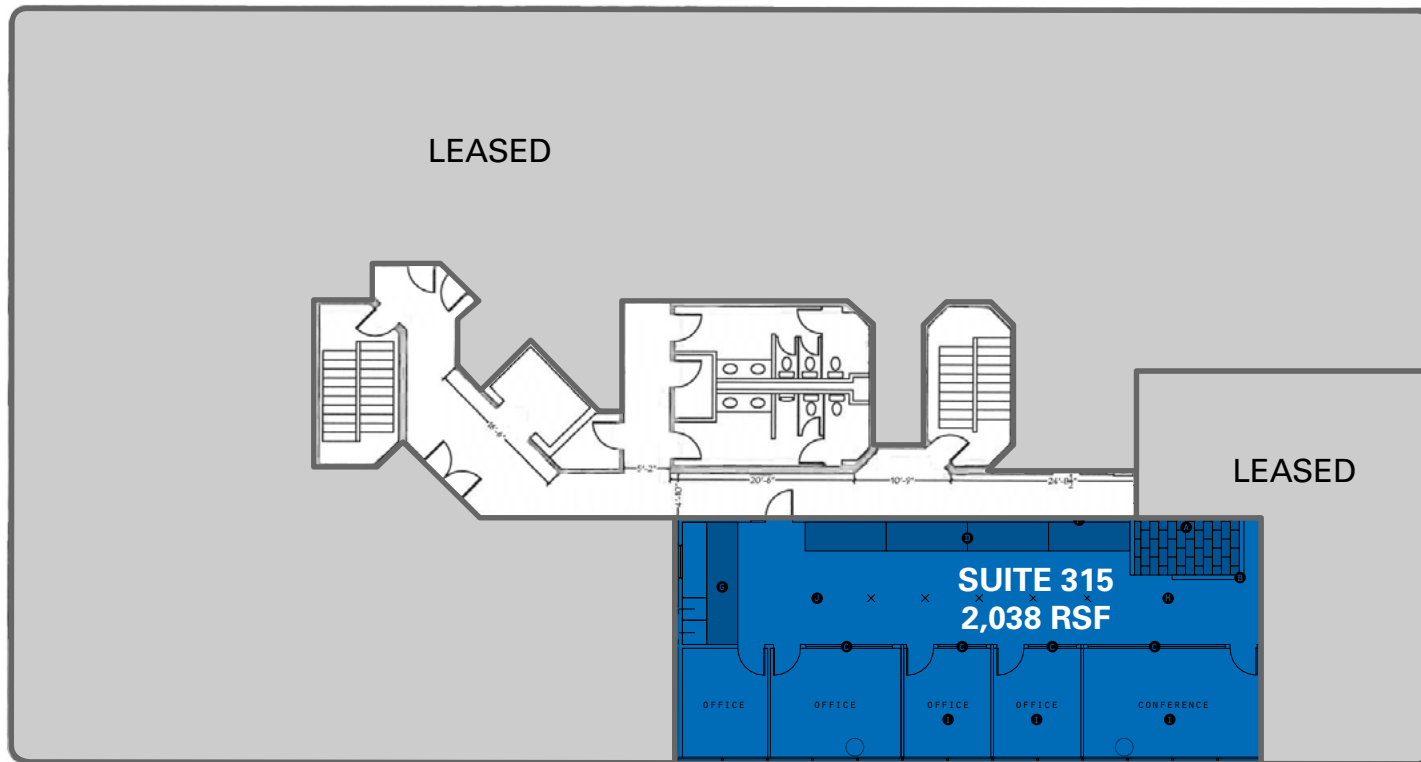
**FULL SERVICE**  
**COMMERCIAL REAL ESTATE**  
1410 S University Park Blvd, Ste 120  
Clearfield, UT 84015  
Office 801.578.5580  
[www.newmarkmw.com](http://www.newmarkmw.com)

# SITE PLAN



# BOUNTIFUL GATEWAY TOWER

## THIRD FLOOR



**CHRIS FALK,**  
CCIM, SIOR  
cfalk@mwcre.com  
direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE,**  
CCIM  
bwillie@mwcre.com  
direct 801.803.3334  
[View Profile](#)

**BRANSON WOOD**  
bwood@newmarkmw.com  
direct 801.510.5207  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
1410 S University Park Blvd, Ste 120  
Clearfield, UT 84015  
Office 801.578.5580  
[www.newmarkmw.com](http://www.newmarkmw.com)

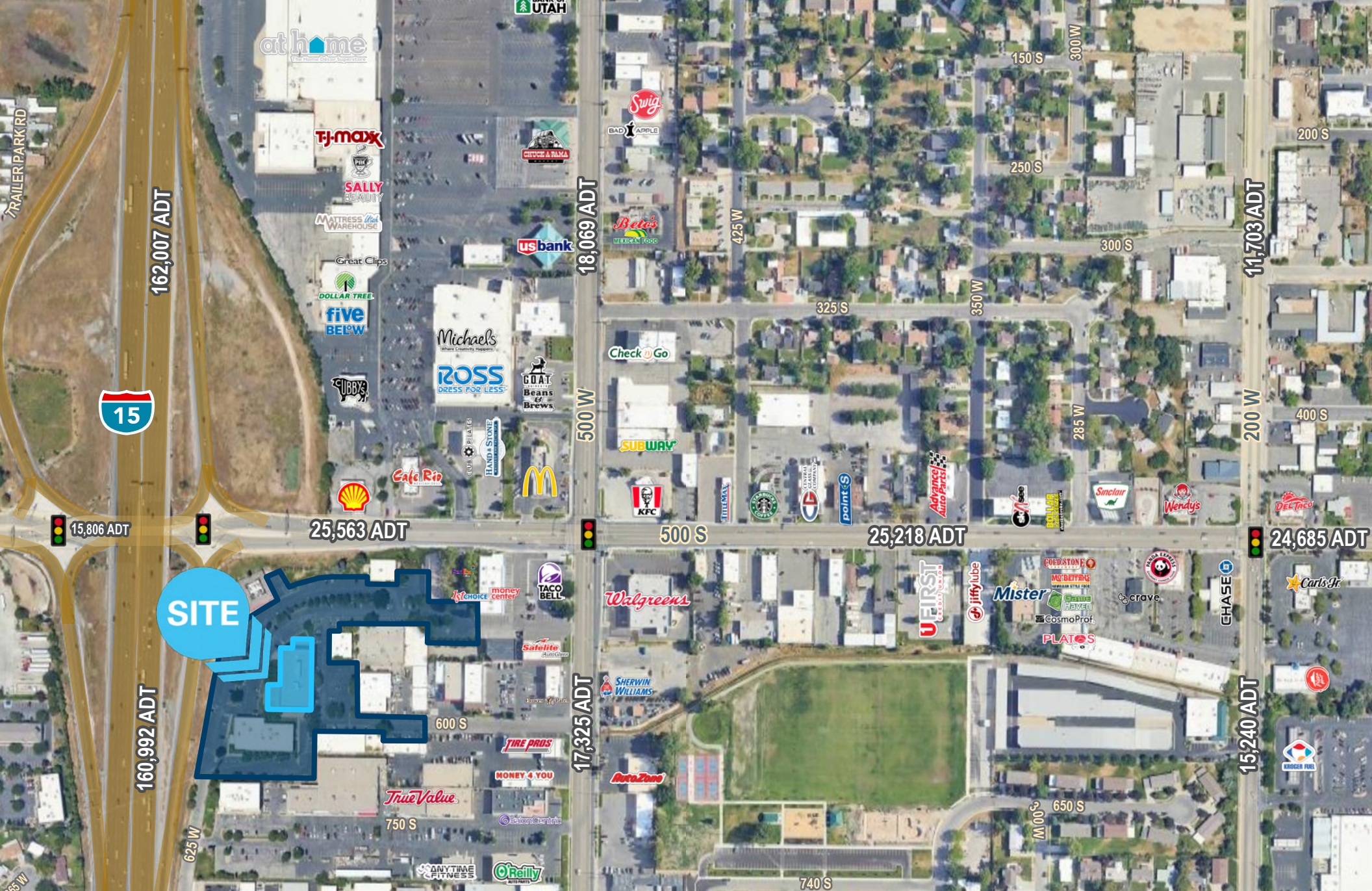


**CHRIS FALK, CCIM, SIOR**  
cfalk@mwcre.com  
direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE, CCIM**  
bwillie@mwcre.com  
direct 801.803.3334  
[View Profile](#)

**BRANSON WOOD**  
bwood@newmarkmw.com  
direct 801.510.5207  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, UT 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)



**NEWMARK**  
 MOUNTAIN WEST

**CHRIS FALK, CCIM, SIOR**  
 cfalk@mwcre.com  
 direct 801.499.6514  
[View Profile](#)

**BRAXTON WILLIE, CCIM**  
 bwillie@mwcre.com  
 direct 801.803.3334  
[View Profile](#)

**BRANSON WOOD**  
 bwood@newmarkmw.com  
 direct 801.510.5207  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**  
 312 East South Temple  
 Salt Lake City, UT 84111  
 Office 801.456.8800  
 www.newmarkmw.com