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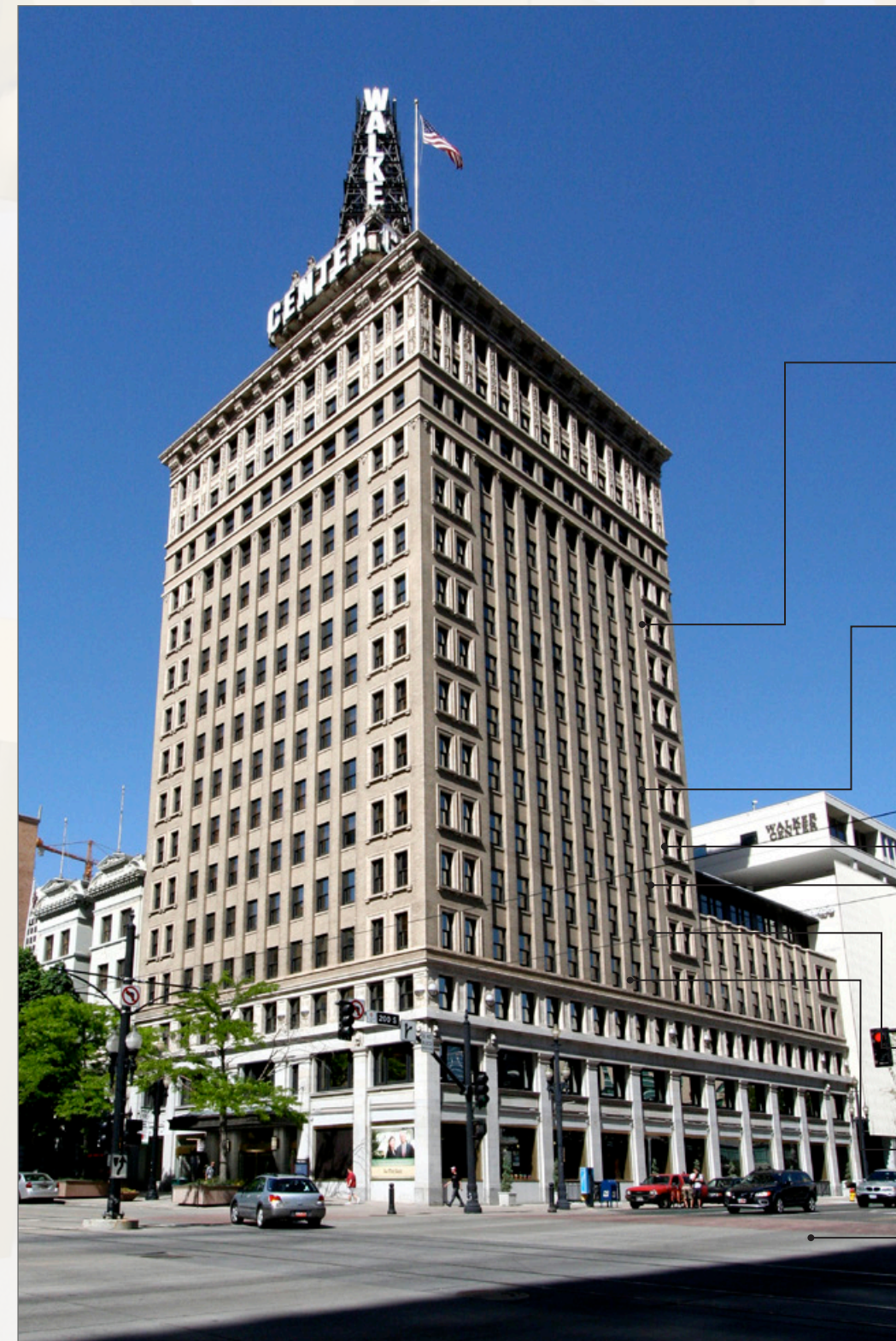




WALKER CENTER

Premier CBD Location

- Lease Rate: \$23.50-\$24.50 Full Service
- Northeast corner of 2nd South and Main Street, the absolute heart of the Central Business District
- 20-story historic office building built in 1911 (was then the tallest building between Chicago and San Francisco) at 175 South Main Street
- Completely renovated in 2007 with state of the art mechanical / HVAC system that provides tenant controlled zones for optimal comfort
- 3+/1,000 Parking Ratio with direct access to covered parking
- Operable Windows
- On-Site amenities:
 - First class fitness center with showers, lockers and towel service
 - Bourbon House offering daily lunch, sports coverage and live music
 - Business Services include FedEx/Kinkos and Banner Bank
 - Property Management and Security
- Direct access to UTA TRAX / mass transit



12th Floor:

• 1,556 RSF

8th Floor:

• 634 RSF

7th Floor

• Suite 730 - 872 RSF
• Suite 740 - 2,378 RSF

6th Floor

• 760 RSF

5th Floor

• Suite 510 - 2,501 RSF

4th Floor

• Suite 400 - 8,799 RSF

Fitness Level:

• 3,766 RSF