



MARKETING FLYER

NINIGRET XI

4750 WEST 2100 SOUTH | SALT LAKE CITY, UT



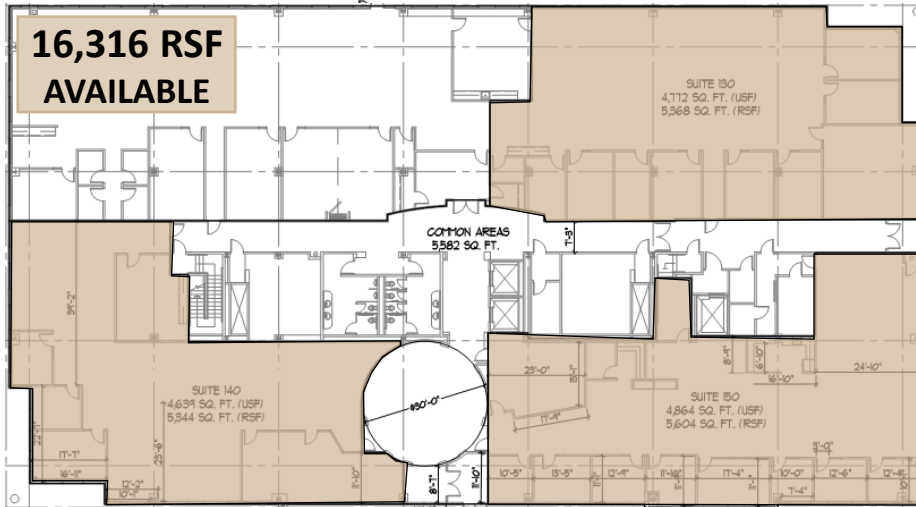
ANDREW PACE

801-884-8775

andrew.pace@woodburycorp.com

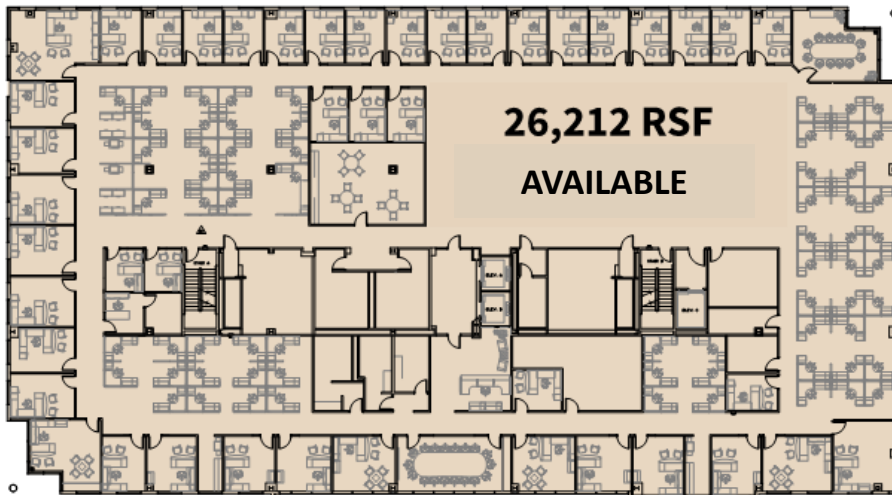
FIRST FLOOR

**16,316 RSF
AVAILABLE**



SECOND FLOOR

**26,212 RSF
AVAILABLE**



PROJECT HIGHLIGHTS

- 61,369 RSF available
- \$22/RSF full service
- Premier visibility along 201 Fwy
- Class A finishes
- Outdoor patio
- Open floorplan with high ceilings
- Redundant fiber and backup generator
- Lobby renovation coming soon
- 8/1,000 parking ratio
- Freight elevator
- Full building generator

