



BOSTON BUILDING

9 Exchange Place, Salt Lake City, UT 84111

PROPERTY DESCRIPTION:

- Located in the Heart of Lower Main Street Surrounded by Bars and Restaurants
- Adjacent to Aker
- Walking Distance to all Hotels and Entertainment Options
- Direct Private Storefront Access
- Potential for Patio Space
- Existing Restrooms and Plumbing
- Tall Ceilings and Open Floorplan

LEASE RATE:

\$27 SF/yr (NNN)

PROPERTY DETAILS:

Suite 111: 2,873 SF

CHRISTIAN PRISKOS, CCIM

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AREA TRANSFORMATION OVER THE PAST 5 YEARS

Exchange Place has evolved into one of downtown Salt Lake City's most active micro-districts over the past five years, shifting from a quieter historic block into a denser, more nightlife-oriented corridor. The strongest change has been the steady arrival of new bars, lounges, and boutique retailers, which has reshaped both foot traffic and the area's overall identity.

The core change is a move toward hospitality-driven activation. Between 2020 and 2025, multiple new cocktail bars, lounges, and specialty shops opened within a one-block radius, creating a cluster of destinations that didn't exist a few years earlier. This has increased evening activity, diversified the retail mix, and helped Exchange Place function more like a connected entertainment zone rather than just a historic office district.

These changes have provided higher visibility for businesses, increased foot traffic, improved vibrancy and greater appeal for office tenants seeking amenities within walking distance.

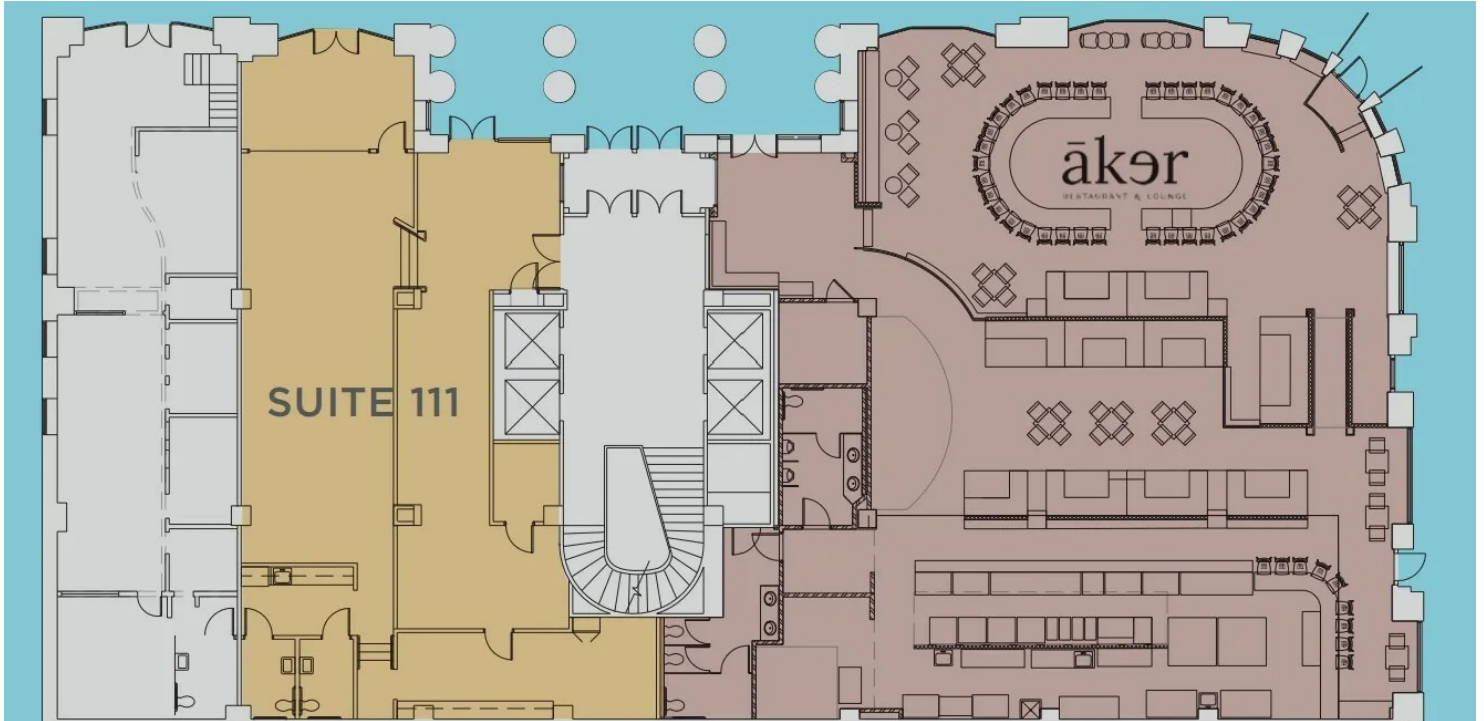
DOWNTOWN SALT LAKE CITY

- Downtown consumers spent \$2.1 Billion on shopping, dining, entertainment and accommodations, up 6% more than previous year.
- 4.7 million downtown event goers (up 16% from previous year)
- Over 410,000 convention visitors per year, up from 377,000.
- Average spends by a convention delegate visiting SLC was \$1,162
- 55% of residents living in downtown are between 20-29
- Demand for Class A Office space is at a high, with most class A office buildings near occupancy
- Western Governors University re-located downtown and expects to bring in an additional 3,000 employees
- In the next decade Salt Lake City will have over 10 billion in developable projects, including the \$4-billion-dollar Sports and Entertainment District. Not to mention the six month open house for The Church of Jesus Christ of Latter-Day Saints, which estimates to bring in an additional \$320 million of downtown spending.
- Salt Lake City will host the 2034 Winter Olympics, which expects to bring a monumental impact to Downtown Salt Lake City.

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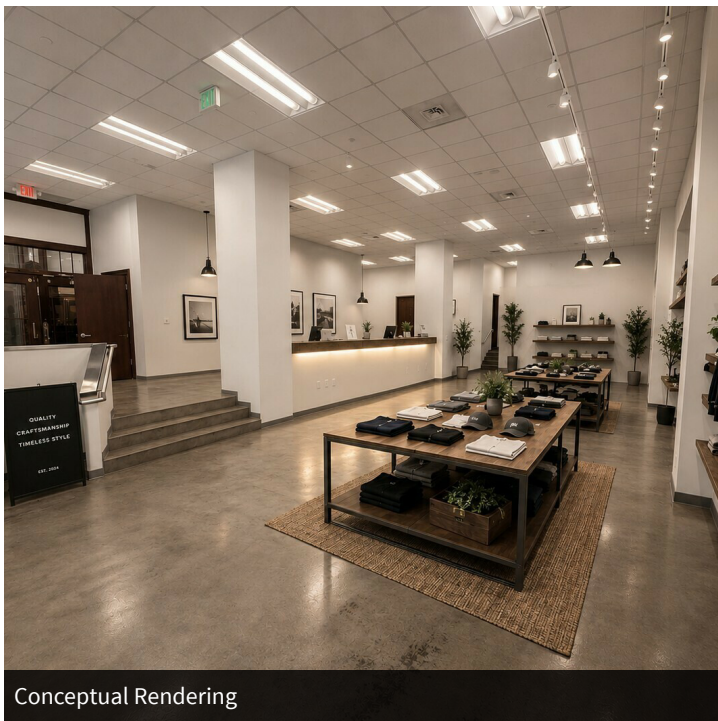


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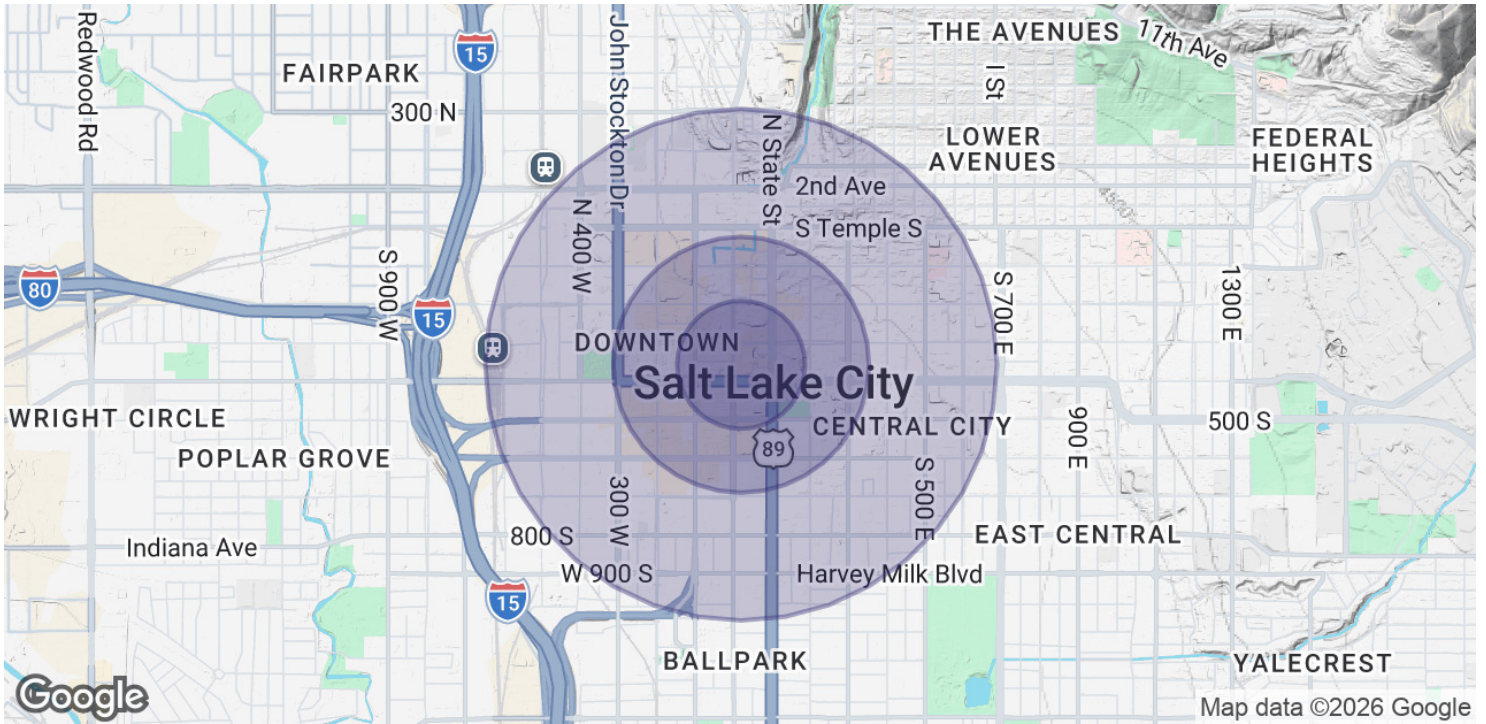
Current Condition



Conceptual Rendering



Conceptual Rendering



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	708	5,074	23,250
Average Age	56.6	38.2	36.0
Average Age (Male)	54.7	38.3	36.8
Average Age (Female)	58.9	37.4	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	426	3,095	14,185
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$138,268	\$109,268	\$84,795
Average House Value	\$609,338	\$565,939	\$475,179

2023 American Community Survey (ACS)