



202 WEST 400 SOUTH

Salt Lake City, UT 84101

PROPERTY DESCRIPTION:

- Open and Flexible Floorplate Ideal for 25-75 Employees
- Full Floor Identity with Crown Signage Available
- Abundant Natural Light
- Creative Feel with Exposed Ceilings
- Multiple Layout Configurations
- Central Downtown Salt Lake Location
- Excellent Access to I-15 & I-80
- Surrounded by Dense Growth and Western Governors University HQ
- Flexible Open Layout
- Short-Term Opportunity (Immediate Occupancy)
- ADA Accessible

LEASE RATE:

\$17.50 SF/yr
(Full Service)

PROPERTY DETAILS:

9,145 RSF

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WESTERN GOVERNORS UNIVERSITY - HQ & CAMPUS

Western Governors University (WGU) is located adjacent to the property and has plans to develop over 1,000,000 SF of office which should support 5,000 employees.

This significant investment from WGU provides Tenants at 202 West 400 South the following:

- Access to a well-educated, and talented tech enabled workforce
- De-risk location decision by being anchored to an institutional HQ
- Capture growth early before the market fully prices WGU impact

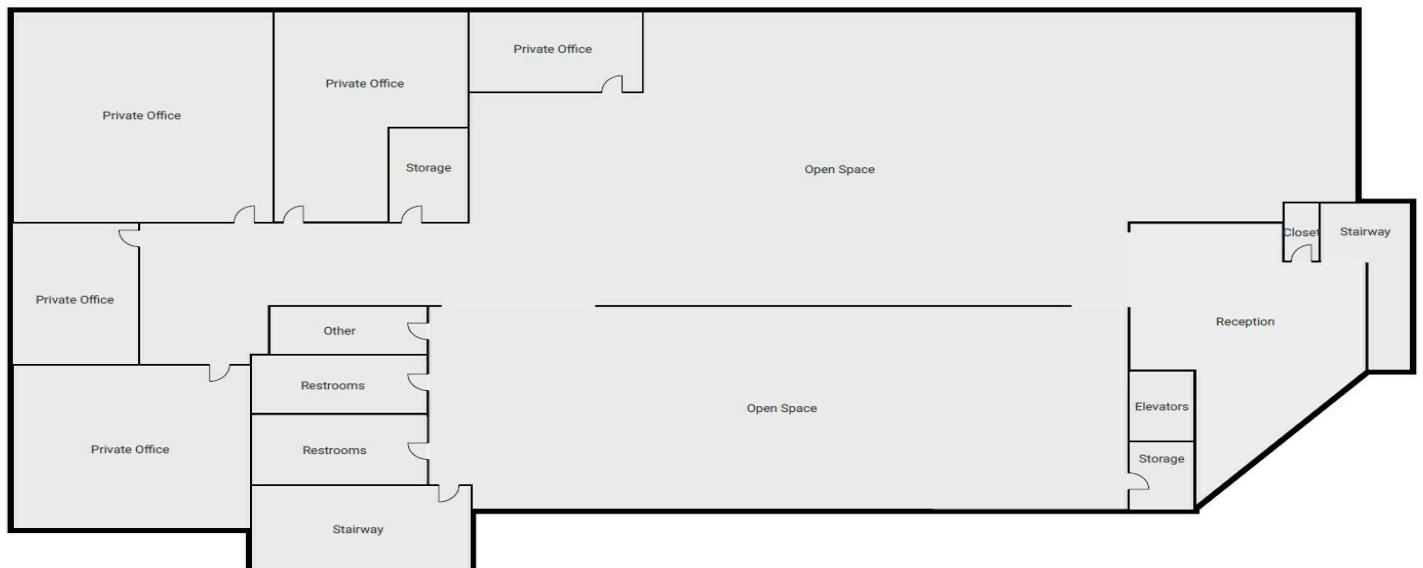


EXISTING SPACE

- Current availability is 9,145 RSF with direct access via the elevator or main stairwell.
- Includes 5 dedicated offices/conference room, while the rest is an open floor plan.
- Exposed look and feel with lots of natural light.
- Ideally set up for tech, sales, education & training, and creative teams.
- Restrooms and kitchen area already built out.



Actual Image - South Facing



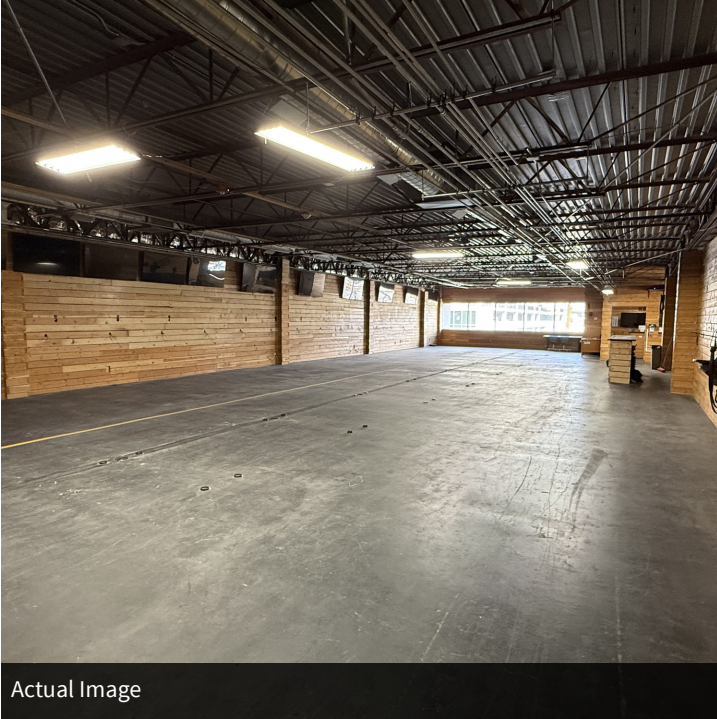
Existing Floorplan



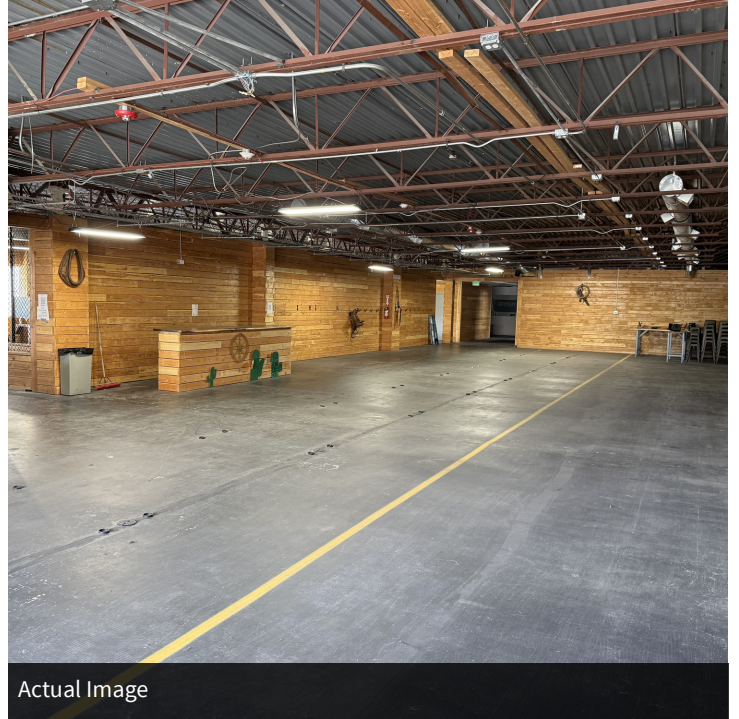
Example Floorplan: Sales Teams



Example Floorplan: Presentation Layout



Actual Image



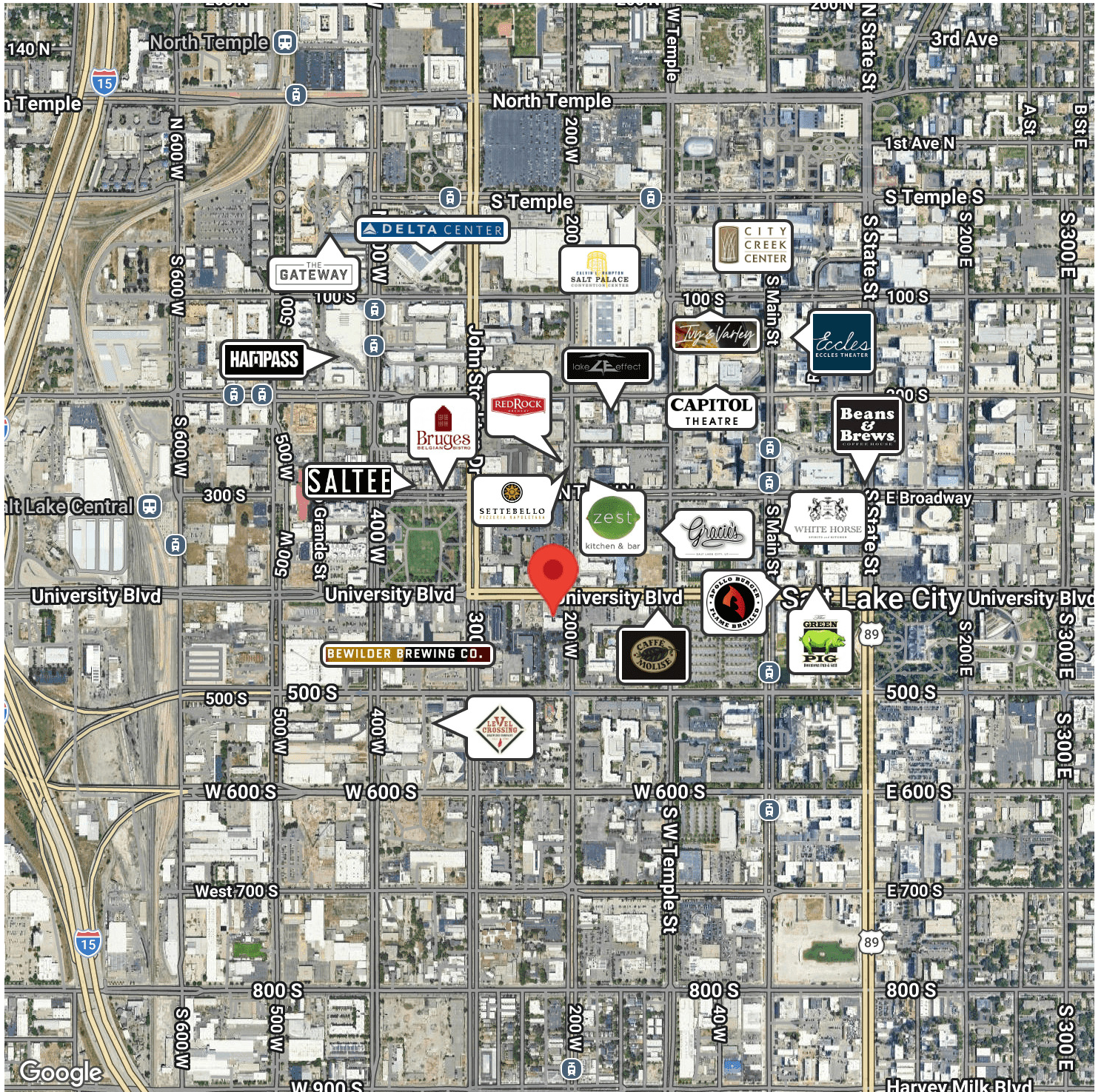
Actual Image



Example Rendering



Example Rendering



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