

AIRPORT BUSINESS PARK

AIRPORT BUSINESS PARK BUILDING 220

Multi-Tenant Office
Investment Opportunity

220 North 2200 West
Salt Lake City, Utah



OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the 220 Building, located at 220 North 2200 West in Salt Lake City, Utah. The Property comprises a 23,253-square-foot multi-tenant office building along the high-growth North Temple corridor, offering an airport-proximate, functionally efficient layout anchored by a prominent federal government tenant.

HIGHLIGHTS INCLUDE:

- **Credit Tenancy:** The Property is anchored by the Transportation Security Administration (TSA), which occupies over half of Building 220 with nearly seven years of term remaining, one five-year renewal option, and an AA+ credit rating
- **Exceptional Highway Access:** Building 220 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



AIRPORT BUSINESS PARK BUILDING 220 | Multi-Tenant Office Investment Opportunity

ASSET SUMMARY

Name:	Airport Business Park Building 220
Address:	220 North 2200 West Salt Lake City, Utah
Property Type:	Multi-Tenant Office
Building Size:	23,253 sf (per leases) 28,546 sf (per BOMA)
Parcel Details:	08-33-427-002: 2.18 acres
Zoning:	MU-8 (Mixed Use 8)
Age:	1978 (renovated 2003)
Parking:	119 spaces 5.12/1,000 sf ratio (approx.)

INVESTMENT HIGHLIGHTS

Sales Price:	\$3,023,000 (\$130 psf - per leases) (\$106 psf - per BOMA)
Cap Rate:	8.05% (In-Place/T-12) 9.02% (Year 1) 12.64% (Year 2) 10.76% (Year 3)
Weighted Avg. Rent:	\$32.49 psf, FS (Government lease)
Occupancy:	57.4%
WALT:	6.91 years

A photograph of a modern, two-story office building with a bright green upper section and grey lower section. The building features large windows with vertical blinds. The text "AIRPORT BUSINESS PARK" is mounted on the green section in large, grey, 3D letters. The building is set on a green lawn with some shrubs in the foreground.

AIRPORT BUSINESS PARK

AIRPORT BUSINESS PARK | Multi-Tenant Office
BUILDING 220 | Investment Opportunity



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 220



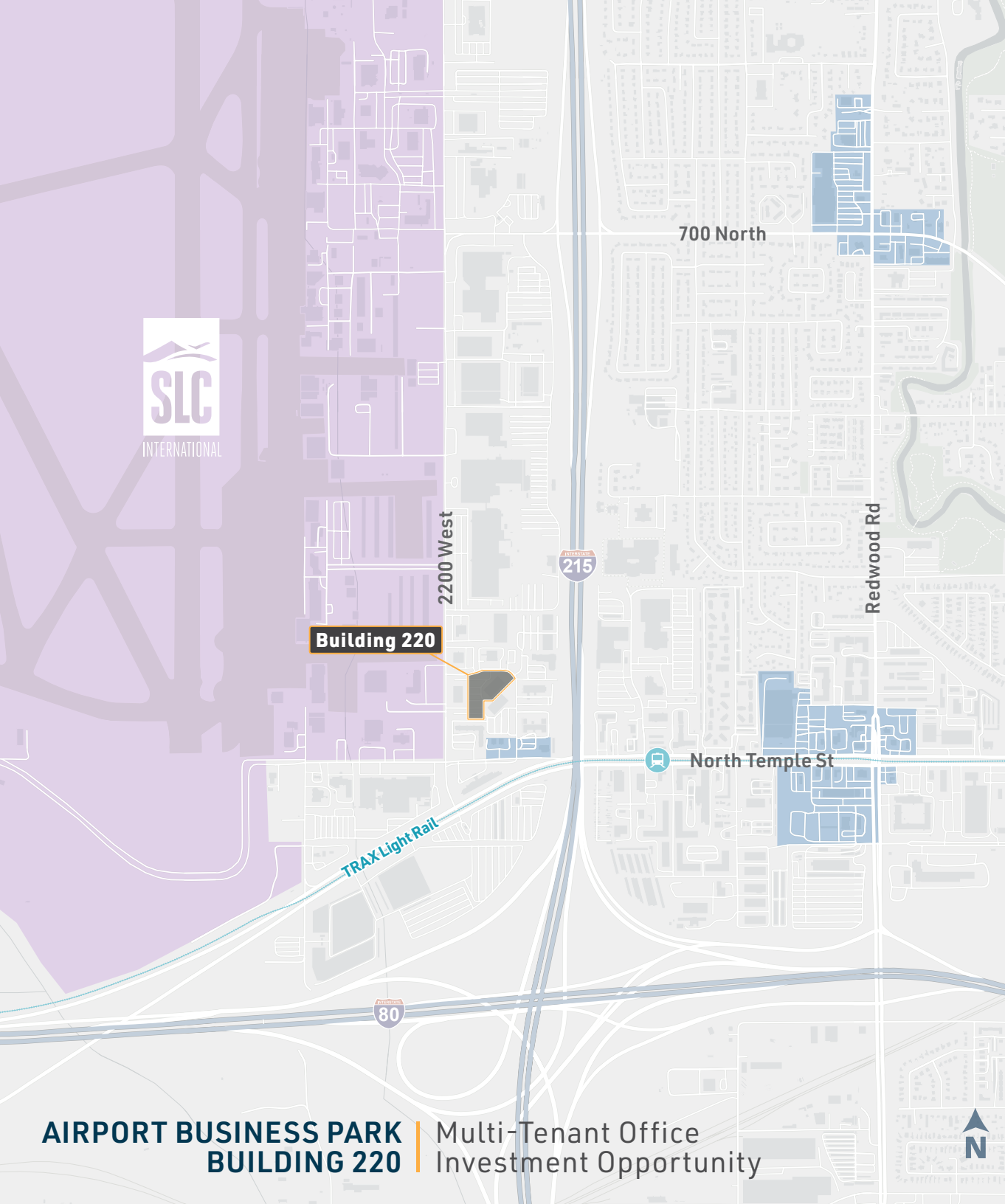
Power District

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

AIRPORT BUSINESS PARK BUILDING 220 | Multi-Tenant Office Investment Opportunity

Imagery: Google Earth/Landsat/Copernicus





AIRPORT BUSINESS PARK | Multi-Tenant Office
BUILDING 220 | Investment Opportunity

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

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.