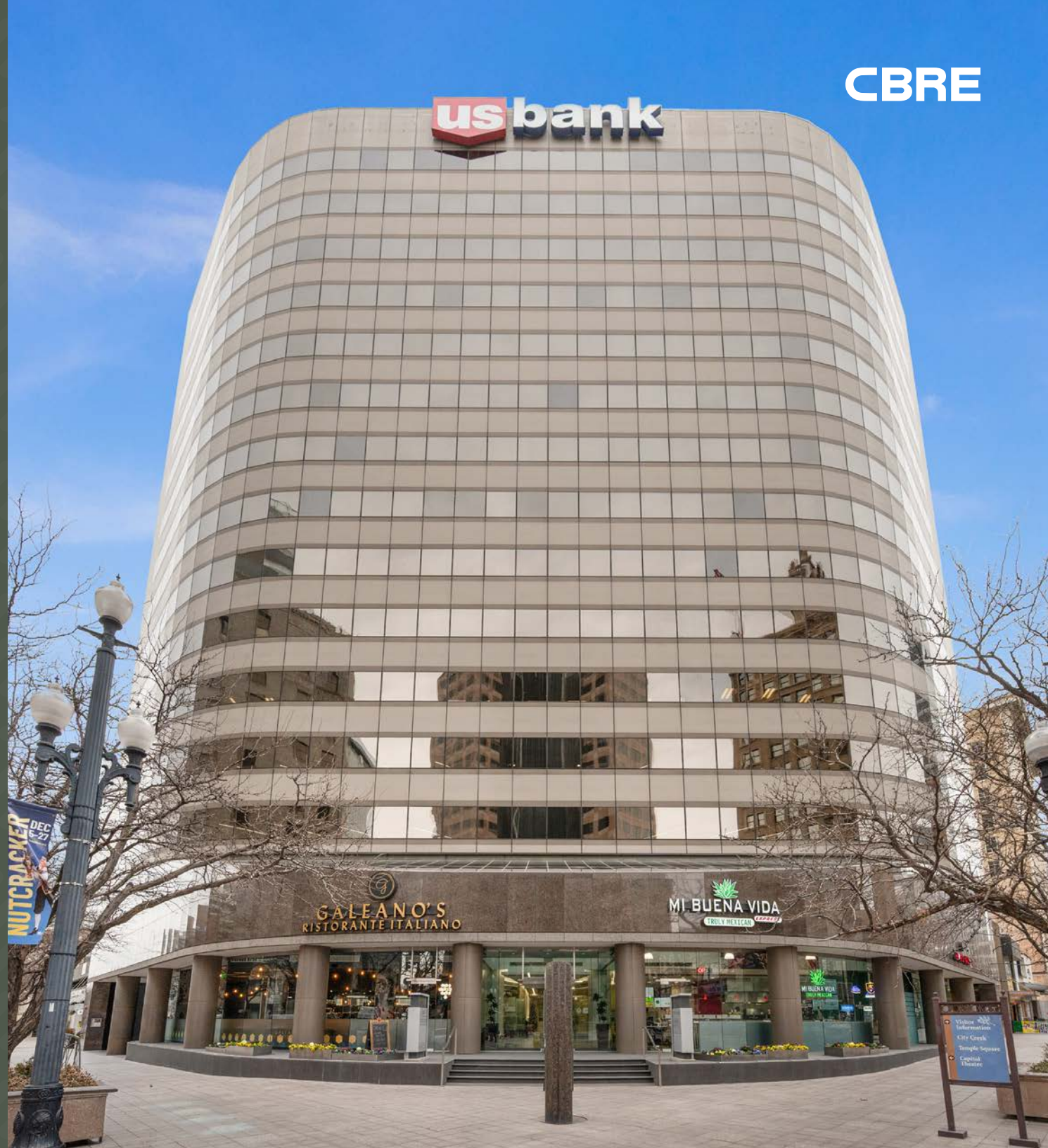




CBRE

Salt Lake City, UT





Building Specifications

Premier Main Street Location

263,574 SF

High Rise Office Building

73,481 Total

SF Available

Up to 26,126 SF Contiguous

Space Available

Top Full Floor

Availability

Class A

Finishes throughout building

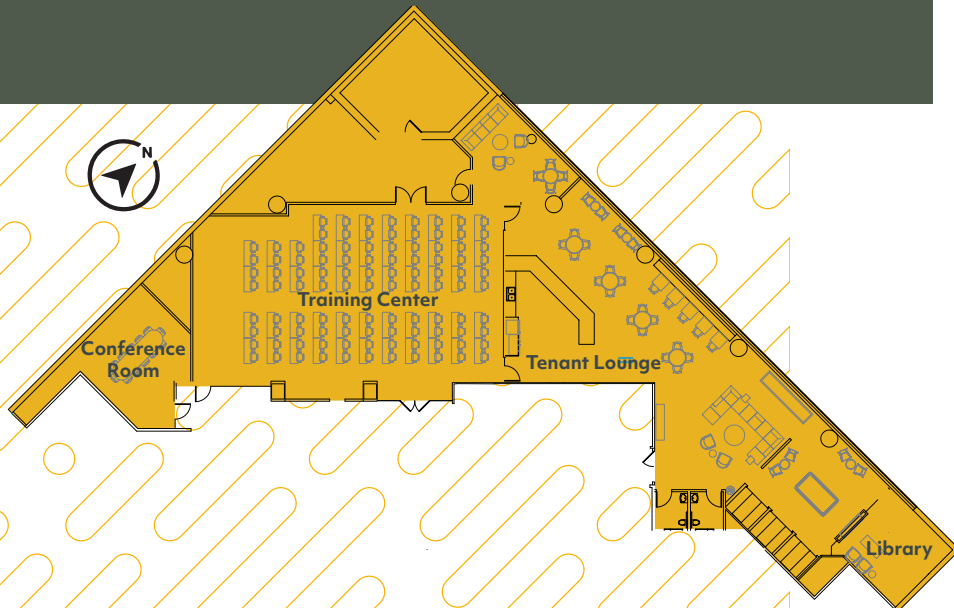
16

Stories



On-site Amenities

- Tenant lounge with full service kitchen
- Fitness center
- Shared conference room
- 150-Person training room
- Library
- On-site property management
- 24-hour security
- Three on-site restaurants
- Structured parking with EV charging
- 1.5/1,000 USF parking ratio
- Secure bike storage



Engage in the Epicenter

Positioned on Main Street and 200 South, 170 South Main Street places you at the epicenter of Downtown Salt Lake City, surrounded by its new businesses, world-class dining, and abundant range of entertainment.



Training Room

Collaborate in our high-tech conference center, equipped with state-of-the-art audio/visual equipment, Wi-Fi enabled, and banquets for catering breaks, it's the ideal on-site facility to host presentations, client meetings, or social gatherings. Available to tenants via an automated reservation system.



Tenant Lounge

Designed for both productivity and relaxation, the versatile Tenant Lounge features a full-service kitchen, perfect for preparing meals or hosting events, alongside a lively gaming area for entertainment and connection.



Fitness Center

Prioritize your well-being in our state-of-the-art fitness center equipped with cutting-edge equipment, it offers everything you need for a comprehensive workout, complemented by a full shower, changing area complete with secure lockers, and indoor bike storage. It's a premium solution to support your health and wellness goals right where you work.



Library

Escape the everyday in our dedicated Library. This inviting space is designed for concentration, peaceful reading, or simply unwinding in tranquility. Sink into plush seating providing the perfect backdrop for a quiet moment of away from the world's demands.



Shared Conference Room

Optimize your team's collaboration and efficiency with our readily available shared conference room. Equipped with advanced technology to support presentations and virtual meetings. Available to tenants via an automated reservation system.





Three On-Site Restaurants

Benefit from our comprehensive on-site amenities. A selection of three distinct restaurants – Galeano's, Mi Buena Vida Express, and Siegfried's Delicatessen offers diverse culinary experiences, ranging from casual fare to upscale dining. Conveniently address shipping and business requirements at the dedicated UPS Store. Additionally, a full-service nail salon provides accessible options for personal care, all located within the premises.

Local Amenities

RESTAURANTS

1

Subway

2

McDonald's

3

Apollo Burger

4

Jimmy John's

5

The Melting Pot Restaurant

6

Ruth's Chris Steak House

7

P.F. Chang's Bistro

8

Benihana

9

STK Steakhouse

10

Pizza Hut

11

SkinnyFATS

12

Dave & Buster's

13

Fleming's Prime Steakhouse and Wine Bar

14

Iceberg Drive Inn

15

Cubby's Restaurant

16

Subway

17

Sbarro

18

Subway

19

Brio Tuscan Grille

20

The Cheesecake Factory

21

Vitality Bowls

22

Popeyes

23

Roxberry

24

Great Steak

25

Johnny Rockets

26

Chick-fil-A

27

McDonald's

28

The Capital Grille

29

Pretty Bird

30

Domino's Pizza

31

Beto's Mexican Food

32

A&W

33

KFC

34

Burger King

35

Jersey Mike's

36

Wendy's

37

TacoTime

ENTERTAINMENT

64

Megaplex Theatres

65

IMAX

SPORTS + RECREATION

66

Arc'teryx

67

Cotopaxi

68

Zumiez

69

Trek Bicycle

HOTEL

38

Marriott Hotels & Resorts

39

Kimpton Hotels & Restaurants

40

Hilton Hotels & Resorts

41

Tapestry Collection by Hilton

42

Holiday Inn Express

43

TownePlace Suites by Marriott

44

Hyatt Regency

45

Marriott Hotels & Resorts

46

Sure Stay Hotel

47

Autograph Collection Hotels

48

Hyatt Place

49

Courtyard by Marriott

50

Hyatt House

51

Le Meridian

52

Element by Westin

53

AC Hotels by Marriott

54

Homewood Suites

55

Residence Inn by Marriott

56

Hampton Inn

57

Fairfield Inn & Suites by Marriott

58

Sheraton Hotels & Resorts

59

Comfort Inn

60

DoubleTree by Hilton

61

Hilton Garden Inn

62

SpringHill Suites by Marriott

63

Quality Inn

FAST CASUAL

70

Cafe Rio

71

Shake Shack

72

Costa Vida

73

Cafe Rio

74

Seven Brothers Burgers

75

Costa Vida

76

Panda Express

77

Lemon Shark Poke

78

Spitz

79

Cupbop - Korean BBQ

80

R&R BBQ

DESSERT

81

Crave Cookies

82

Dippin' Dots

83

Haagen Dazs

84

Kneaders Bakery & Cafe

TRAX ROUTE

Red Line

Green Line

Blue Line

COFFEE TEA

85

Starbucks

86

Starbucks

87

Starbucks

88

Starbucks

89

Beans & Brews Coffeehouse

90

Einstein Brothers

91

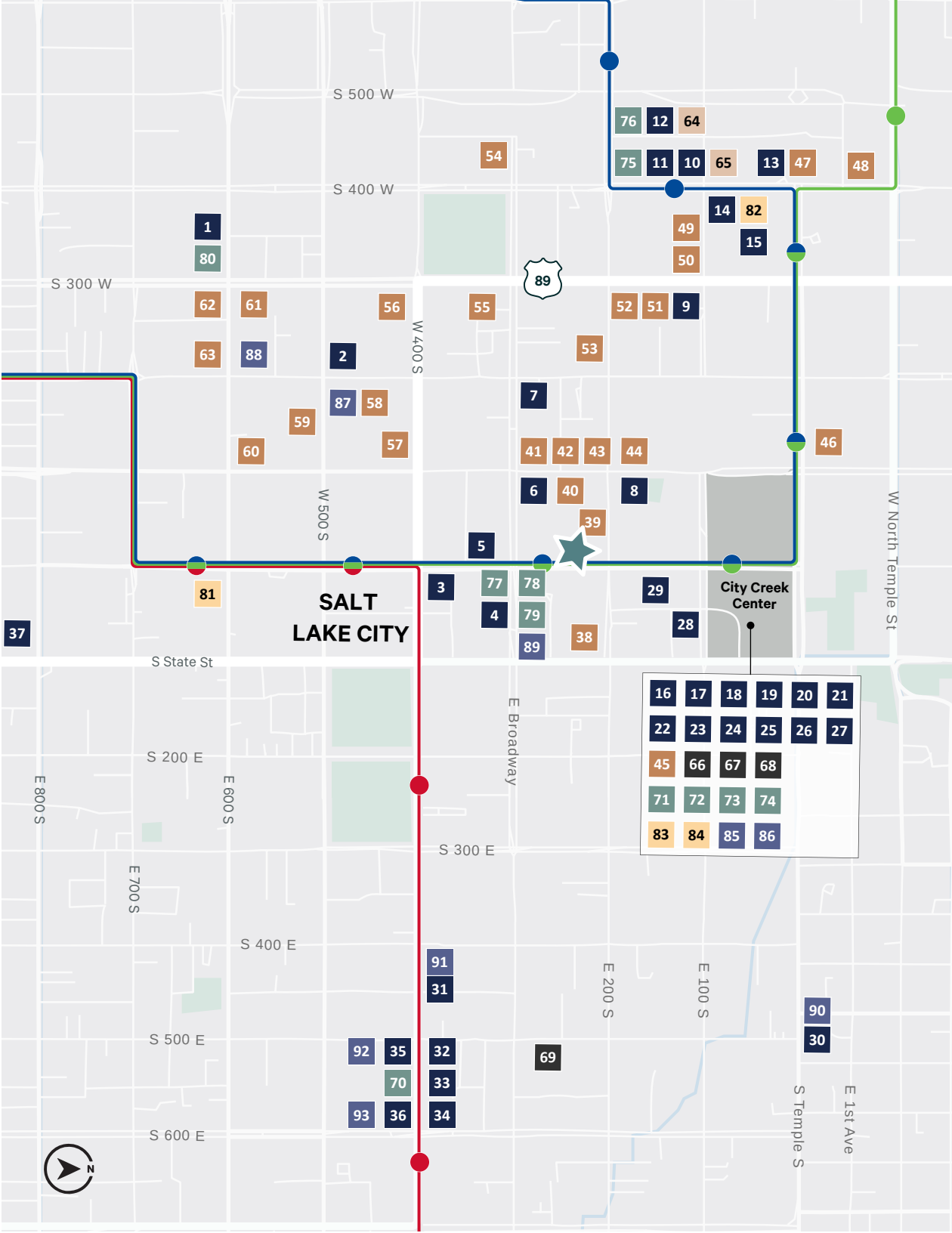
Starbucks

92

Starbucks

93

Kung Fu Tea



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