

CITY CENTRE

4TH FLOOR
COMMON PATIO AREA

- Multiple Seating Options
- Downtown Views
- Shade

Several large, open-air, collaborative work spaces located inside and outside the building with a variety of seating options.

CITY CENTRE

175 EAST 400 SOUTH
SALT LAKE CITY, UTAH 84111

CLASS "A" OFFICE SPACE IN SALT LAKE CITY'S CENTRAL BUSINESS DISTRICT

WORK-LIFE RE-IMAGINED

- 257,000 SF
- 10 stories
- Large and efficient floor plates, attractive window line and generous deck spaces
- Recent renovations to exterior, lobby and amenity space
- Signage opportunity for two-floor tenant

OUTDOOR WORK/PLAY SPACE

- Fire Pit
- Ping Pong Table
- Cornhole Game



CITY CENTRE

CLASS "A" OFFICE SPACE

RENOVATIONS

- Exterior, lobby and amenity spaces
- Modern office alternative workspaces, common conference rooms and tenant lounge
- Outdoor work/play space

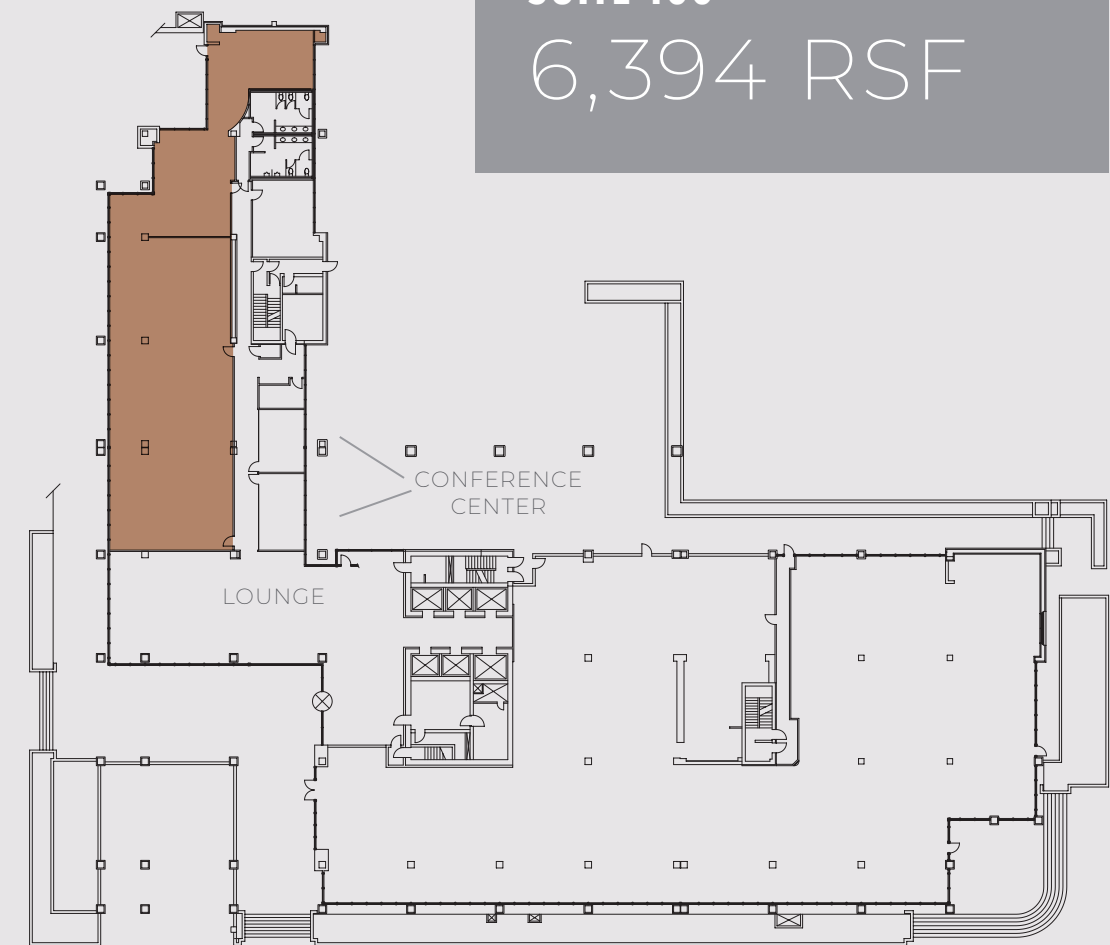
AMENITIES

- Large lobby with sitting area
- Tenant courtyard with fire pit
- Large, redesigned deck space with abundant seating
- Onsite surface and covered parking available
- Secured Bicycle Room
- Onsite Security
- Onsite Gym and Fitness Club (Planet Fitness)

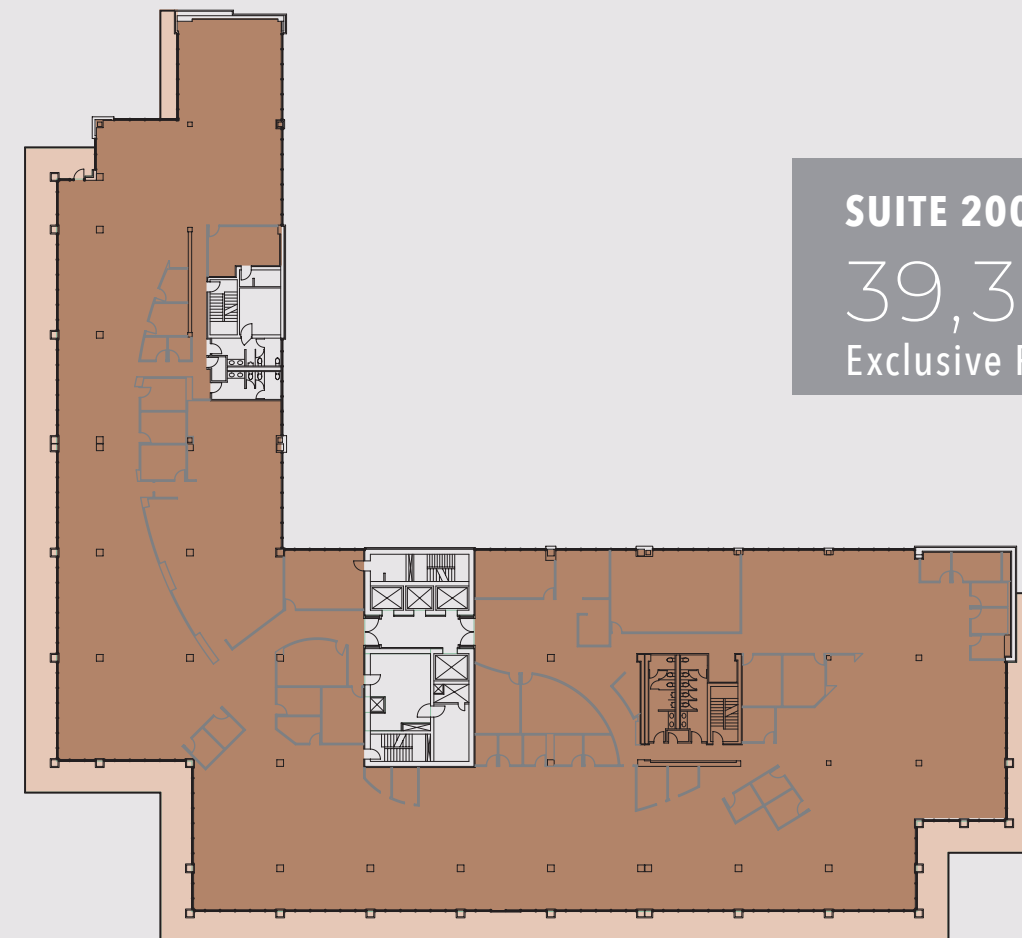




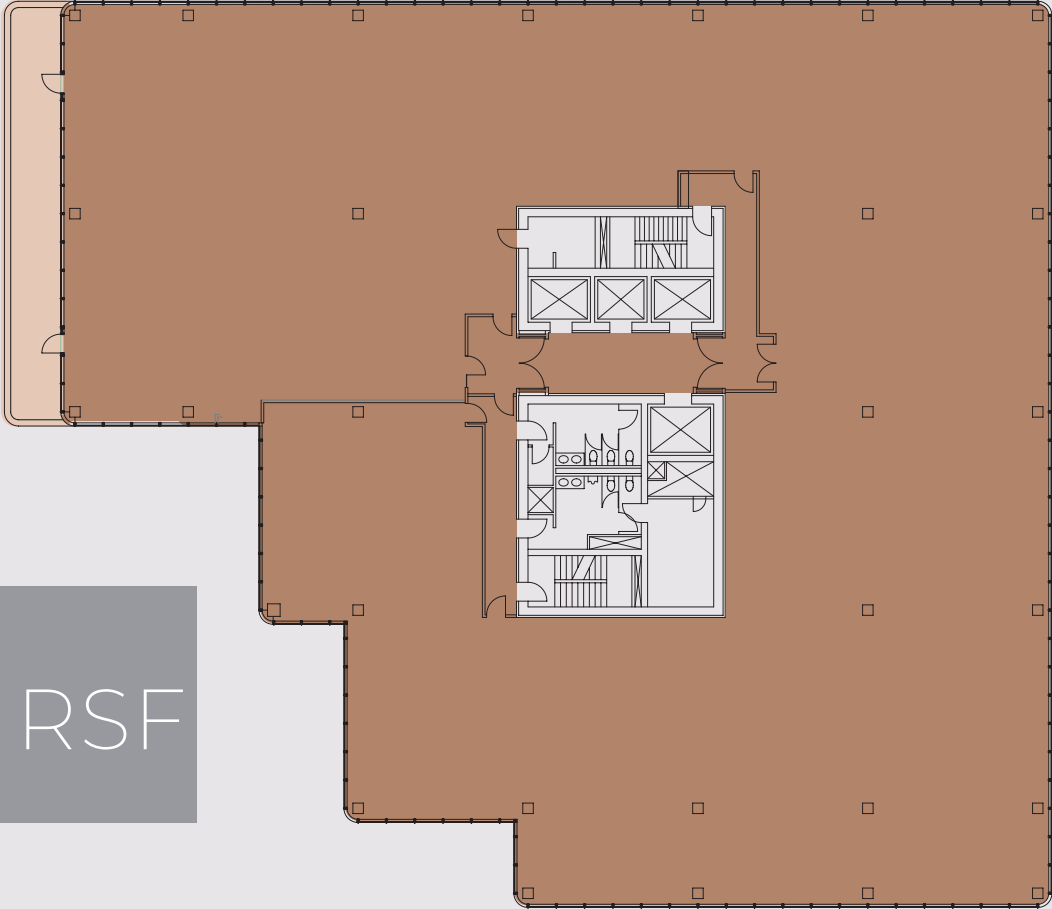
SUITE 100
6,394 RSF



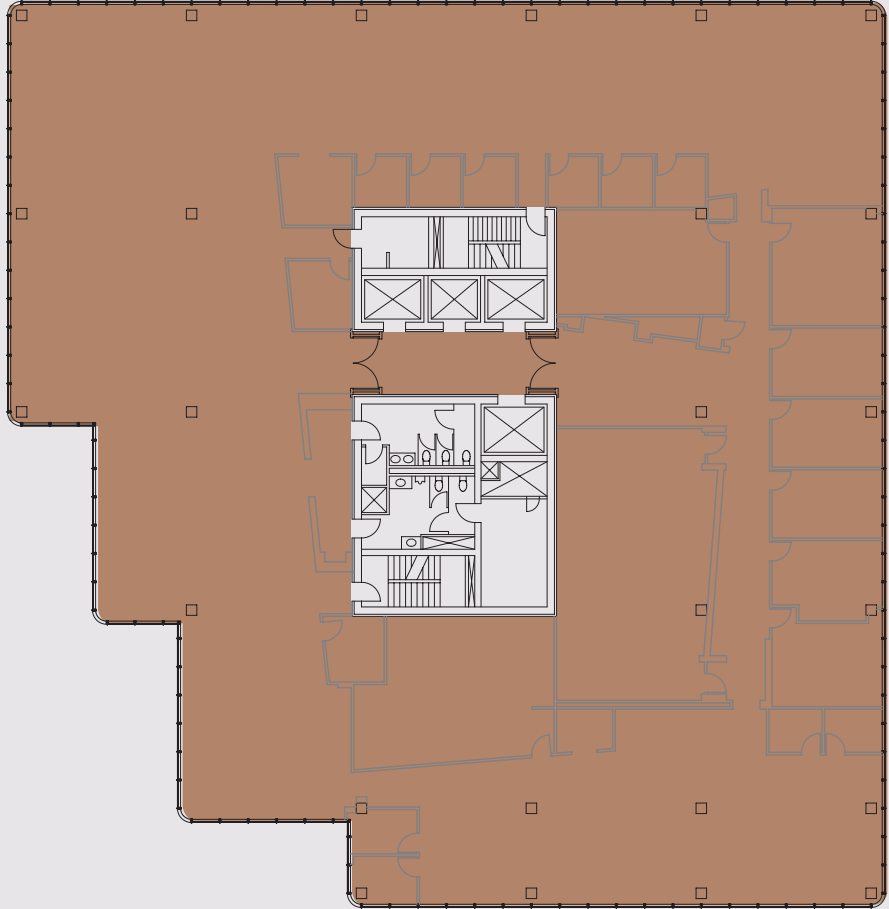
SUITE 200
39,398 RSF
Exclusive Patio



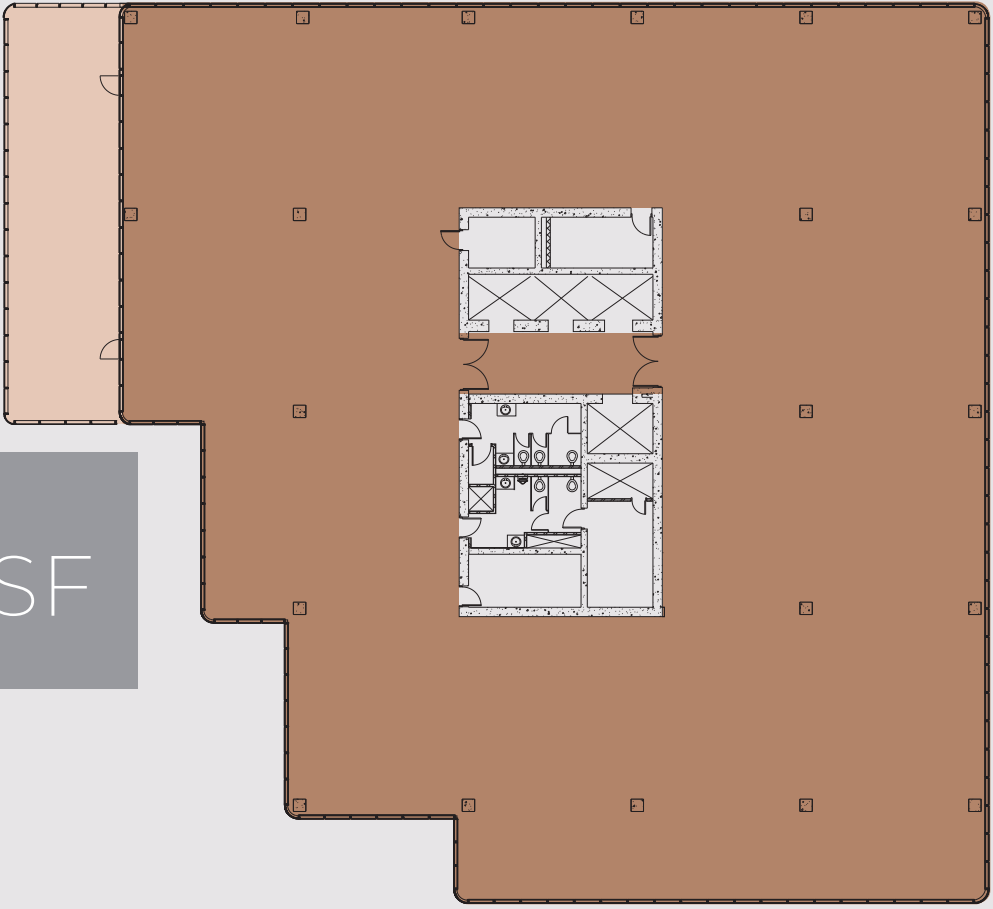
BIG-BLOCK OPPORTUNITY / FOUR FLOORS / ~80,000 SF OF CONTIGUOUS SPACE



SUITE 500
20,509 RSF
Exclusive Patio

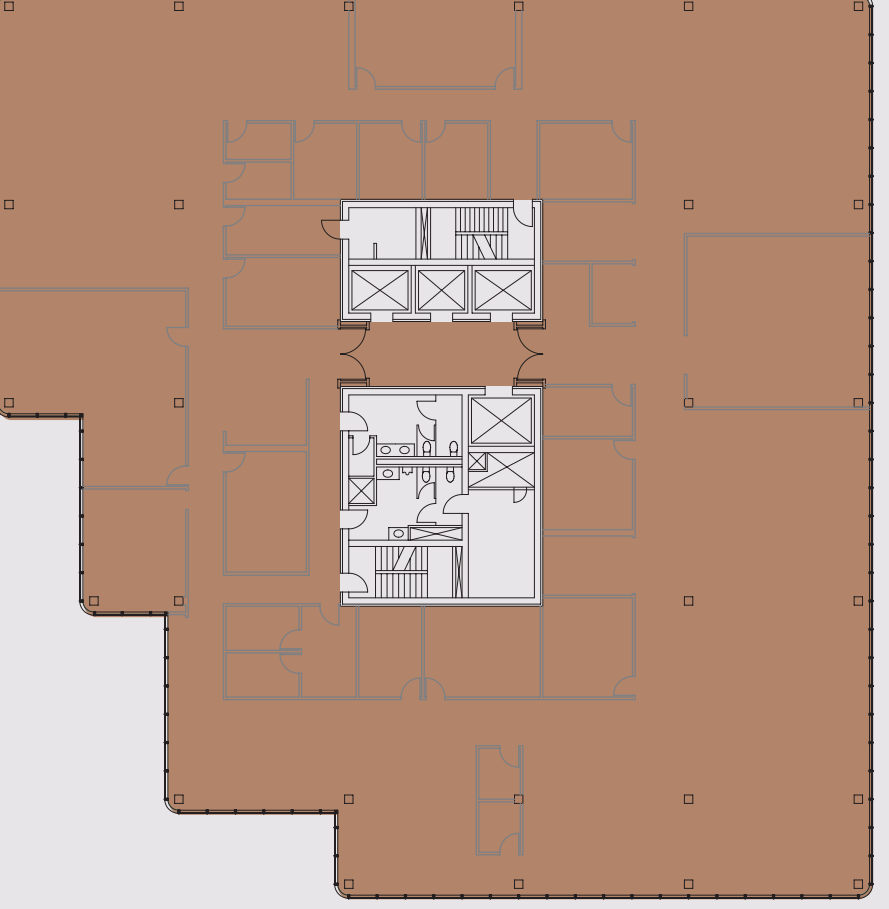


SUITE 700
18,436 RSF



SUITE 600
19,754 RSF
Exclusive Patio

SUITE 800
18,477 RSF



CITYCENTRE

CLASS "A" OFFICE SPACE

CONVENIENT ACCESS

- Nearby UTA Trax stations
- Main bus routes
- Salt Lake City Library
- Federal and State Courthouses



70+

RESTAURANTS WITHIN
WALKING DISTANCE

2

TRAX STATIONS WITHIN
THREE BLOCKS

18+

BANKS WITHIN
WALKING DISTANCE

3

BLOCKS TO THE NEW
ECCLES THEATRE

4

BLOCKS TO CITY CREEKS
RETAIL CENTER

11

MINUTES TO SALT LAKE CITY
INTERNATIONAL AIRPORT

CITY CENTRE



Fitwel®
Viral Response
Certified

Unico has made the health and safety of our tenants our highest priority. In response to the COVID-19 pandemic, Unico Sustainability did a robust analysis of several programs to determine the best fit for both our portfolio and our tenants. Unico Properties underwent third-party certification through the Fitwel Viral Response Module to receive certification at both the entity and asset level, signifying a commitment to wellness within the design, development and operation of our buildings. City Centre 1 is Fitwel® Viral Response Approved.

The Fitwel Viral Response Module (VRM) was developed by the Center for Active Design with input from health experts and industry leaders to establish best practices for mitigating the spread of contagious diseases across the built environment, promoting methods such as increasing ventilation, providing personal hygiene materials, employing robust cleaning protocols, maintaining optimal humidity and filtering indoor air.

MARKETED BY

DANA BAIRD, CCIM
Executive Managing Director
801 303 5526
dana.baird@cushwake.com

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



**CUSHMAN &
WAKEFIELD**



UNICO®