

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

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

AVAILABLE FLOORS

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

NUMBER OF ELEVATORS

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

PARKING RATIO

2.0 spaces per 1,000 square feet

NUMBER OF PARKING LEVELS

7 above grade, 2 below grade; 9 total

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

FLOOR-TO-FLOOR HEIGHT

Parking: 10 feet
3rd Floor: 15 feet
10th - 14th Floor: 13 feet

WINDOW MULLION SPACING

5 foot planning module

BUILDING AMENITIES

Handosake 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, tenant lounge and training area

BUILDING SKIN

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

TYPE OF EXTERIOR GLASS

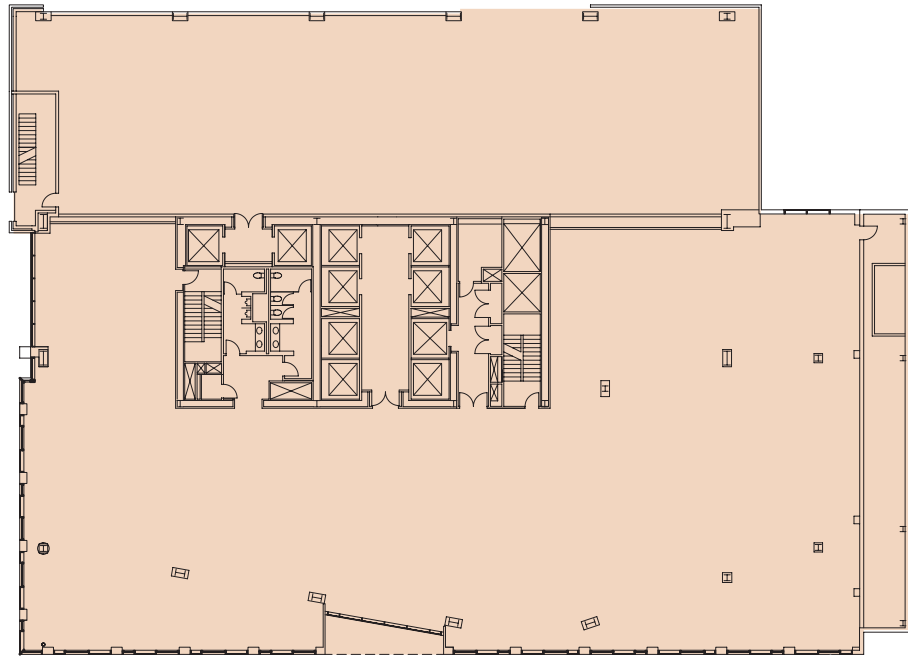
Unitized window/curtain wall system, punched window system, ribbon window system with Low-E clear vision glass

SECURITY

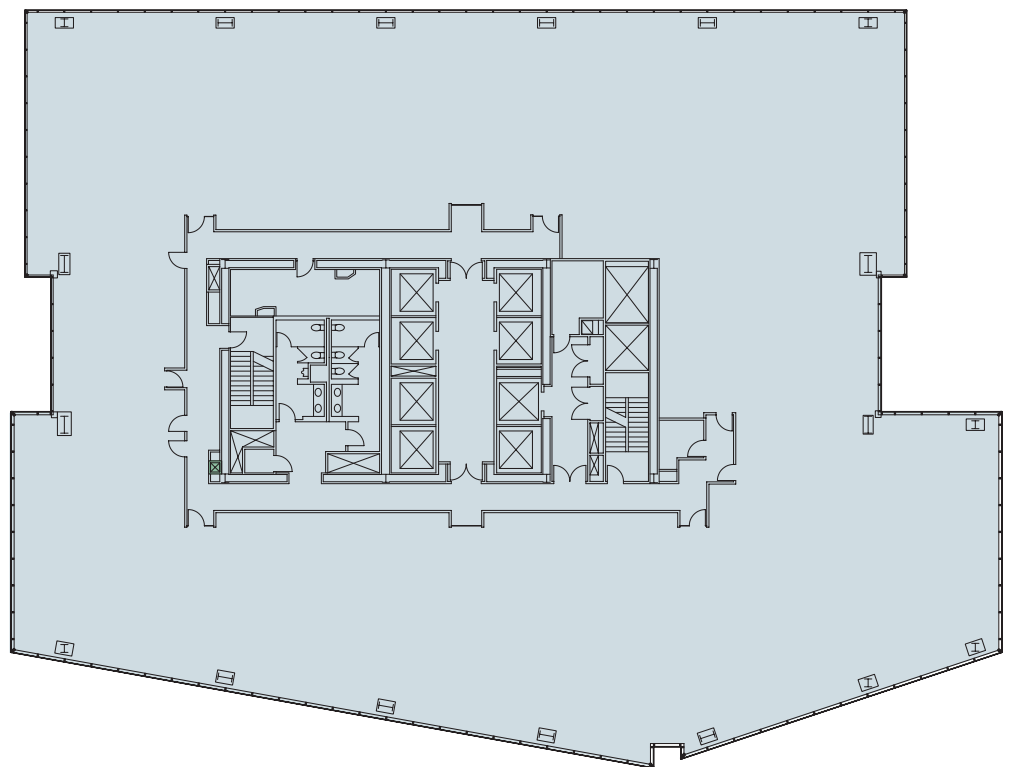
Guards on duty with lobby turnstiles



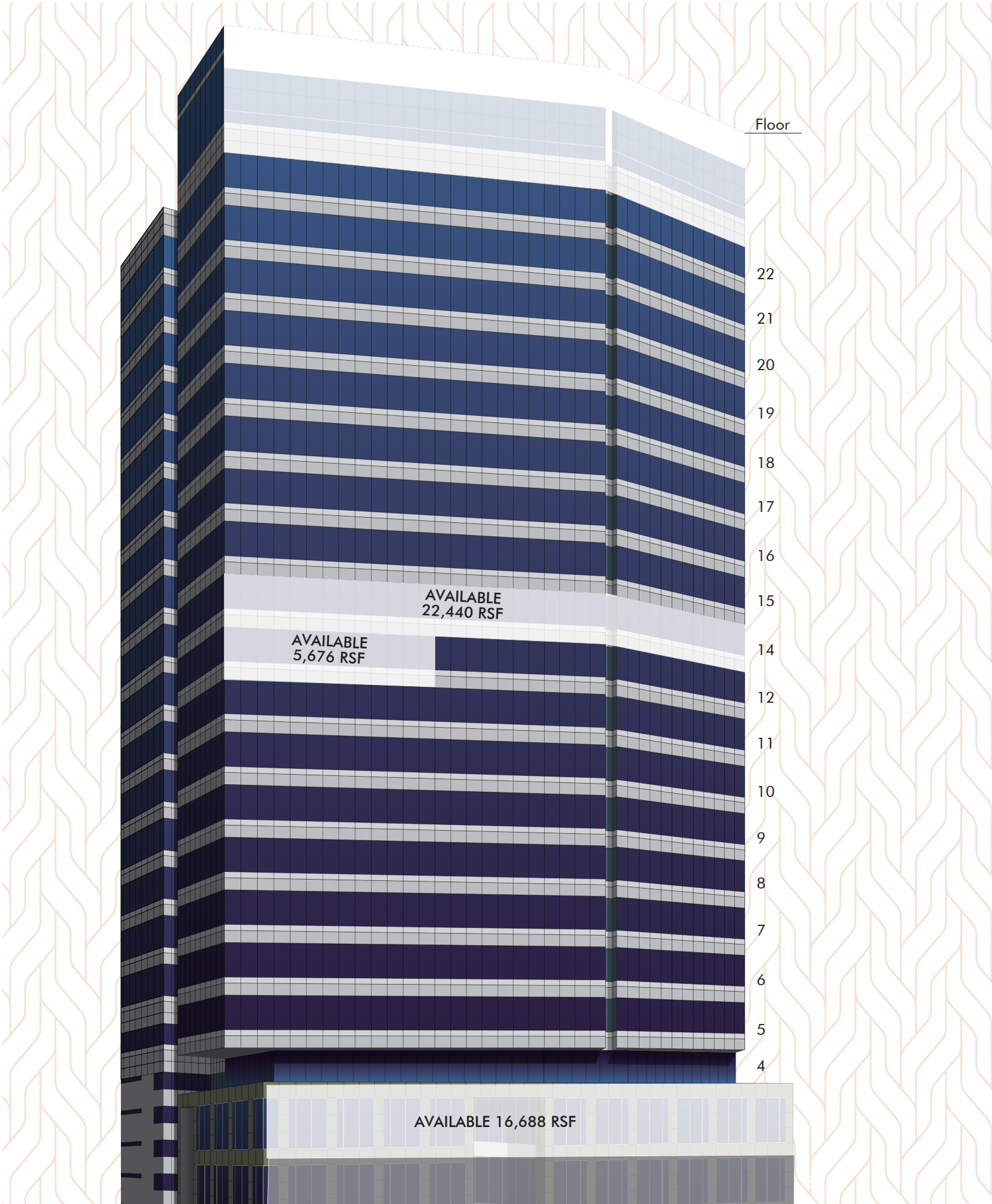
TYPICAL
LOW RISE
FLOOR
PLATE



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 ...
- 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
- 64 Megaplex Theatres
- 65 IMAX

SPORTS + RECREATION

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