



SITLA Building Search Update

Board of Trustees

January 20, 2022

Activity to Date

- Current building was sold to a new group wishing to convert to student housing.
- Current building will be modified and parking structure will be demolished
- Current lease lasts until March 2023. New landlord has requested a move out of current tenants by October 1, 2022.
- SITLA has engaged tenant brokers to look for new space.
- An initial survey of staff was done asking for input on new space i.e location, amenities etc. This has since been followed up with more targeted meetings with each group to discuss specific needs.
- Result has been a search of the general downtown core of SLC with access to mass transit, restaurants and good parking availability.
- Staff has reviewed 8-10 possible building sites including tours.
- Initial offer was made at 257 Tower on a sub lease. Tenant pulled out at the last minute.
- Staff and brokers are currently negotiating on 3 buildings.



For information, please contact:

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NEWMARK

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102 Tower

102 S. 200 E.
 SALT LAKE CITY, UT 84111

For Lease

Property Highlights

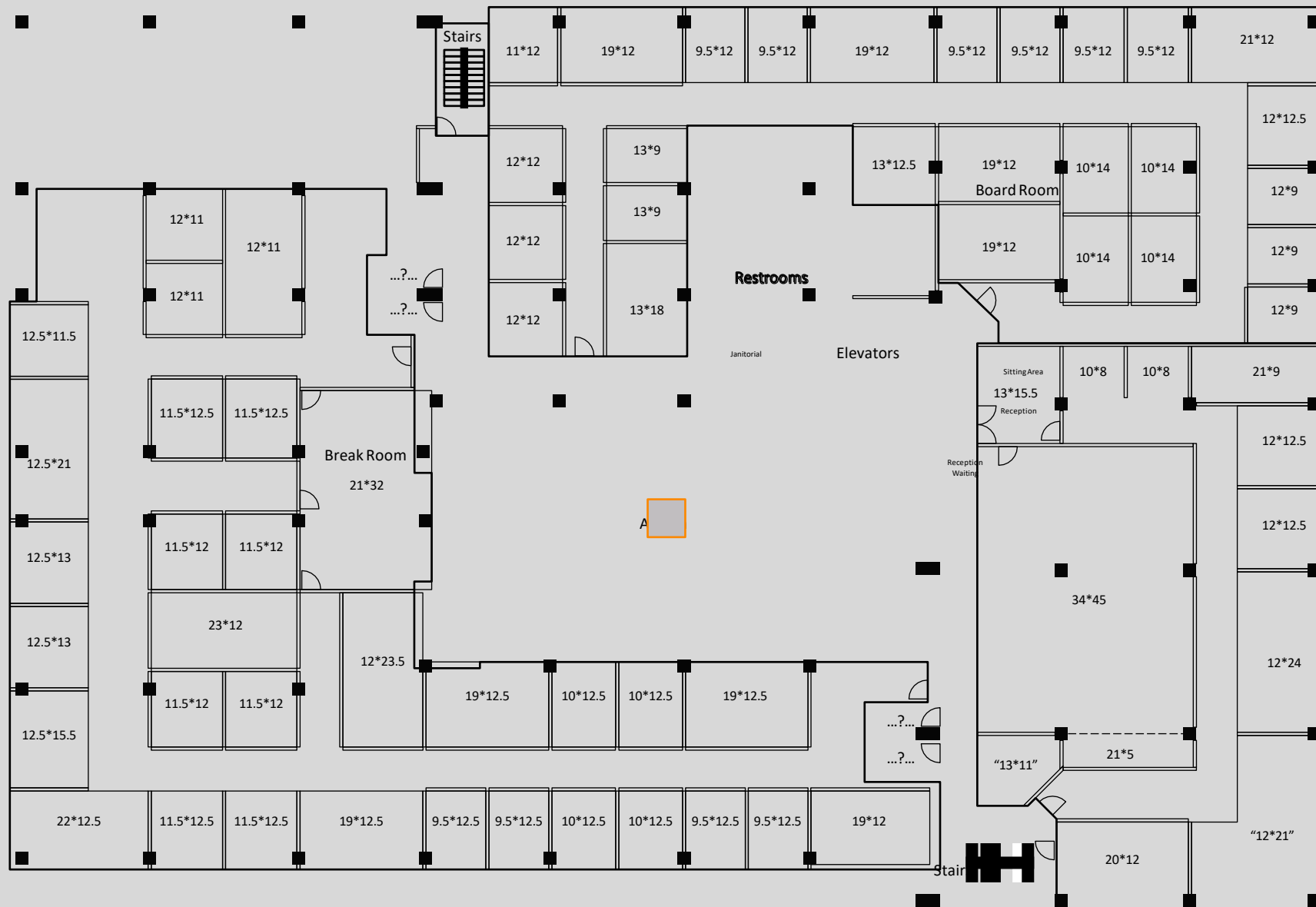
- RSF
- \$--/-/RSF
- Additional contiguous space available
- Sixth floor
- Former law firm
- Heavy office buildout
- Walking distance to downtown and City Creek
- Recently completed class A space
- 3/1,000 parking
- Great views

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1 Directors Office
18 Exec/Manag. Offices
or Collab/Meeting Rooms
49 Spaces for Offices, Labs,
Storage or Files
1 Large Breakroom
1 Large Boardroom
w/cutout for
catering or food.

?? Server Room
?? Copy/Supply areas

Welcome to 250 Tower

250TOWER.COM
[LOBBY VIRTUAL TOUR](#)

250 Tower is a venerable piece of the Salt Lake City skyline that has been reinvented for the 21st century.

From market ready spec suites as small as 2,500 SF, to 27K

SF floorplates, to multiple contiguous full floors, 250 Tower is ready to serve the needs of modern tenants looking for differentiated office space in the heart of Utah's capital city.



PROJECT HIGHLIGHTS

- Large floor plates, with multiple full floor opportunities
- Asking Rate: \$27.00 - \$29.00 per SF, full service
- LEED Certified: Gold
- 3/1,000 parking available (1.75 onsite)
- On-site fitness center
- Showers and Locker Room
- Outdoor patio with indoor/outdoor kitchen
- 24 hour, on-site manned security
- Food trucks & the best amenities in downtown Salt Lake City
- Secure Bicycle Storage



Inviting and Inspiring

Ultra-rare 200,000+ SF block in the heart of Salt Lake City.

A truly unique urban headquarters opportunity.

[VIEW DRONE VIDEO](#)


| | | |
|------------------------------|------------|---------------------|
| FLOOR 12 | 5,319 RSF | Vacant & Available |
| FLOOR 11 | 23,797 RSF | Future Availability |
| FLOOR 9 | 21,450 RSF | Future Availability |
| FLOOR 8 | 23,797 RSF | Future Availability |
| FLOOR 7 | 23,786 RSF | Future Availability |
| FLOOR 6 | 21,450 RSF | Future Availability |
| FLOOR 5 | 23,797 RSF | Vacant & Available |
| FLOOR 4 | 14,652 RSF | Vacant & Available |
| FLOOR 3 SPEC SUITE(S) | 27,424 RSF | Vacant & Available |

[FLOOR 3 VIRTUAL TOUR](#)
[FLOOR 5 VIRTUAL TOUR](#)

Available
Opportunity

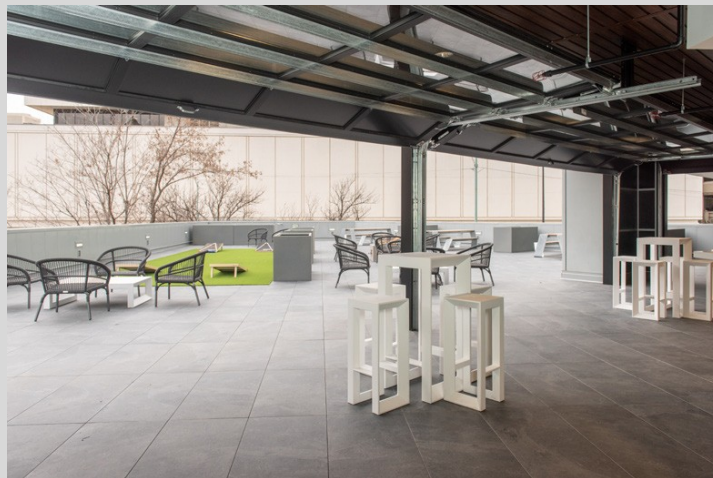
Designed with the Modern Employee in Mind

250 Tower has the space and the amenities to meet the evolution of the modern work force. Enjoy your lunch on the patio or unwind with coworkers by the firepit.



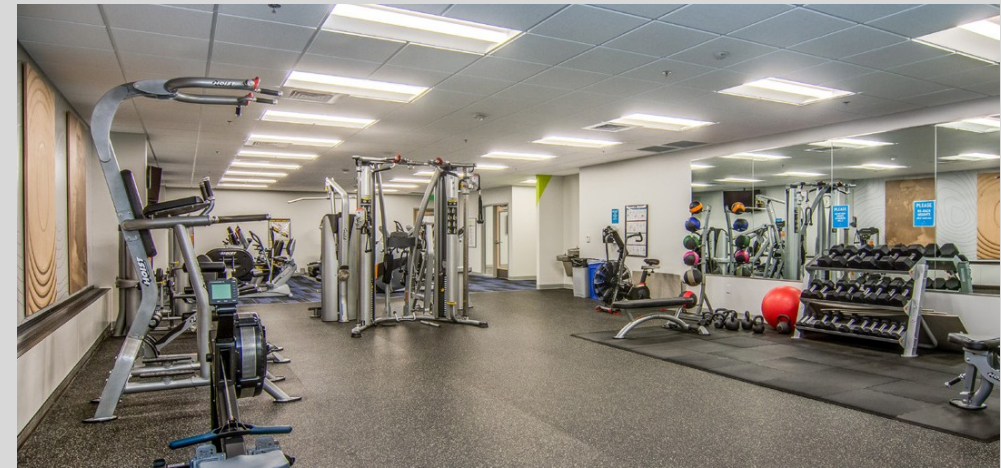
INDOOR/OUTDOOR PATIO

[VIEW VIRTUAL TOUR](#)



FITNESS CENTER

[VIEW VIRTUAL TOUR](#)



Fit 250

Fully-equipped fitness center, yoga studio and cardio equipment on-site. Locker rooms with showers, and towel service included.



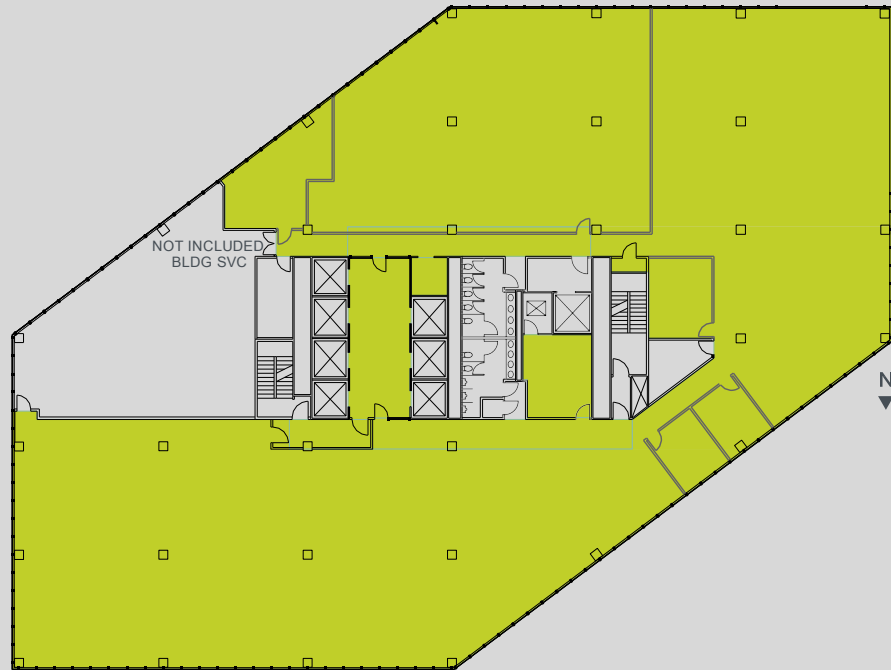
Impressive Amenities

Impressive Amenities

Floor 9

21,450 RSF

- Full floor
- Light-filled flexible floor plate

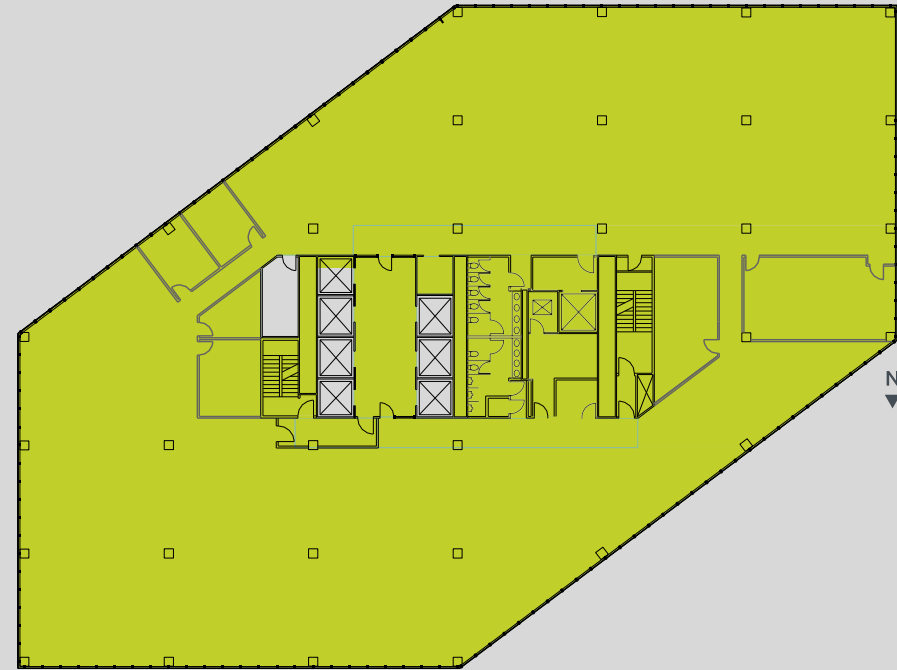


Space For Lease

Floor 11

23,797 RSF

- Full floor
- Light-filled flexible floor plate



Space For Lease

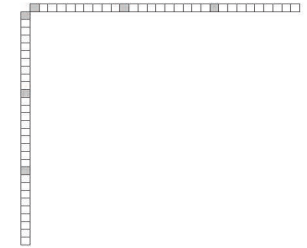


USHE Building

Home of the Board of Regents

3rd Floor

Going through DFCM



- Total Work Spaces: 68
- Colab/Conference Spaces: 4
- Copier/Supply Areas: 5

Needs:

Break Room

Storage

Map Scanner

Arch Lab

Updated: 1/05/22