



AIRPORT BUSINESS PARK BUILDING 176

Multi-Tenant Office
Investment Opportunity

176 North 2200 West
Salt Lake City, Utah

OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Airport Business Park Building 176 ("Building 176" or "the Property"), located at 176 North 2200 West in Salt Lake City, Utah. The Property comprises a 29,040-square-foot multi-tenant office building along the high-growth North Temple corridor, offering an airport-adjacent, functional office layout with broad accessibility and appeal to office, aviation-adjacent, and government-related occupiers.

HIGHLIGHTS INCLUDE:

- **Strong WALT:** At 62.5% occupancy, the Property features nearly five years of WALT
- **Airport-Driven Tenant Synergy:** Building 176's tenant roster includes highly complementary airport-adjacent businesses, Canyon Transportation and Cornerstone Aviation, underpinning long-term tenancy
- **Exceptional Highway Access:** Building 176 offers immediate on/off access to both I-80 and I-215, placing the Property within minutes of the greater Salt Lake metro and key distribution corridors
- **#1 Ranked Airport Proximity:** The Property sits a 5-minute drive from Salt Lake City International Airport, rated the #1 airport in the United States by AirHelp (2025) and ranked highest among 200+ airports worldwide for on-time performance, customer service, and amenities
- **North Temple Corridor (Power District):** The Property is strategically located along the high-growth North Temple corridor, adjacent to Larry H. Miller's \$3.5 billion+ Power District, a transformative mixed-use development anchored by plans to attract an MLB expansion franchise, with initial phases expected to deliver by 2028
- **Dense, Affluent Trade Area:** Within a 5-mile radius, the Property draws from 68,425 households with an average annual income of \$101,154, a total population of 298,644, and 234,362 daytime workers



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ASSET SUMMARY

| | |
|-----------------|--|
| Name: | Airport Business Park Building 176 |
| Address: | 176 North 2200 West Salt Lake City, Utah |
| Property Type: | Multi-Tenant Office |
| Building Size: | 29,040 sf (per leases) 28,889 sf (per BOMA) |
| Parcel Details: | 08-33-427-001: 1.62 acres |
| Zoning: | MU-8 (Mixed Use 8) |
| Age: | 1978 (renovated 1998) |
| Parking: | 91 spaces 3.13/1,000 sf ratio (approx.) |

INVESTMENT HIGHLIGHTS

| | |
|---------------------|--|
| Sales Price: | \$3,490,000 (\$120 psf) |
| Cap Rate: | 3.46% (In-Place/T-12) 4.09% (Year 1) 10.30% (Year 3) |
| Weighted Avg. Rent: | \$14.61 psf, NNN (Excluding government lease)* |
| Occupancy: | 62.5% |
| WALT: | 4.70 years |

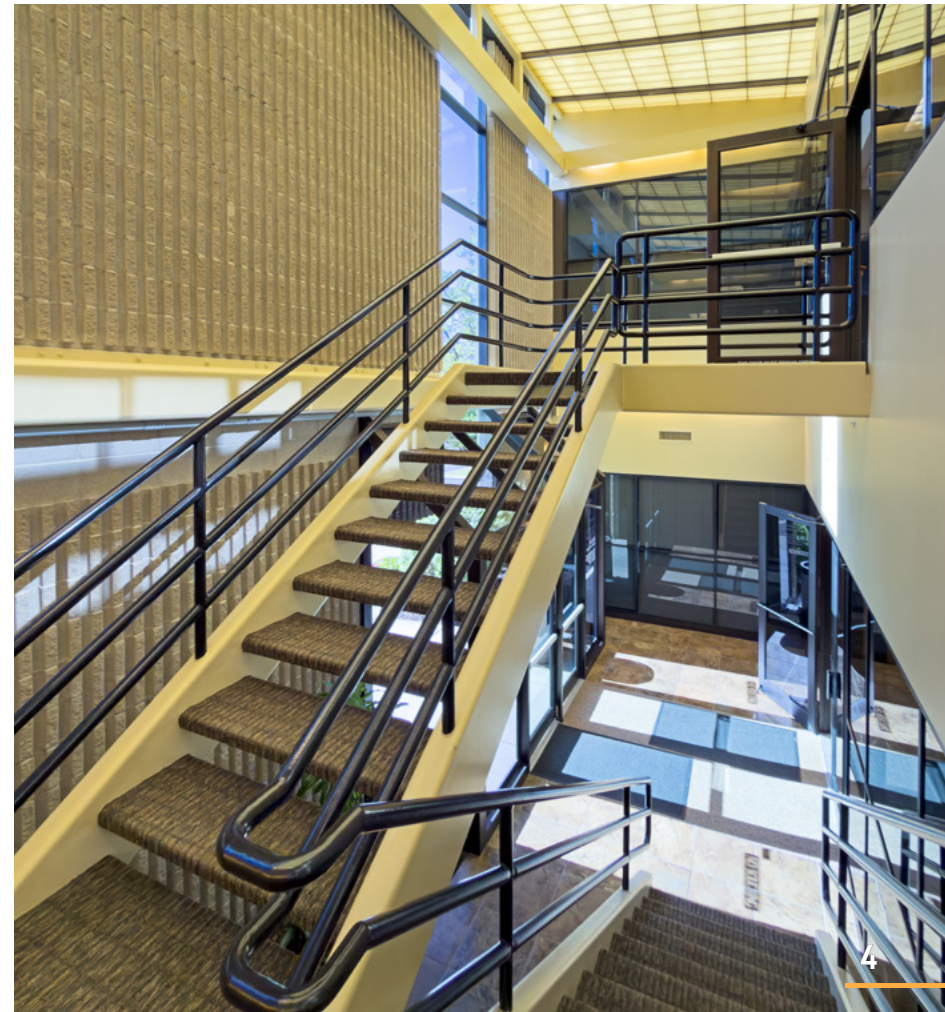
*Government tenant pays full-service rent



176



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PROJECT VICINITY



Sports, Entertainment, & Cultural District

- \$1.2B public funding
- Japantown revitalization, housing, and upzoning

DELTA CENTER

- \$525M arena upgrade including parking garage
- NBA/NHL dual-use upgrades



Utah State Fairpark Redevelopment

- To host year-round events
- 323-acre mixed-use site

Airport Business Park Building 176

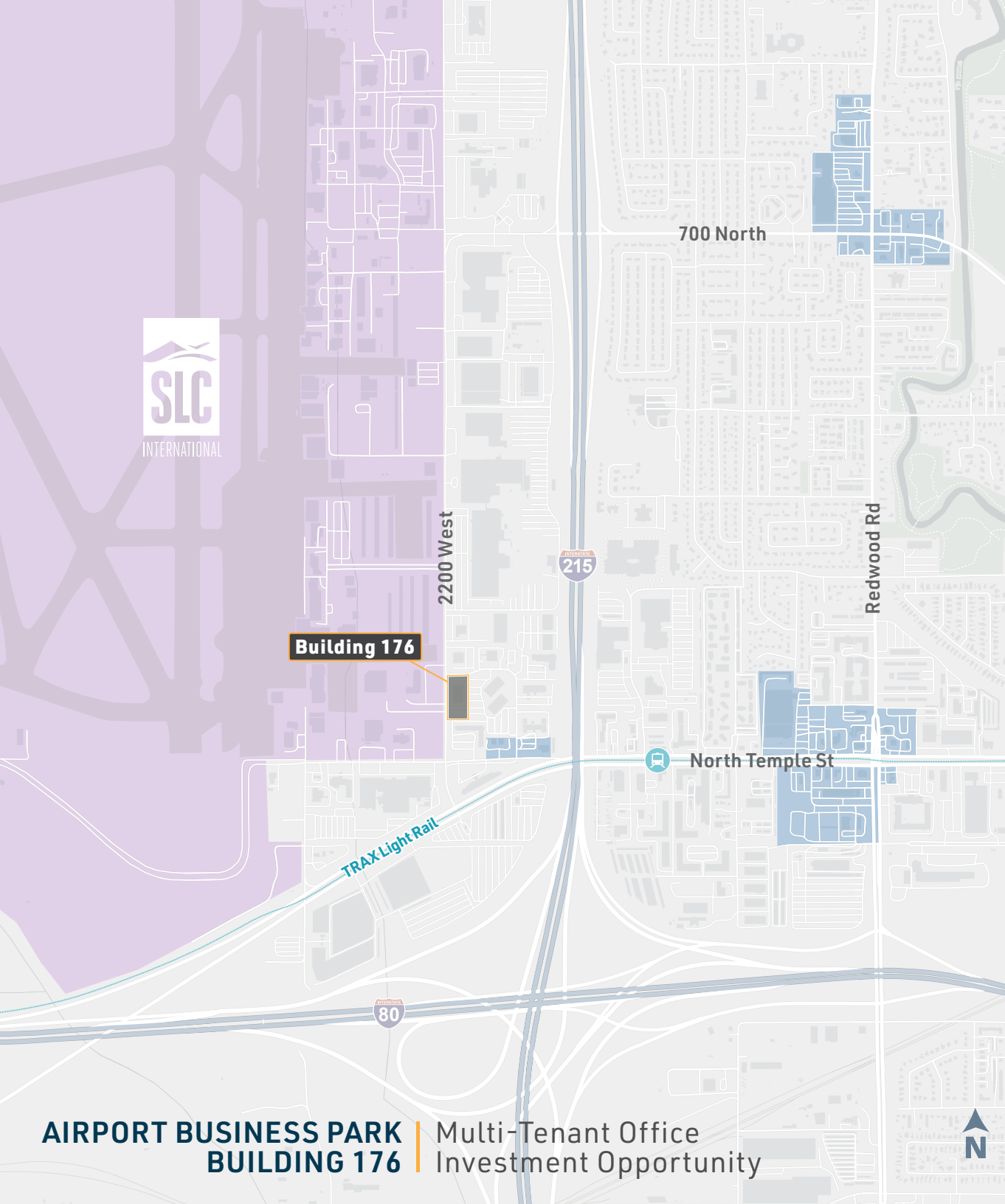


Power District

- \$3.5B private investment
- 100 acres & MLB stadium pending league expansion approval

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RETAIL AND AMENITIES IN THE VICINITY



Exclusive Advisors

Kip Paul

Vice Chairman - Investment Sales
801-303-5555
kip.paul@cushwake.com

Michael King

Senior Director - Investment Sales
801-303-5421
michael.king@cushwake.com

JT Redd

Director - Investment Sales
801-303-5569
jt.redd@cushwake.com

James Hunsinger

Associate - Investment Sales
801-303-5449
james.hunsinger@cushwake.com

Brittany Summers

Transaction Manager
801-303-5501
brittany.summers@cushwake.com

Chris Fiander-Carr, CFA

Senior Financial Analyst
801-303-5448
chris.fiandercarr@cushwake.com

Office Leasing

Mike Richmond

Executive Managing Director
801-303-5434
mike.richmond@cushwake.com

Dana Baird, CCIM

Executive Managing Director
801-303-5526
dana.baird@cushwake.com



170 South Main Street, Suite 1600, Salt Lake City, Utah 84101
801-322-2000 www.cushmanwakefield.com

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