



SECOND+STATE

WHERE LOCATION +
INSPIRATION COLLIDE.



215 S. STATE STREET | SALT LAKE CITY, UT 84111

a **KBS** property

CBRE

SLC'S PREMIER WORKPLACE DESTINATION TO INSPIRE + THRIVE

Situated in the epicenter of Salt Lake City's Downtown, Second + State delivers a vibrant workplace experience with a prominent State Street address.

Second + State has transformed into an innovative work environment through exterior and interior capital improvements; a true transformation that effortlessly blends the built environment with the intangible elements enhancing the workplace experience.

Second + State will excite and inspire today's future-forward business's via collaborative workspaces and abundant amenity offerings allowing work + life to collide effortlessly together.





credit.com

STRATFORD
APARTMENTS





PROJECT STATS

STORIES: 13

RENTABLE AREA: 203,607 SF

TYPICAL FLOOR-TO-FLOOR: 12' 6"

COLUMN SPACING: 20'

NUMBER OF ELEVATORS: The property has 6 elevators. There are 4 traction elevators for the main tower and 2 hydraulic elevators for the parking terrace and the lower rise plaza.

PARKING SPACES OR RATIO: 2/1,000 FSF; 422 parking spaces



ACCESS / SECURITY

REGULAR BUSINESS HOURS:

Monday – Friday: 7am – 6pm; Saturday 7am – 1pm

BUILDING ACCESS FOR TENANTS: 24/7, 365

BUILDING SECURITY: 24-hour security



WELLNESS + SUSTAINABILITY

CERTIFICATIONS: UL Verified Healthy Building for Indoor Air

VERIFIED HEALTHY BUILDING FOR INDOOR AIR:

We rigorously assess Indoor Air Quality (IAQ) and confirm plans to improve and maintain optimized IAQ

HVAC system and air quality tests verify proper air filtration and ventilation, resulting in reduced volatile compounds

MERV FILTER: 13

CLEANING PROTOCOLS: The building uses 100% Green Seal Certified paper and soap products in all restrooms. The cleaning contractor on the property uses processes and materials that are recommended by the Green Building Council.



MEP / TELECOM

HVAC: 400 ton chiller supplemented w/Indirect and evaporative cooling for efficiency

ELECTRICAL: 4000 Amps

TELECOM SERVICE PROVIDERS: All Stream, Comcast, Century Link, AT&T, Verizon

RISER MANAGEMENT: Property Management

FEATURES + AMENITIES

- + State-of-the-art fitness center with showers and lockers
- + High-tech tenant lounge and conferencing center, underway
- + Newly renovated lobby with collaboration areas
- + Wi-Fi in all common areas
- + Conference rooms
- + Covered parking with on-site EV chargers
- + On-site property management
- + 24/7 security
- + Large outdoor plaza with seating
- + On-site restaurant/coffee service





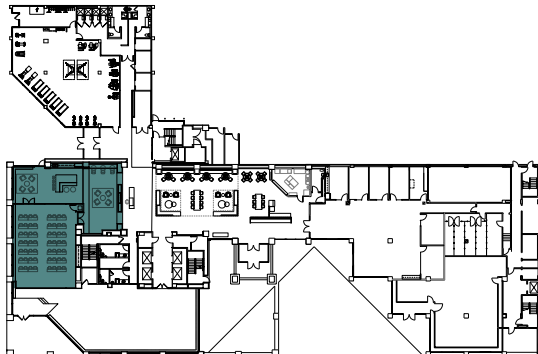


INTENTIONALLY DESIGNED FOR COLLABORATION + INNOVATION

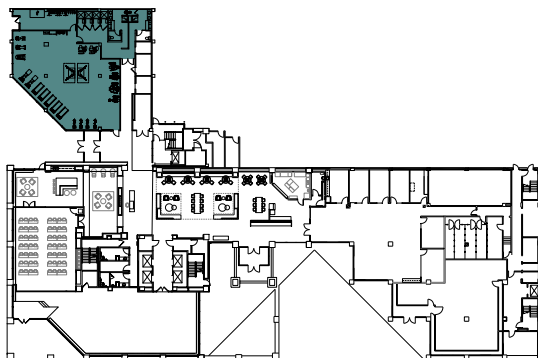
Designed with purpose, Second + State has re-imagined your workspace experience and offers an all-inclusive work experience proven to enhance employee wellness, innovation, and productivity.

At Second + State, our abundant amenities offering helps reshape the way you think, and work.

Step away from your office and take your meeting downstairs to collaborate with your team in one of our lobby collaboration areas, or in our high-tech tenant lounge and conferencing center.



focus to
with our
fitness
fitness





ATLAS

SECOND + STATE

TRUE ATLAS

YOUR WORKPLACE EXPERIENCE. RE-IMAGINED.

In addition to our premium office spaces, Second + State is positioned to move your company forward with our newly constructed high-tech tenant lounge and conference center. Encourage your team to innovate at Second + State, where collaboration and technology foster fresh perspectives and a future full of possibility.



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HIGH-QUALITY, MOVE-IN READY SPACES

Second + State offers an inventory of high-end finished specs suites that provide flexibility to create and grow your business, efficiently. With a full-floor spec suite opportunity with private outdoor patio space, to smaller spaces, there are several move-in ready suites for your company to plant its roots and hit the ground running in the new space.

VIRTUAL TOUR



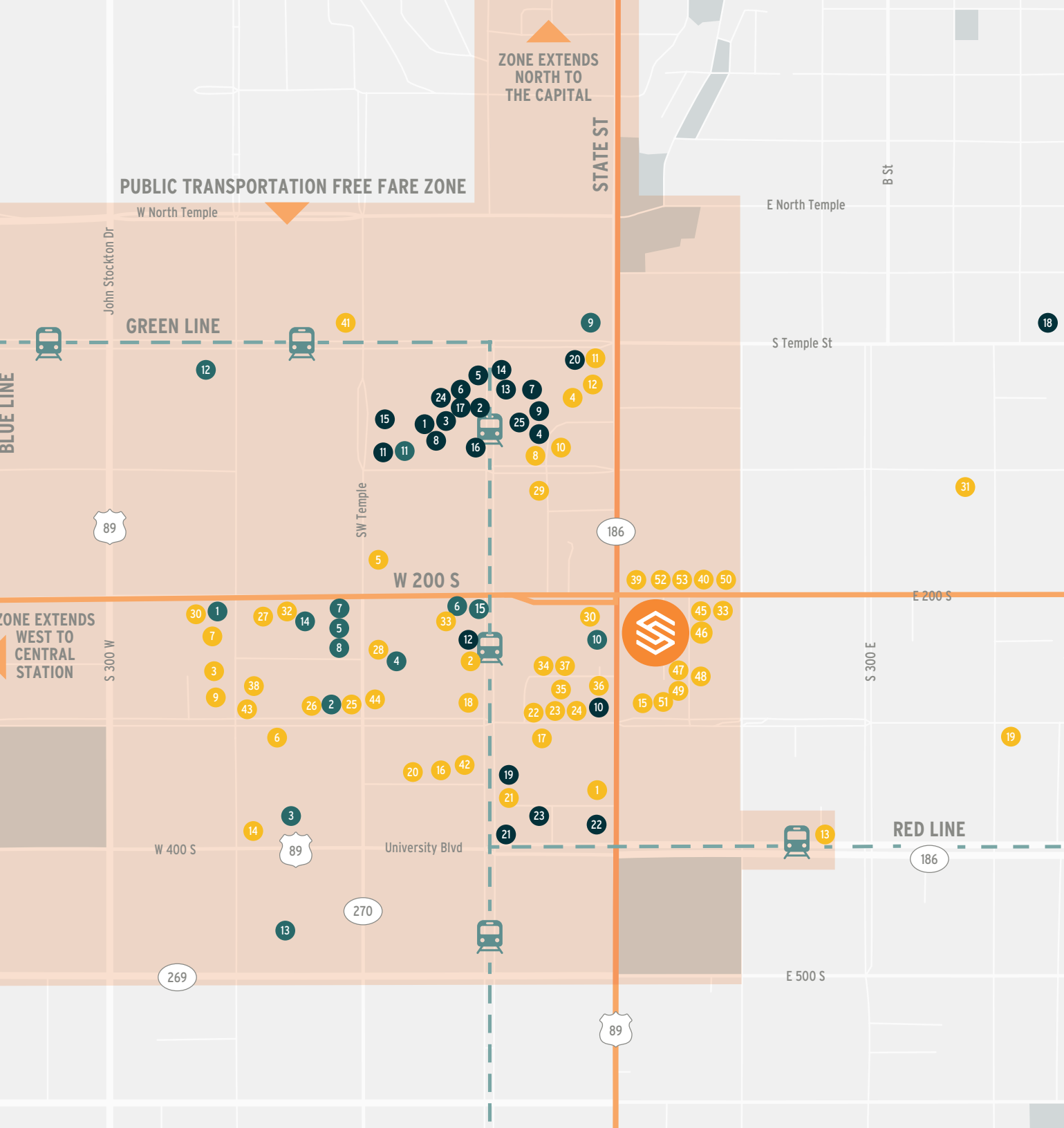




THE EPICENTER OF SALT LAKE CITY

Located in Salt Lake City's Central Business District and just two blocks from Gallivan Plaza Station, and a short walk to City Creek Center, Second + State features unrivaled accessibility to retail, hotels, new multifamily residential developments, and much more.





SHOPS

- | | |
|-------------------------|--------------------------|
| 1. American Eagle | 14. Macy's |
| 2. Anthropologie | 15. Nordstrom |
| 3. Cotton On | 16. Walgreens |
| 4. Forever 21 | 17. Apple Store |
| 5. H & M | 18. Einstein Bagels |
| 6. Lululemon | 19. J Dawgs |
| 7. Macy's Backstage | 20. Jimmy John's |
| 8. Madewell | 21. Apollo Burger |
| 9. Deseret Book | 22. Himalayan Kitchen |
| 10. Beans & Brews | 23. Twist Bar |
| 11. Starbucks | 24. Restoration Hardware |
| 12. Goldman Sachs & Co. | 25. West Elm |
| 13. Tiffany & Co. | |

HOTELS

- | | |
|---------------------------------------|------------------------------------|
| 1. AC Hotels by Marriott | 9. Lion House |
| 2. Ascend Hotel Collection | 10. Marriott Hotels & Resorts |
| 3. Fairfield Inn & Suites by Marriott | 11. Marriott Hotels & Resorts |
| 4. Hilton International | 12. Radisson |
| 5. Holiday Inn Express | 13. Sheraton Hotels & Resorts |
| 6. Kimpton Hotels & Restaurants | 14. Towne Place Suites by Marriott |
| 7. Shilo Inn | 15. Hotel Monaco |
| 8. Peery Hotel | |

RESTAURANTS

- | | |
|--|---------------------------------------|
| 1. Pie Hole | 27. J Wong's Asian Bistro |
| 2. Este Pizza | 28. Spencer's Steaks & Chops |
| 3. Local Pizza | 29. Ahh Sushi |
| 4. Pizza Studio | 30. La Cevicheria |
| 5. Benihana | 31. Canton Village |
| 6. Squatter's Pub | 32. Toasters |
| 7. Red Rock Brewing | 33. Este Pizza |
| 8. Brio Tuscan Grille | 34. Monkeywrench |
| 9. Buca Di Beppo | 35. From Scratch |
| 10. Cheesecake Factory | 36. Monarca |
| 11. Costa Vida | 37. Pulp Lifestyle |
| 12. Kneaders Bakery & Cafe | 38. Zest Kitchen |
| 13. Charlie Chow's Dragon Grill | 39. Cancun Cafe |
| 14. Simply Sushi | 40. Beer Bar Grill |
| 15. Copper Onion | 41. JB's Restaurant |
| 16. Takashi | 42. Melting Pot |
| 17. Rich's Mighty Fine Burgers | 43. P F Chang's |
| 18. Itto Sushi | 44. Ruth's Chris Steak House |
| 19. Greek Souvlaki | 45. Laziz Kitchen |
| 20. Market Street Grill | 46. Backdoor On Edison |
| 21. Maxwell's East Coast Eatery | 47. Brick & Mortar |
| 22. Spitz | 48. Franklin Ave. Cocktails & Kitchen |
| 23. Ramen 930 | 49. Roctaco |
| 24. Cupbop | 50. The Peoples Coffee |
| 25. Sonoma Grill | 51. Copper Common |
| 26. Christopher's Prime Tavern & Grill | 52. Taqueria 27 |
| | 53. Bar X |

OWNERSHIP

Founded in 1992 by Charles J. Schreiber and Peter Bren, the KBS team is comprised of real estate professionals with extensive hands-on real estate experience.

KBS acquires and operates prime commercial real estate in some of the most successful markets in the country. We are committed to our business ethics and relationships with a constant focus on exceeding the expectations of our investors, partners, and tenants.

www.kbs.com

KBS



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PREMIER MAGAZINE



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