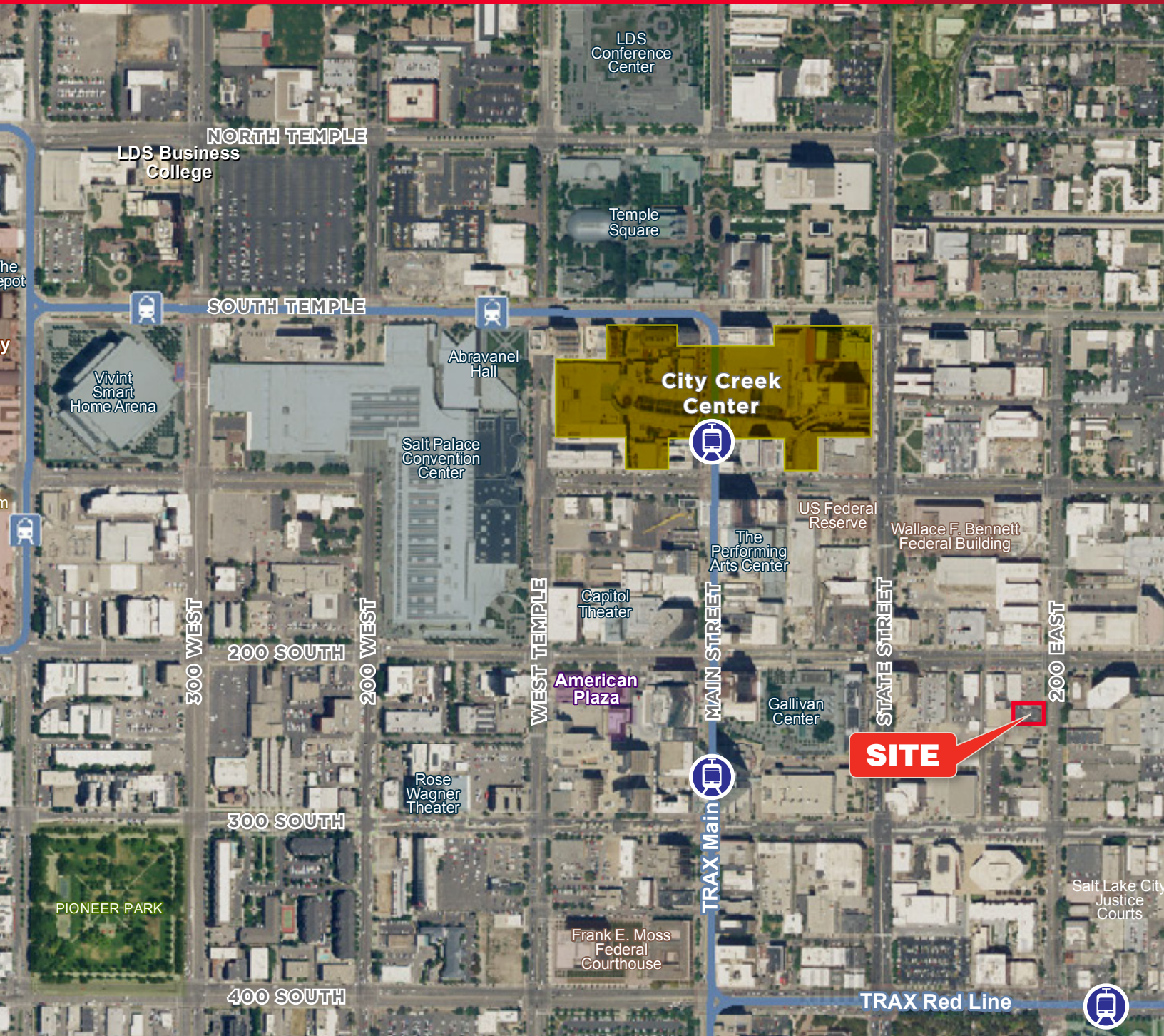




FOR LEASE
Brain Trace Building
220 South 200 East / Salt Lake City, Utah



FOR LEASE
Brain Trace Building
220 South 200 East / Salt Lake City, Utah



This 3 story stand alone building with attached parking sits on the East side of the Central Business District and provides the ability for full floor leases with custom designed finishes. Every major attraction and building in the Downtown core are within 2-3 blocks walking distance, including 2 TRAX stops, many restaurants and City Creek mall. This re-vitalized building delivers CBD cache, with modern interior design and attached parking at incredible rates.

Property Highlights

- 1st and 2nd full floors available - up to 16,600 sf. with demise ability to suit. 1st floor in shell condition.
- Attached covered parking: 4/1,000 sf. ratio, at very affordable rates.
- 8,300 sf. floor plates that can be re-designed and demised to suit.
- Modern interior TI finishes available. Examples in place on 3rd floor.
- High speed fiber optic and building security available.
- Stellar CBD location with nearby amenities
- TRAX line access within 2 blocks
- Rates starting at \$17.50 psf. / Full Service, less janitorial

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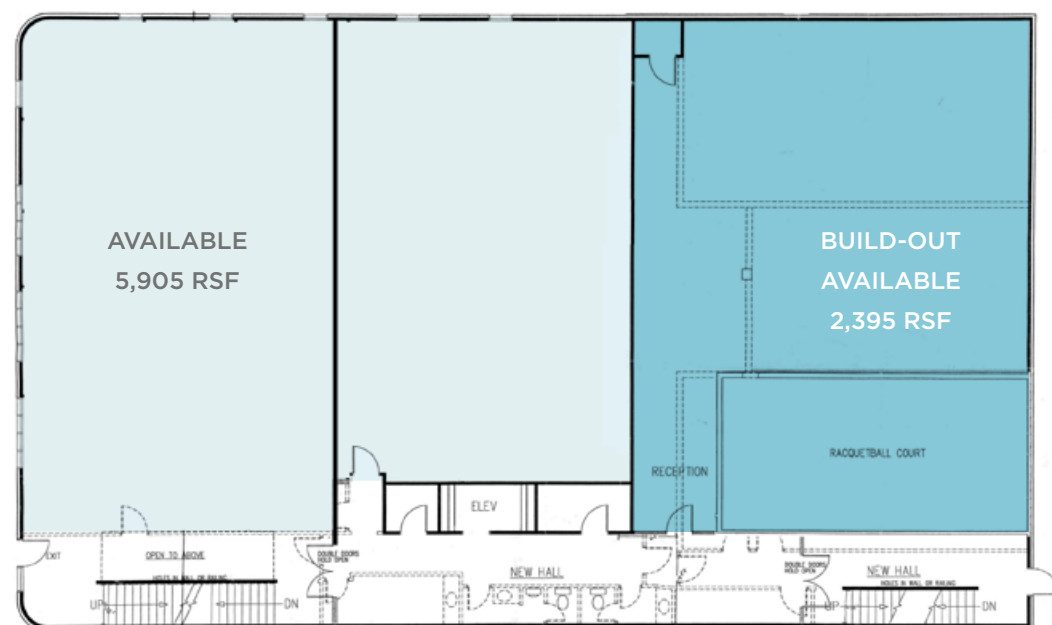
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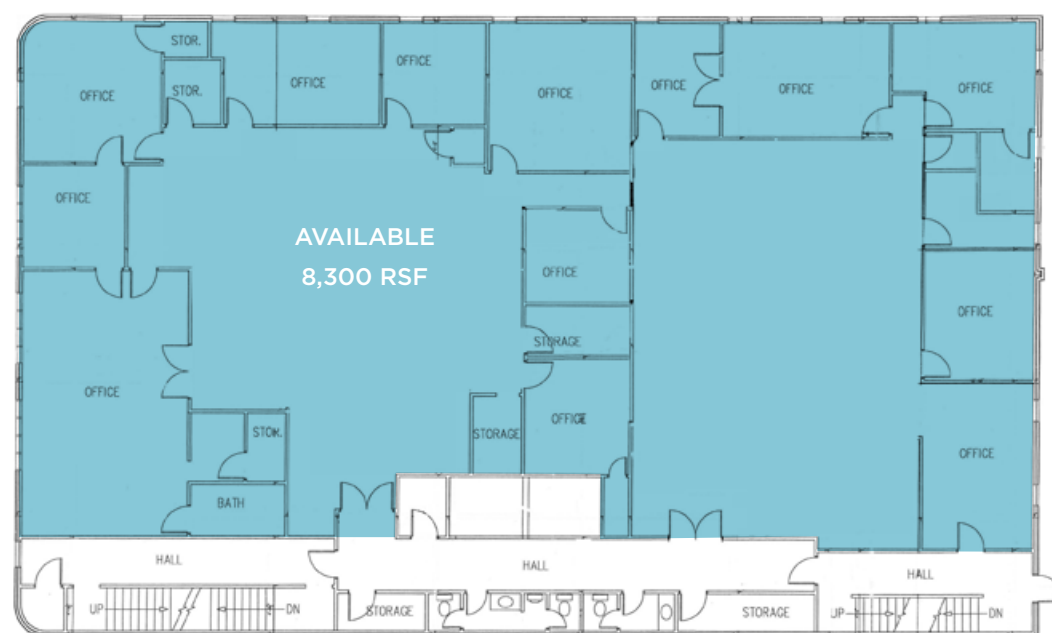
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MAIN FLOOR: UP TO 8,300 SF AVAILABLE



SECOND FLOOR BUILD-OUT



SECOND FLOOR: 8,300 SF AVAILABLE



THIRD FLOOR BUILD-OUT

