

# 222 | MAIN

| 222 S MAIN STREET  
SALT LAKE CITY, UT 84101



Owned by  
 PRIME  
US REIT

Asset management by  
**KBS**

Leasing by  
**CBRE**

Property management by  
**Lincoln**

# EMPOWERING TENANTS TO BE SUCCESSFUL

PREMIER CLASS A  
OFFICE BUILDING

PREMIUM MAIN STREET  
LOCATION

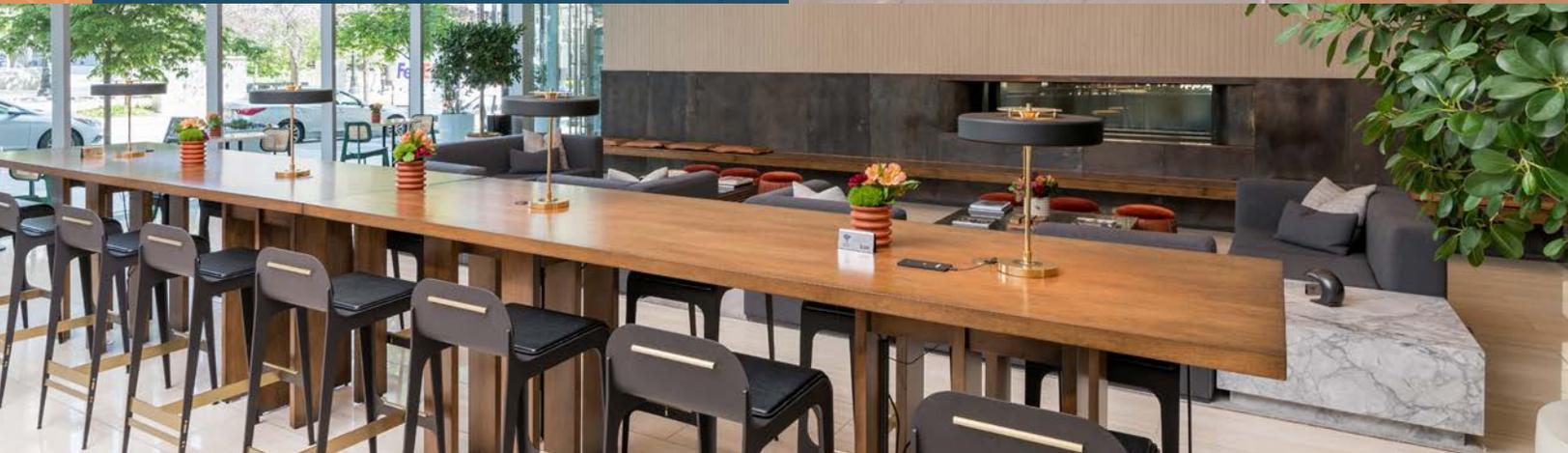
RENOVATED LOBBY

FITNESS CENTER

LEED GOLD CERTIFIED

GALLIVAN CENTER  
TRAX STATION

PLANNED TENANT LOUNGE  
AND TRAINING AREA





Suites ranging from  
5,676 RSF to 28,116 RSF

# BUILDING SPECIFICATIONS

**TOTAL RENTABLE SQUARE FEET** 433,346 square feet per BOMA standards

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**AVAILABLE FLOORS** Multiple full floor opportunities including:  
Floor 3  
Floor 12 - Suite 1250  
Floor 14

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**NUMBER OF ELEVATORS** 8 passengers, 2 parking; 10 total  
One high rise elevator converted for service use

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**PARKING RATIO** 2.0 spaces per 1,000 square feet

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**NUMBER OF PARKING LEVELS** 7 above grade, 2 below grade; 9 total

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**CEILING HEIGHT** Parking: 6 feet 10 inch minimum floor clearance  
3rd Floor: 10 feet 11 inch floor clearance, with finished ceiling  
10th - 14th Floor: 9 feet floor clearance, with finished ceiling

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**FLOOR-TO-FLOOR HEIGHT** Parking: 10 feet  
3rd Floor: 15 feet  
10th - 14th Floor: 13 feet

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**WINDOW MULLION SPACING** 5 foot planning module

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**BUILDING AMENITIES** Handsake restaurant located on the main floor, fitness center, locker rooms, showers, secure bike rack, storage space, on-site property management, dry cleaning service pickup and delivery, on-site car wash services, planned tenant lounge and training area

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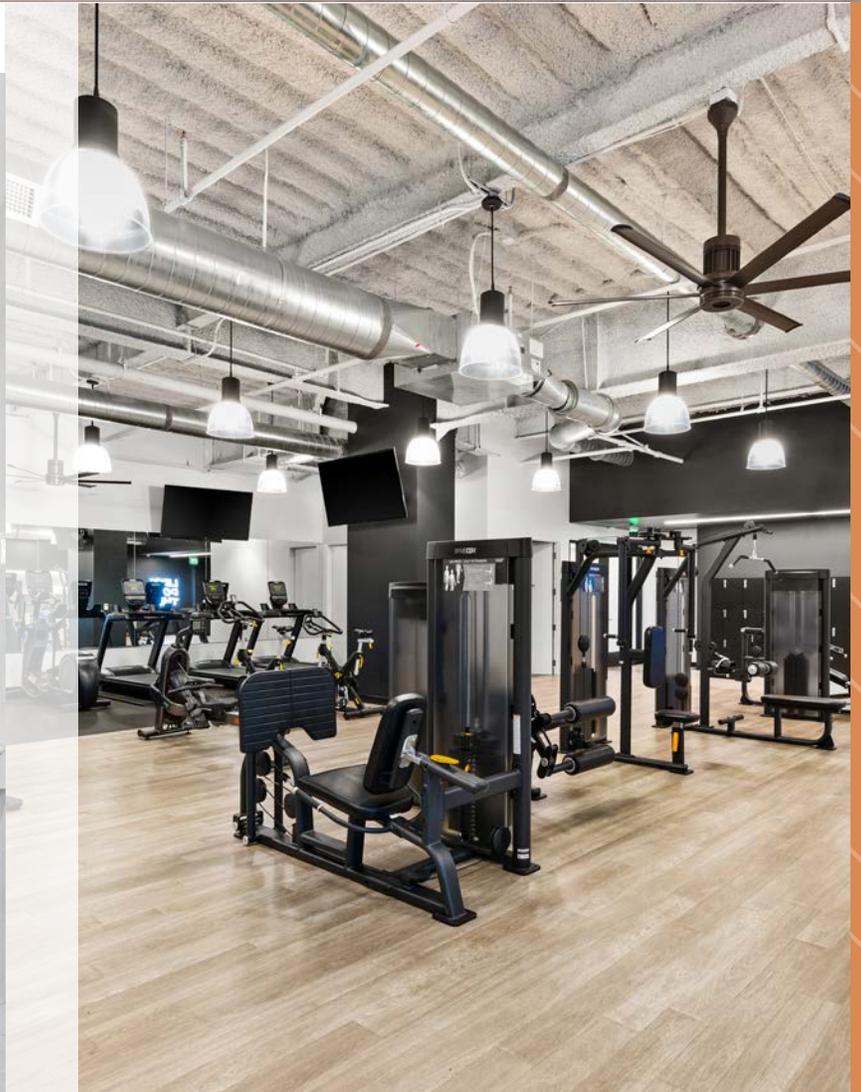
**BUILDING SKIN** Glass curtain wall system, stone cladding, pre-cast panels, exterior glass

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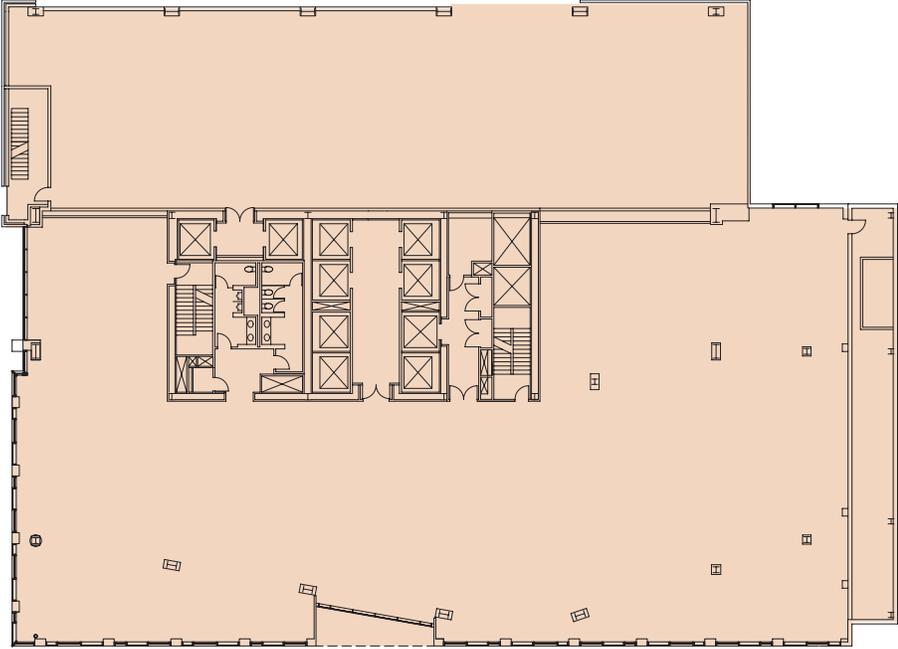
**TYPE OF EXTERIOR GLASS** Unitized window/curtain wall system, punched window system, ribbon window system with Low-E clear vision glass

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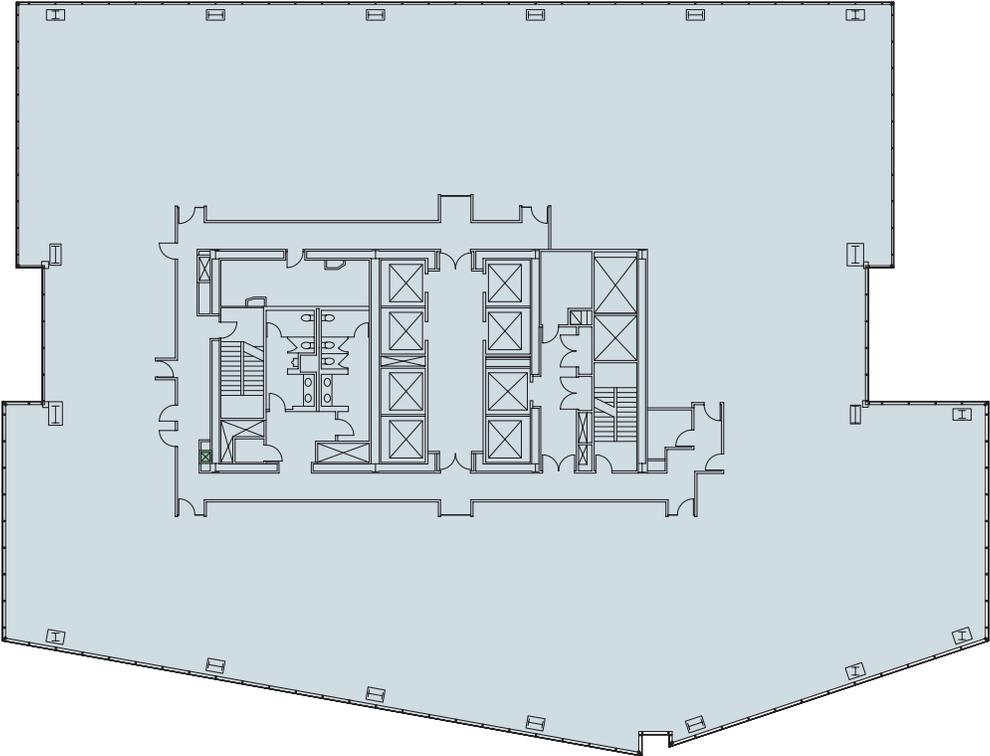
**SECURITY** Guards on duty with lobby turnstiles



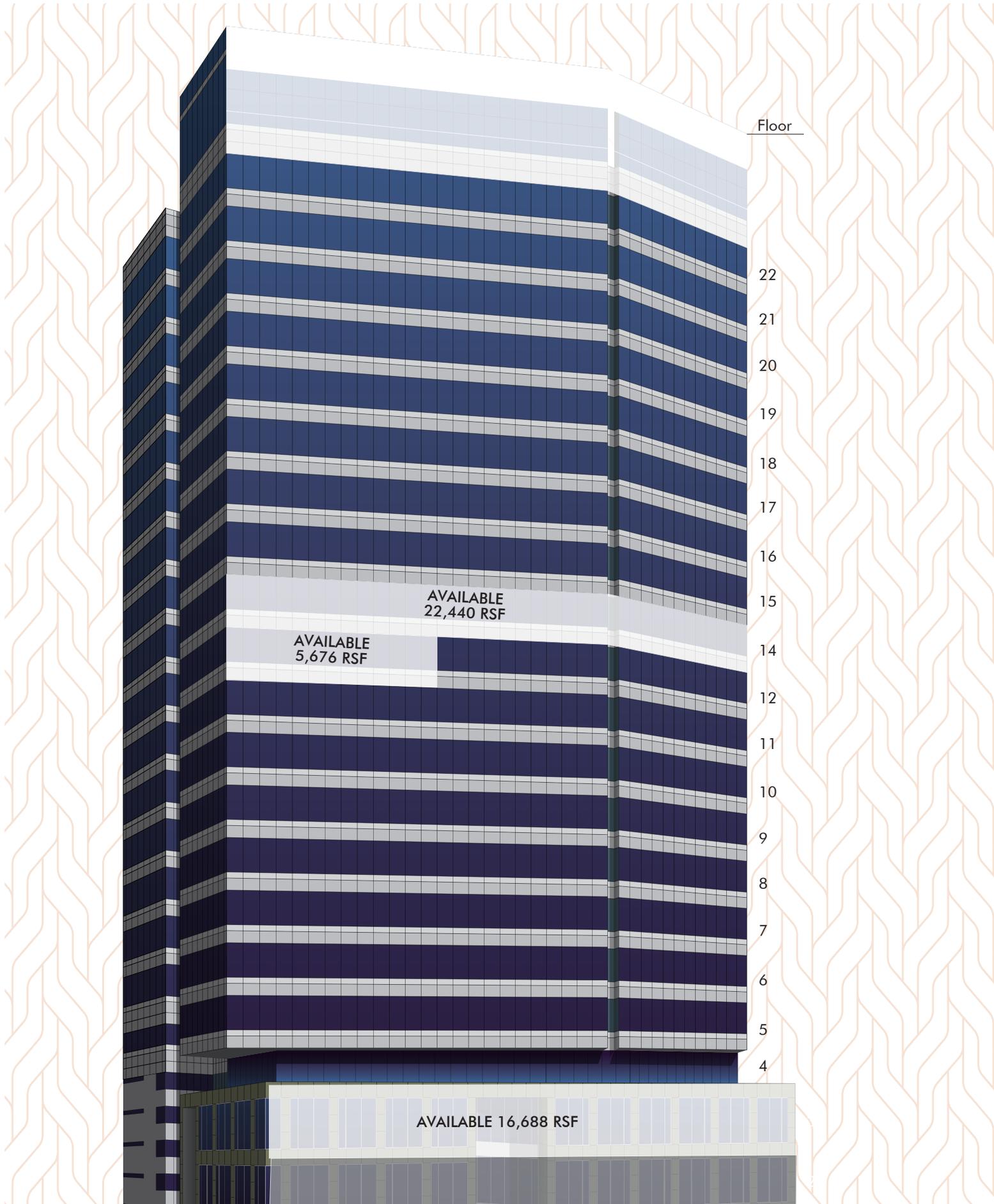
TYPICAL  
LOW RISE  
FLOOR  
PLATE



TYPICAL  
HIGH RISE  
FLOOR  
PLATE



# STACKING PLAN



# AREA AMENITIES



## 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 ...
- 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
- ENTERTAINMENT**
- 64 Megaplex Theatres
- 65 IMAX

### SPORTS + RECREATION

- 66 Arc'teryx
- 67 Cotopaxi
- 68 Zumiez
- 69 Trek Bicycle
- 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
- 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

### TRAX ROUTE

- Red Line
- Green Line
- Blue Line

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