

## INVESTMENT OFFERING

# 250 EAST 200 SOUTH Office Tower 205 EAST 200 SOUTH Office & Data Center

250 and 205 East 200 South • Salt Lake City

### PROPERTY INFORMATION

<a href="#">250 East 200 South</a>	<a href="#">205 East 200 South</a>
354,342 rentable square feet (assumes 18% load factor)	305,786 rentable square feet
1984/1994	1972 - 3 floors added in 1982
16 levels	6 levels
461 spaces in parking structure	50,000 sq. ft. floor plates
<b><u>CenturyLink Leaseback</u></b> 155,892 rentable sq. ft. 10-year lease term 2% annual escalations	8 backup generators, raised floors, electrical substation redundancy, dual electric paths & extraordinary cooling capacity
No established asking price	No established asking price

Please fill out and return Non-Disclosure Agreements  
to view the full Investment Offering:

[Download Non-Disclosure Agreements](#)

### OVERVIEW AND OPPORTUNITY

This Investment Offering provides the unique opportunity to acquire the 16 story **250 East 200 South Office Building** and the 6 story **205 East 200 South Office Building and Data Center** located in downtown Salt Lake City, Utah. The buildings can be acquired individually or together. CenturyLink will lease back 40% of the 250 East 200 South building on a 10 year lease term.

The prospect of acquiring an office tower in downtown Salt Lake City is an infrequent occurrence. These value add opportunities are located 3 blocks from the newly developed \$2 billion City Creek Shopping Center, which has been the catalyst for significant new development in the downtown area, including the recent construction over 3,000 apartment units. Other developments within a 3 block radius include the 450,000 square foot 111 Main high rise office tower, a full service Harmons Grocery store, Gallivan Plaza; a public facility which hosts over 300 events per year and two TRAX Light Rail stations, each within blocks.

These two properties offer a pronounced value add opportunity in one of the most robust commercial real estate markets in the western U.S.

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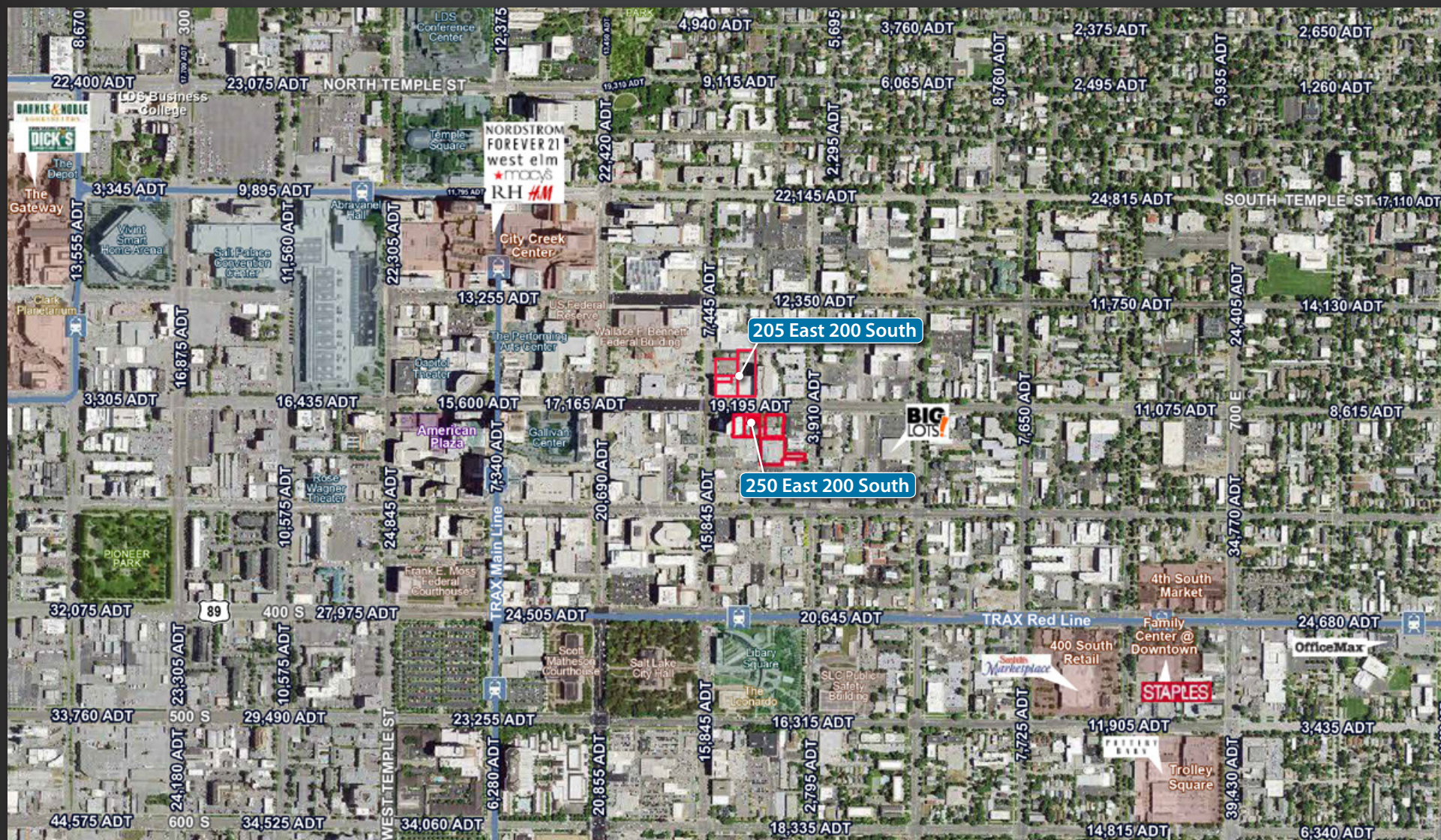
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# 250 EAST 200 SOUTH - 16 STORY OFFICE TOWER & 205 EAST 200 SOUTH - 6 STORY OFFICE & DATA CENTER

250 and 205 East 200 South  
Salt Lake City



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