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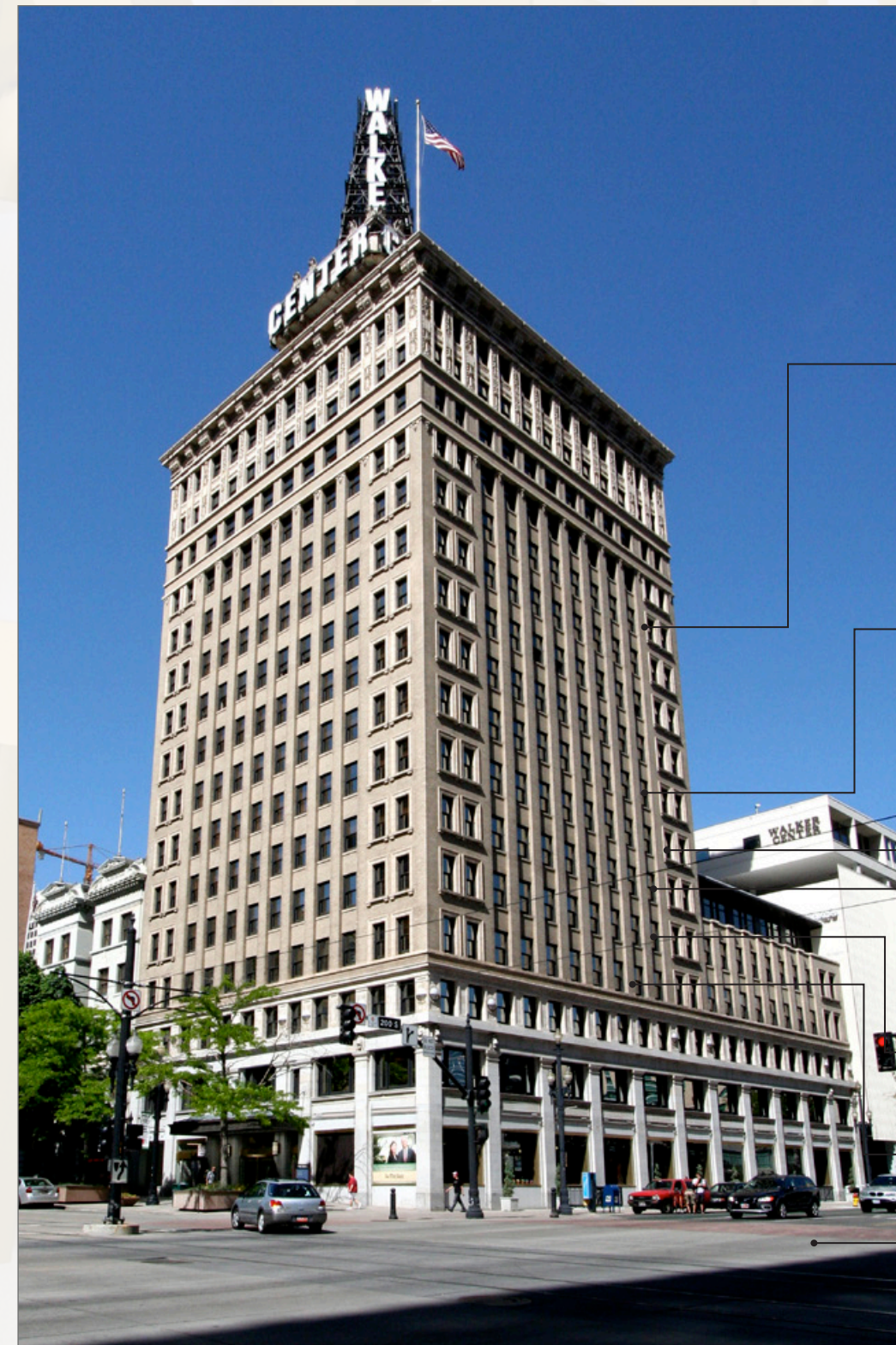
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## Premier CBD Location

- 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
- 3.4/1,000 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



### 12<sup>th</sup> Floor:

• 1,556 RSF

### 8<sup>th</sup> Floor:

• 634 RSF

### 7<sup>th</sup> Floor

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

### 6<sup>th</sup> Floor

• 760 RSF

### 5<sup>th</sup> Floor

• Suite 510 - 2,501 RSF

### 4<sup>th</sup> Floor

• Suite 400 - 8,799 RSF

### Fitness Level:

• 3,766 RSF