

# AXIS \* BUILDING

175 WEST 200 SOUTH • SALT LAKE CITY, UTAH

INVESTMENT PROPERTY GROUP :: SALT LAKE CITY, UT  
[WWW.CBREMARKETPLACE.COM/AXISBUILDING](http://WWW.CBREMARKETPLACE.COM/AXISBUILDING)



**CBRE**



# EXECUTIVE SUMMARY

# AXIS ✨ BUILDING

## THE OFFERING

CBRE, Inc. has been selected as the exclusive marketing broker for the offering of the Axis Building and Parking Garage located in downtown Salt Lake City (the Property).

The AXIS BUILDING, located on the corner of 200 South and 200 West, Salt Lake City, received major lobby and tenant renovations in 2014-2015.

The ±63,644 square foot, five-level office building and its adjacent five-level parking garage are located in the center of the Central Business District. The Axis Building is located just two blocks South and West of the new 700,000 square foot City Creek Retail Center; and two blocks East of the 650,000 square foot Gateway Center, a retail, office and entertainment center. Just North of the Axis Building is the Salt Palace Convention Center, a full-facility 515,000 square foot exhibit hall.

The adjacent PIERPONT PARKING GARAGE, is a ±88,560 square foot, concrete, five-story, 292 space parking structure which was originally built in 1974 and is also currently undergoing improvements/renovation. Because of its central downtown location, the garage is central to many popular restaurants, bars and nightlife, and the Property benefits from revenue generated during the evening and weekend hours.





## INVESTMENT SUMMARY

**Purchase Price** This asset is unpriced. Qualified purchasers may submit offers through Craig Thomas

### AXIS OFFICE BUILDING:

In-Place NOI Building	\$665,304
Rentable SF	63,644 SF
Acreage	1.06
Current Occupancy	96.9%
Historical Occupancy	100% (Beginning Oct 2, 2015)
Year Built/Year Renovated	1908/2015

### PIERPONT PARKING GARAGE:

2014 Actual NOI Garage	\$179,111
2015 NOI Projected	\$340,709
Square Footage	88,560
Year Built/Year Renovated	1974/2015 (garage renovations still underway)
Parking	292 Total Spaces (233 covered/59 uncovered)

**Zoning Office and Garage** D-1

**TOTAL PROJECTED NOI** \$1,006,013

## LOCATION OVERVIEW

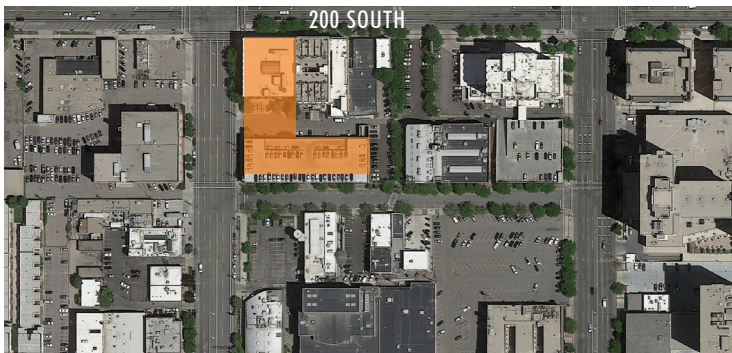


## DOWNTOWN SALT LAKE CITY

The Axis Building is situated in a prime location in downtown Salt Lake City. Tenants have convenient access to numerous shopping and dining amenities at The Gateway, City Creek and multiple local restaurants and bars located in the Central Business District.

Entertainment and nightlife is all within walking distance of the building's front doors. The Energy Solutions Arena hosts NBA basketball games, indoor rodeos, and concerts, while the Salt Palace Convention Center draws record crowds with its bi-annual Outdoor Retailers Convention, Salt Lake Comic Convention, as well as other numerous national conventions.

The Property also enjoys convenient access to both Interstate 15, the TRAX light rail and FrontRunner commuter rail.







[www.cbremarketplace.com/axisbuilding](http://www.cbremarketplace.com/axisbuilding)

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