

111  
MAIN

*at City Creek in the heart of downtown*



# 111 MAIN

SALT LAKE CITY, UTAH

- 440,000 rentable sq. ft.
- 24 floors
- 21,000 rentable sq. ft. per floor
- 9-foot, 5-inch ceilings
- Floor-to-ceiling glass provides natural light and stunning 360-degree views
- Translucent glass veil with skyline lighting extends 32 feet above the rooftop
- Designed for LEED® Gold certification with sustainable lighting, materials, energy and water use
- Advanced seismic protection engineering

At 111 Main, we've built the best for the best. Our tower sets a new standard for office space in Salt Lake City with an unrivaled downtown location, energy-efficient design and column-free space utilization. 111 Main's lobby is a gateway to downtown with City Creek, the new George S. and Dolores Doré Eccles Theater, numerous transportation options and the Gullivan Center all just minutes away. With floor-to-ceiling glass and a striking design, 111 Main will inspire everyone from firm partners to first-time employees.

The building is a model of sustainable design. By using less energy and water, and reducing greenhouse gas emissions, 111 Main will contribute to a healthier environment for everyone in downtown Salt Lake City.

Pre-leasing is well underway. Several national and local firms are already committed to the excellence of 111 Main. Don't wait! This world-class office building offers a dynamic work environment and is the clear choice to inspire new thinking and best-in-class work.

For exclusive leasing information, contact: Bruce Lyman | 801.240.7782 | [lymanbj@citycreekslc.com](mailto:lymanbj@citycreekslc.com)



## BUILDING FEATURES AND AMENITIES

### BUILDING FEATURES

- 21,000 sq. ft. average floor size with column-free design
- Destination dispatch elevators: five low-rise, four high-rise, one freight
- Floor-to-ceiling glazing provides abundant daylight and stunning views
- Built with seismic protection to withstand a 2500-year earthquake event
- City Creek Center shopping and restaurants across the street; hotels, Salt Palace Convention Center, EnergySolutions Arena and more within walking distance

### TECHNOLOGY AND ENERGY EFFICIENCY

- Fully automated, energy conserving HVAC systems
- 15-inch raised floors
- Under-floor HVAC and other utilities optimize flexibility and personal comfort
- Redundant data and electric feeds
- Voice and data lines with fiber optic capabilities
- Electricity sourced from two substations
- Sustainable design targeted to operate 15 percent below Utah's energy code

### LOBBY AMENITIES

- 10,000 sq. ft. lobby
- 2,000 sq. ft. retail
- 35 ft. floor-to-ceiling clear glass lobby
- Stunning views of downtown Salt Lake
- Inviting, welcoming environment
- Slot canyon water feature creates soothing ambience
- Connection to Eccles Theater grand lobby
- Connection to "On Regent" retail district

### SECURITY

- Customizable, state-of-the-art security systems with turnstiles
- 24-hour, seven-days-a-week security officers
- On-site building management



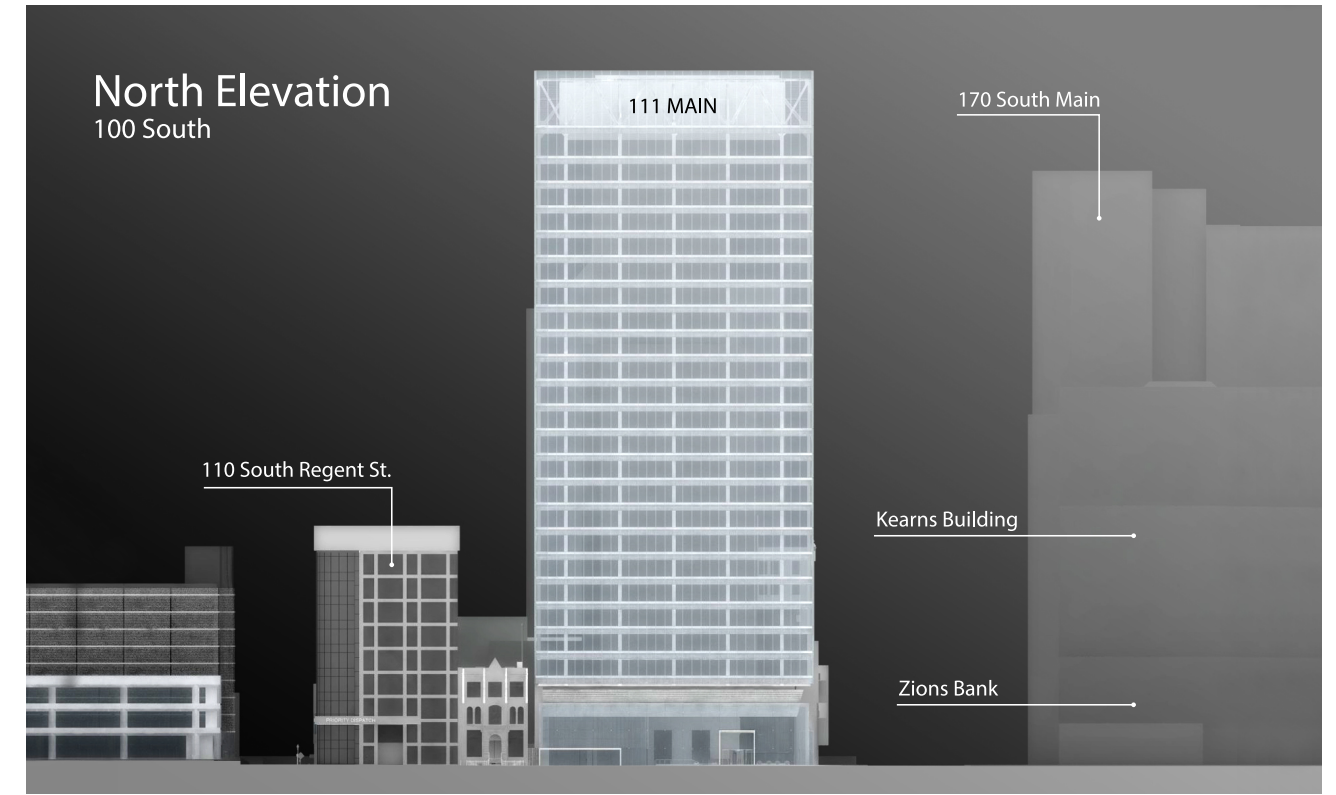
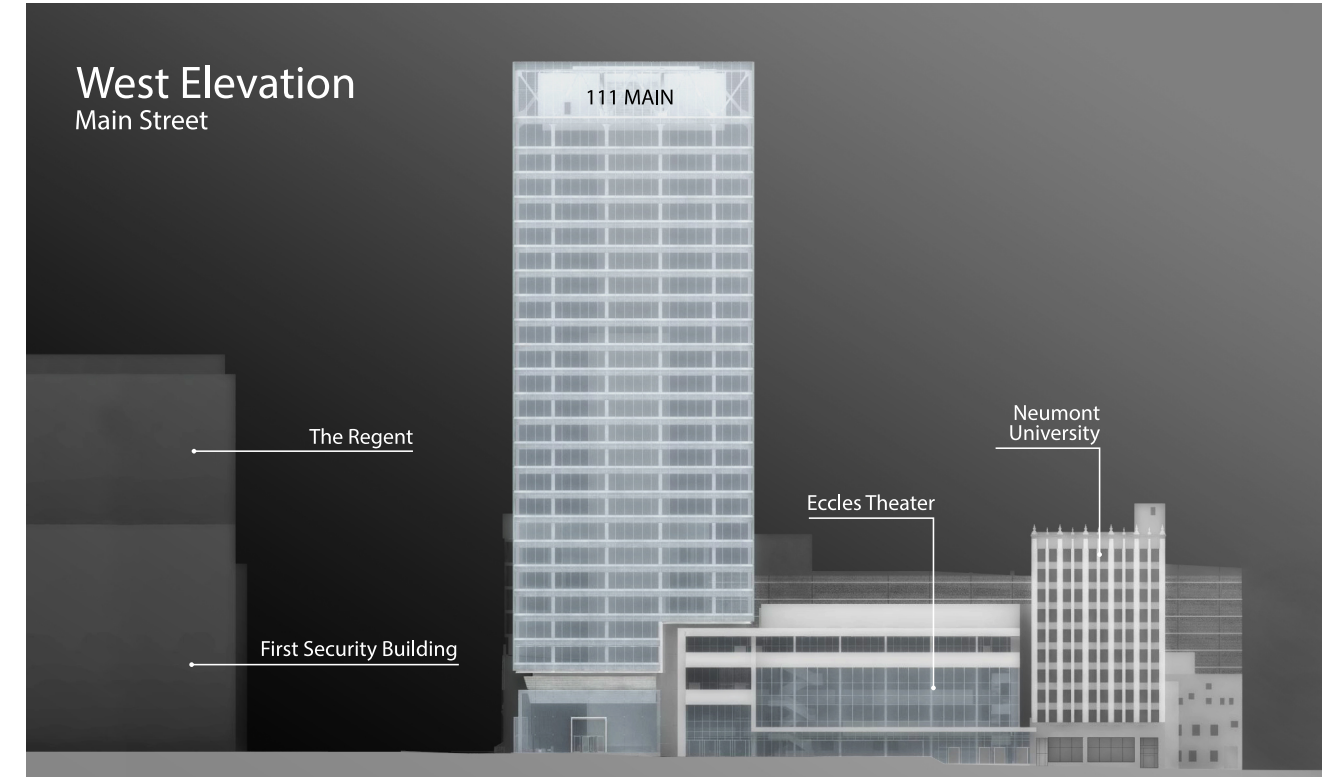
### TRANSPORTATION

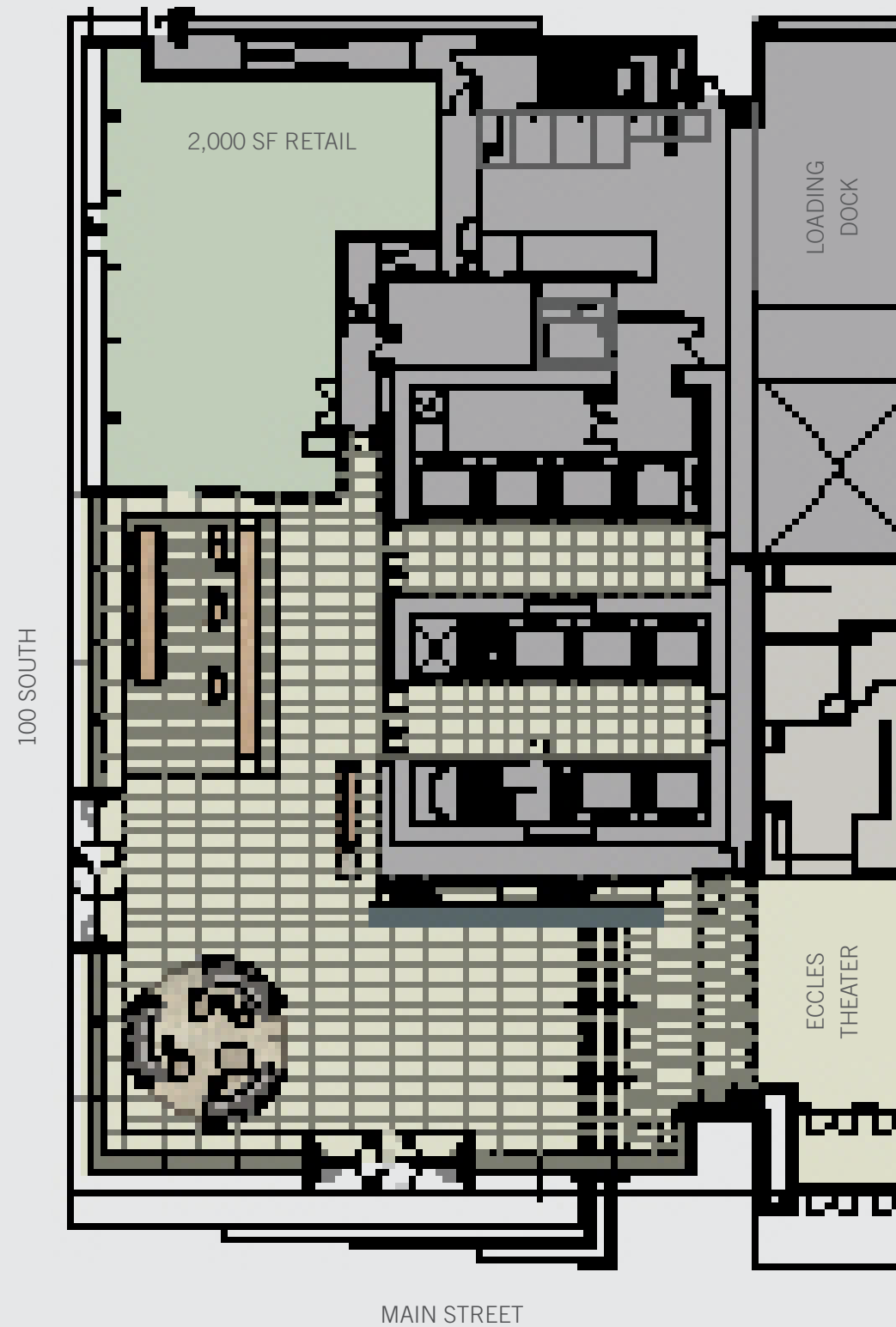
- Easy access to public transportation:
  - UTA TRAX light rail station is steps away
  - TRAX lines circle downtown, head east to the University of Utah, west to the Salt Lake International Airport, south and southwest through the greater Salt Lake Valley
  - FrontRunner high-speed rail and UTA bus service also available nearby
- Salt Lake International Airport 12 minutes away via I-80
- Quick freeway access to I-15 and I-80
- Bike access on Main Street (designated as a preferred bike path) and via dedicated lanes on 200 and 300 South
- 111 Main's central location provides walkable access to and from all of downtown

# LOCATION



# LOCATION





GROUND FLOOR LAYOUT



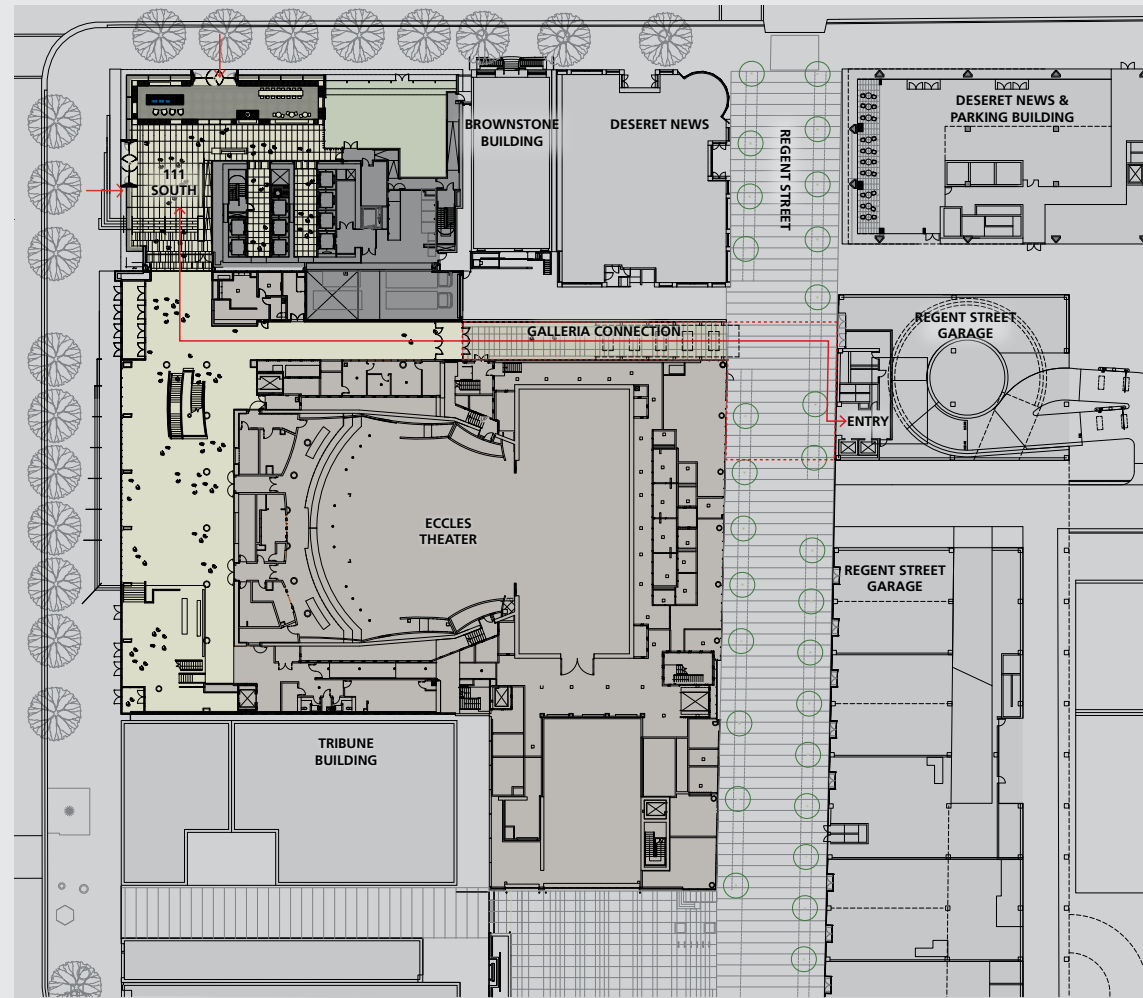
BUILDING ACCESS AND PARKING



Downtown Salt Lake City has never been so remarkable. With its stunning floor-to-ceiling glass windows, the 111 Main lobby blends in seamlessly and beautifully with the surrounding downtown. The lobby itself is an awe-inspiring Main Street attraction.



Visitors and tenants of 111 Main park at the nearby Regent Street parking garage. Regent Street will be a vibrant and active pedestrian link for office tenants and theater goers by combining custom streetscape design with a mix of retail, eateries, visual arts, seating and public open spaces.



## BUILDING ACCESS AND PARKING

### Regent Street Garage

- 10 levels with 1,200 spaces
- Renovated parking facility next to 111 Main
- Part of Salt Lake City's Regent Street revitalization
- Pedestrian-friendly with water-wise landscaping
- Additional parking available within walking distance



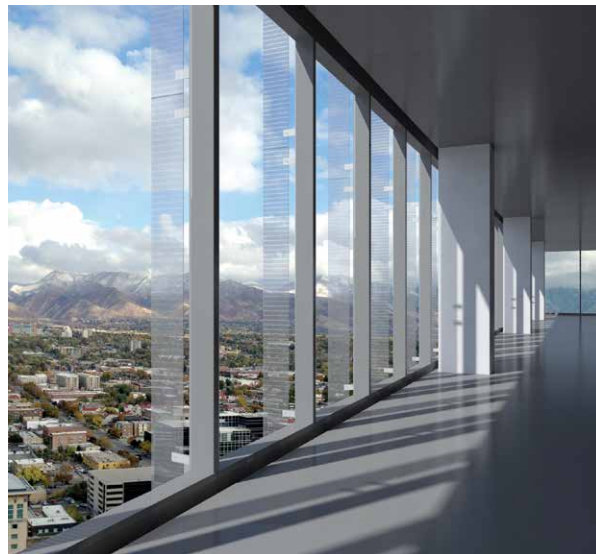
Redesigned Regent Street looking north

### Other Transportation

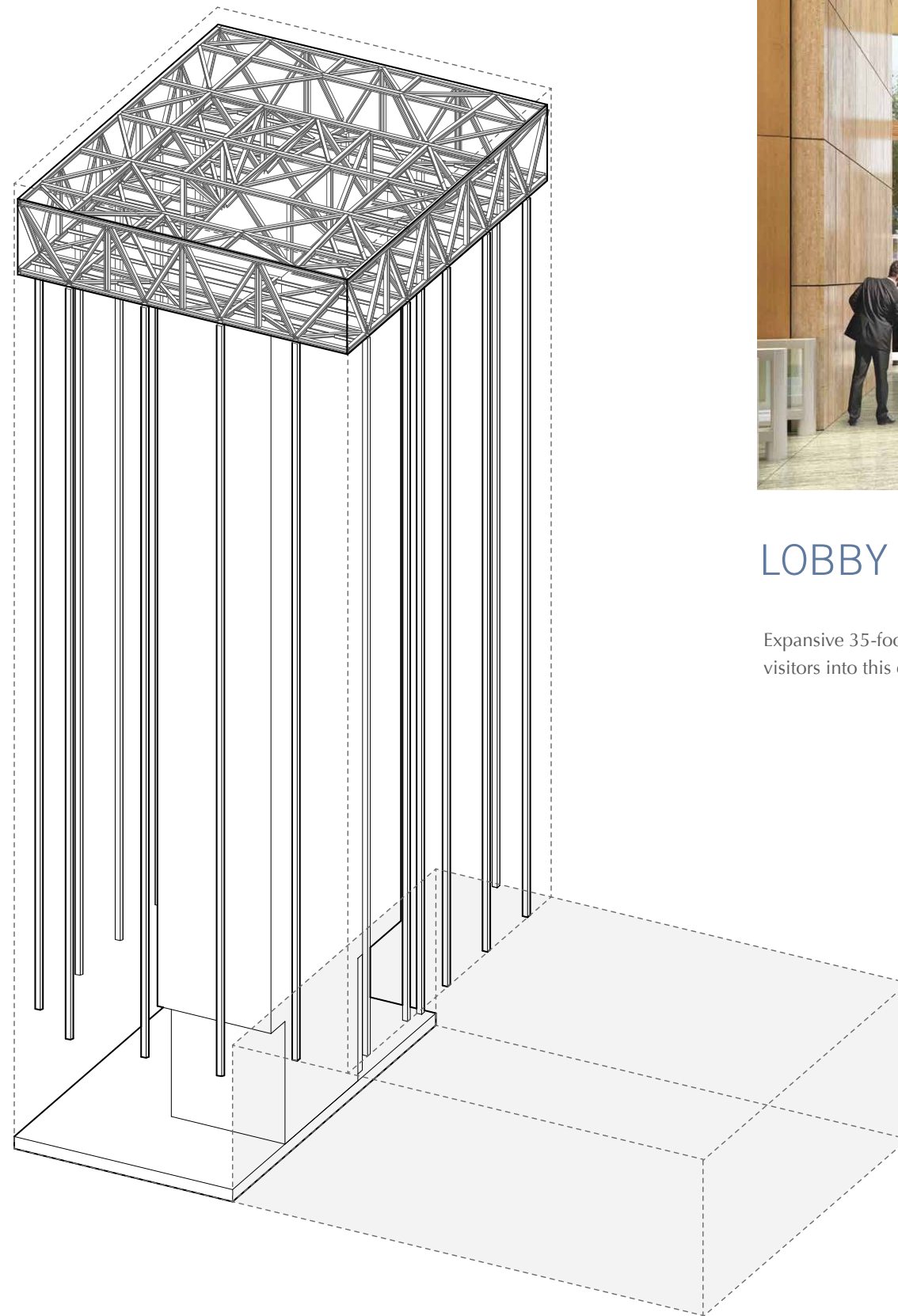
- TRAX light rail station adjacent to 111 Main
- UTA bus service
- FrontRunner trains connect Davis and Utah counties to downtown Salt Lake City
- SLCgreen designated bike lanes
- Easy access to I-15 and I-80

## BUILDING DESIGN

The hat-truss structural system provides a column-free design on each floor that allows for more workspace in less square footage and ensures the building is earthquake resistant. This open concept and architectural integration with the adjacent Eccles Theater creates an environment that is inviting and high-energy with an unequalled professional image.



Floor-to-ceiling glass enhances natural light and allows for stunning 360-degree panoramic views while complementing the column-free design, improving general work flow and allowing for more

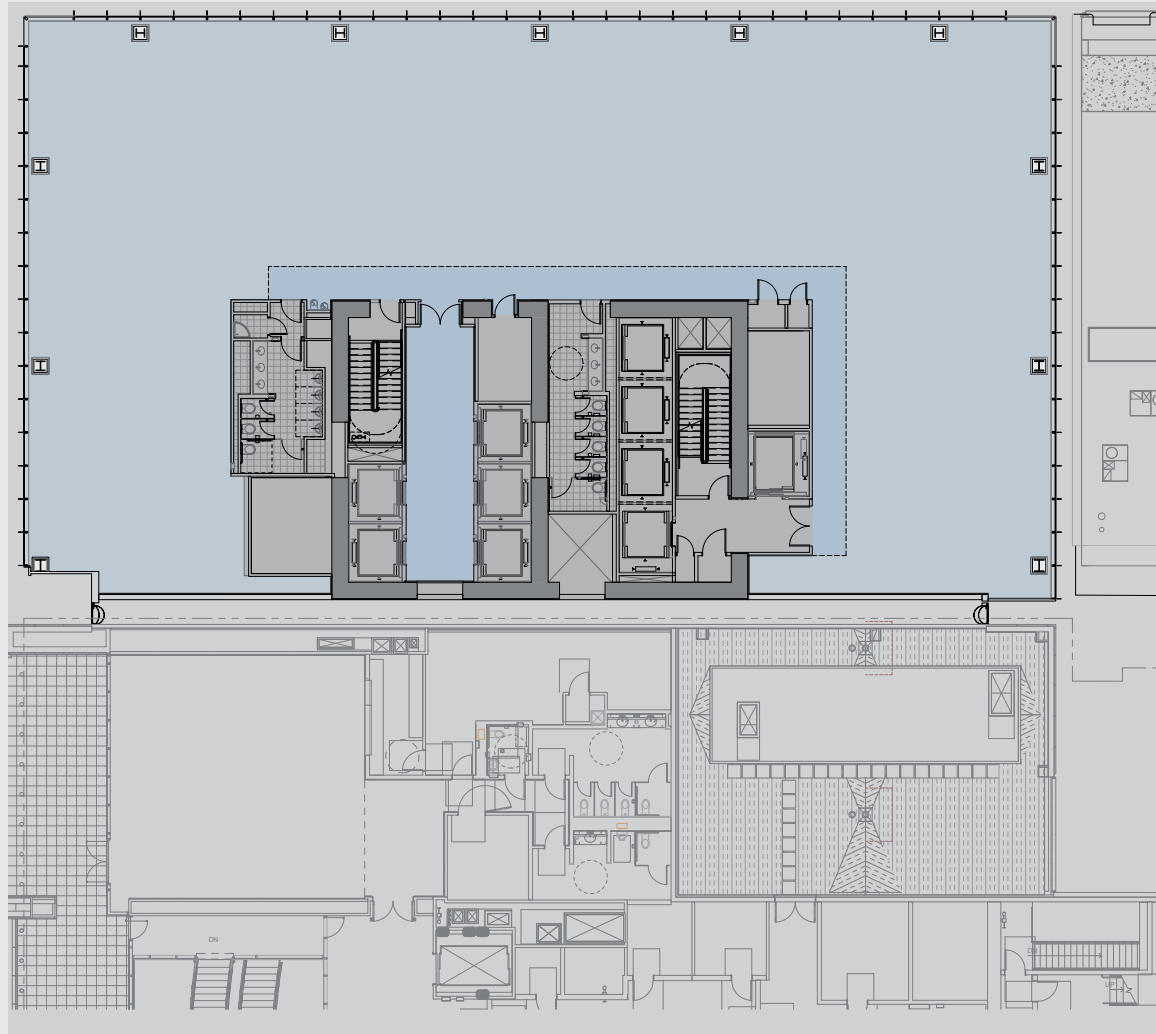


## LOBBY INTERIORS

Expansive 35-foot glass draws Main Street's energy into the 111 Main lobby. The unobstructed view invites approaching visitors into this exceptional space.



111 Main's lobby is an elegant combination of quality and convenience. The quartzite floors combined with the eucalyptus and travertine details within the lobby lead tenants to the many amenities nearby, which range from fine dining to premier entertainment venues. The lobby at 111 Main is a gateway to excellence.

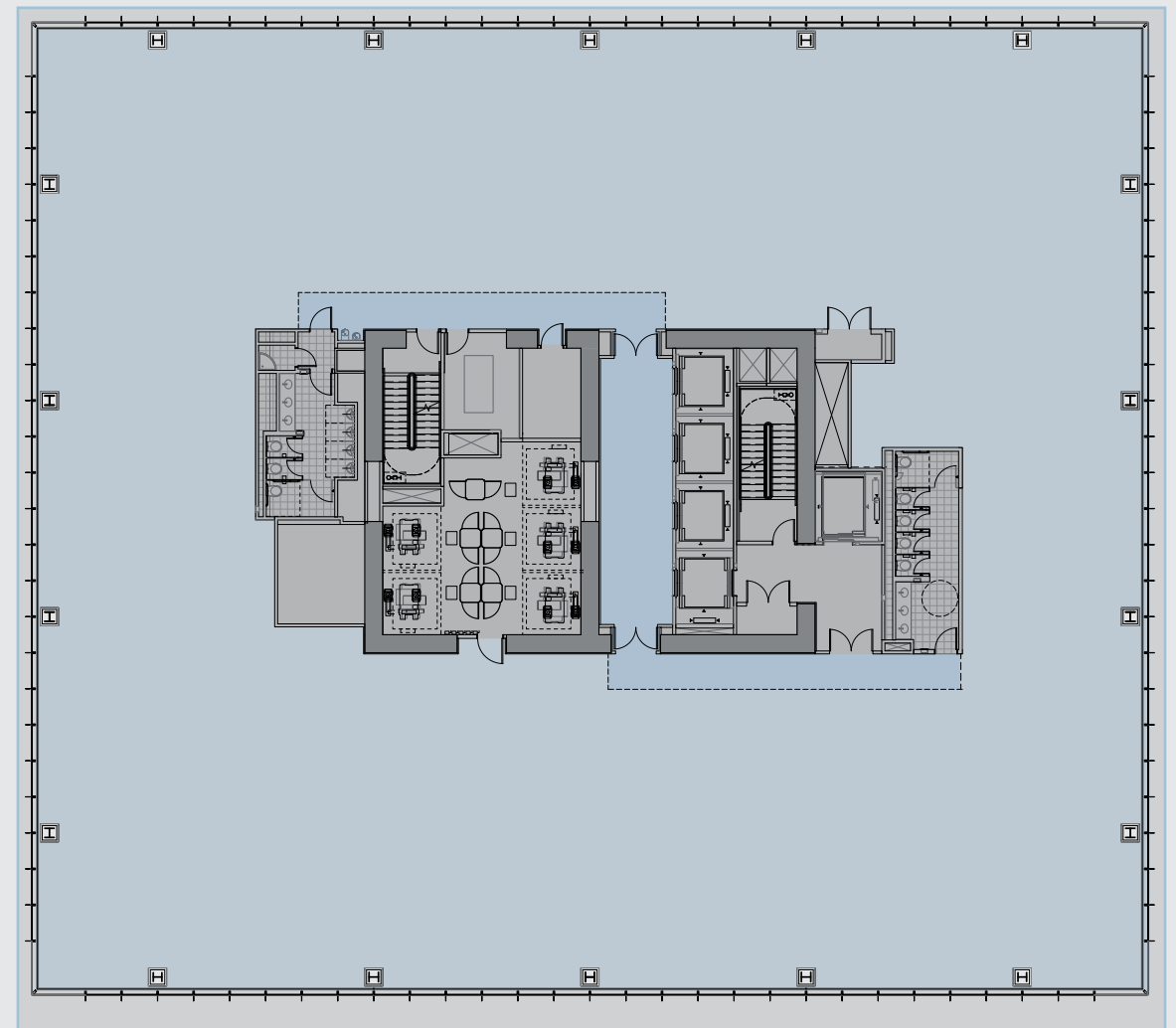


## FLOOR PLANS

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Third floor  
12,320 RSF

Fourth floor

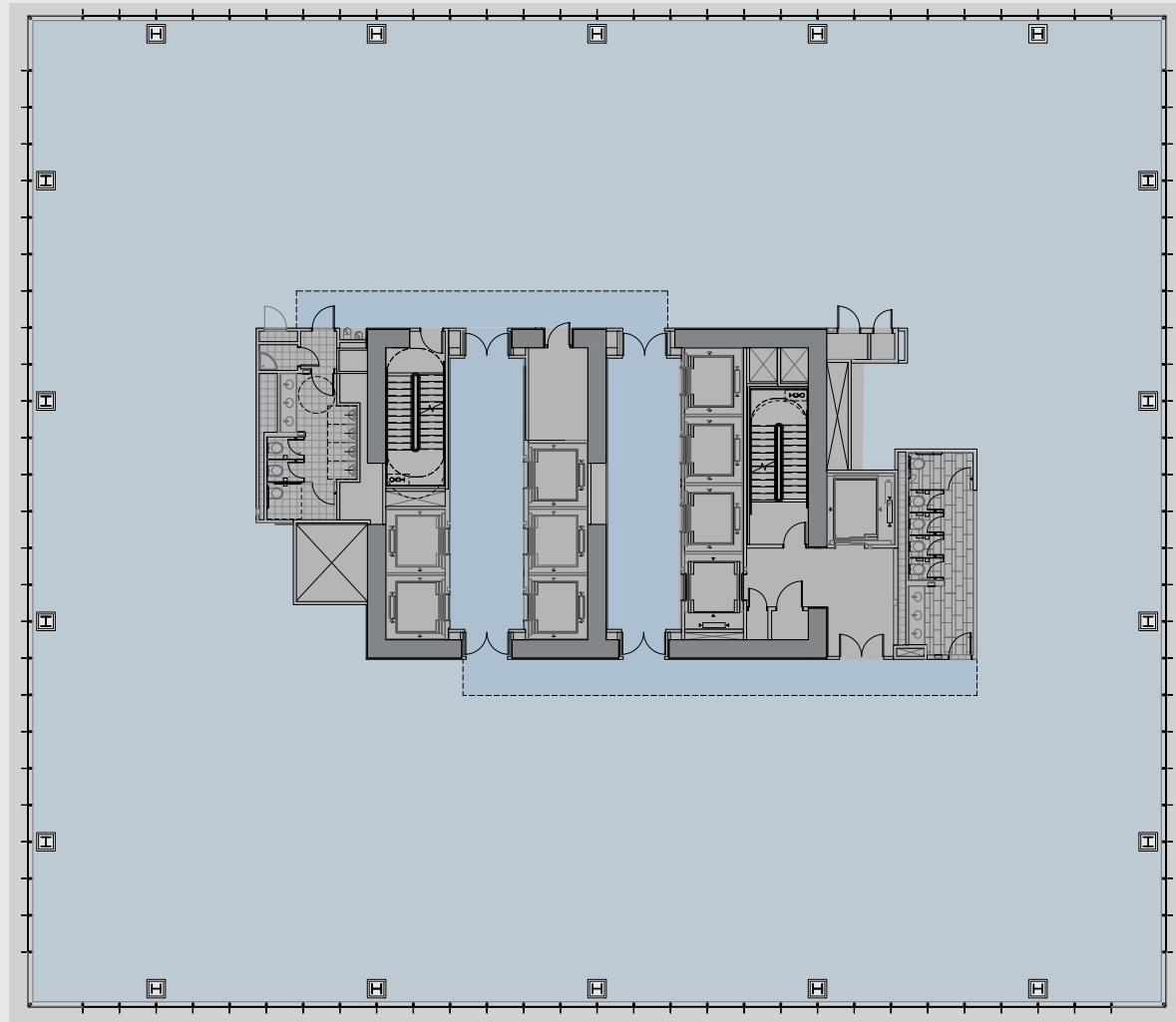


## FLOOR PLANS

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Typical low-rise floors 5-14  
20,373 RSF (per floor)

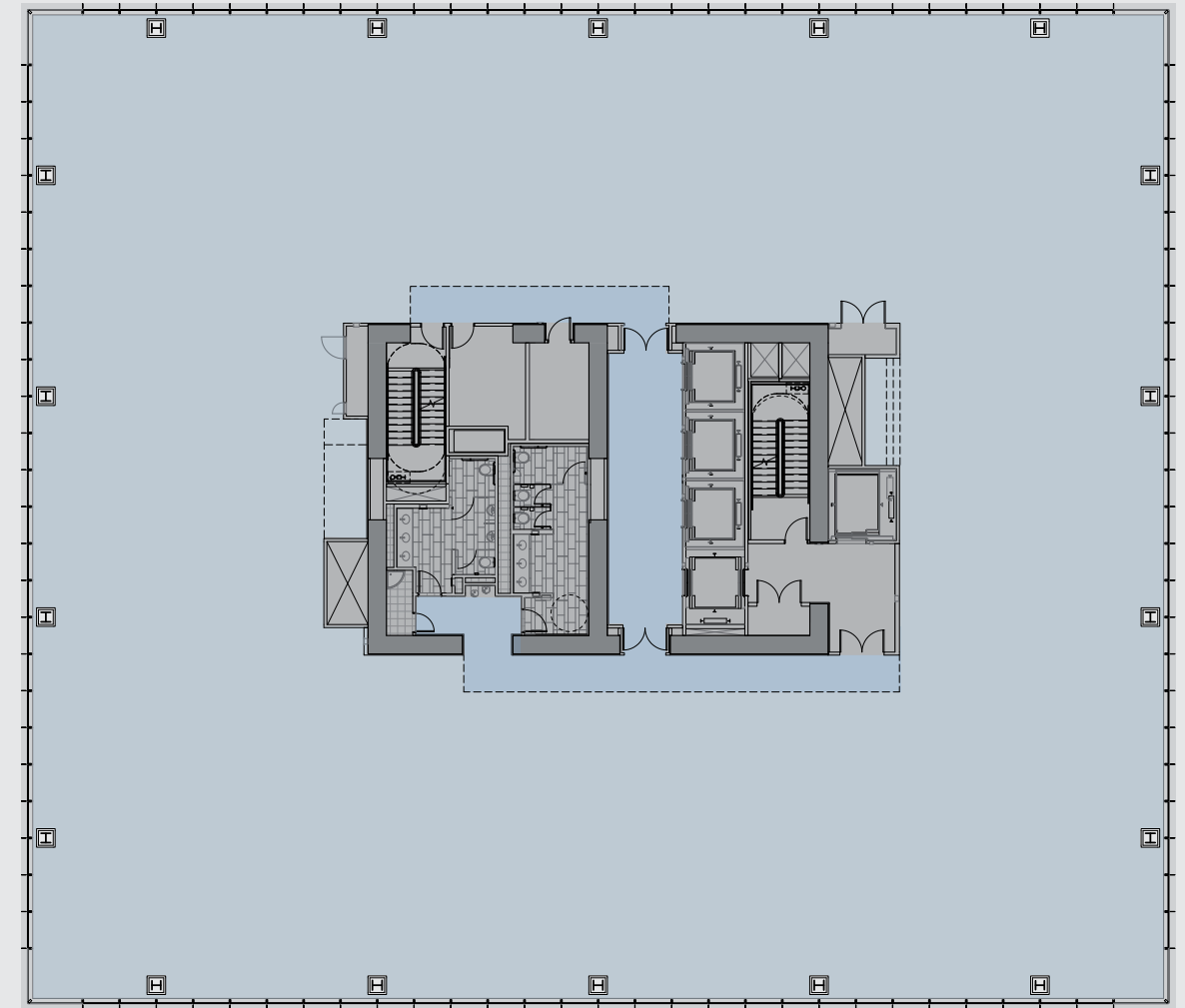




## FLOOR PLANS

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Fifteenth floor  
20,569 RSF



## FLOOR PLANS

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Sixteenth floor  
20,575 RSF

Seventeenth floor  
19,939 RSF

Typical high-rise floors 18-24



## GEORGE S. AND DOLORES DORÉ ECCLES THEATER

The Eccles Theater, directly south of 111 Main, is a 2,500-seat playhouse attracting popular Broadway productions, nationally prominent family shows, music and comedy acts. Mayor Ralph Becker describes the theater as the “centerpiece of the capital city’s performing arts venues.” The dramatic, inviting grand lobby features retractable glass walls and connects to the 111 Main lobby.



## REDESIGNED REGENT STREET

Regent Street will become a stylish destination between the newly redeveloped Gallivan Center and City Creek. The pedestrian friendly streetscape will provide 111 Main tenants with direct access to both of these remarkable destinations: City Creek with its fitness facility, restaurants, shopping and residences, and Gallivan Center with its community events and concerts. A proposed array of new restaurants, galleries and retail stores will line Regent Street, blurring the lines between office professional and arts connoisseur for 111 Main tenants.





## DOWNTOWN SALT LAKE CITY

Salt Lake City is a crossroads of sophisticated transportation and communications systems that link this intermountain hub to the rest of the country.

The heart of downtown Salt Lake City has experienced a vibrant urban renaissance. The City Creek redevelopment project renewed the city's regional shopping district. City Creek now houses a variety of upscale retail shops including Tiffany & Co., Nordstrom, Michael Kors and others. This unique shopping environment features a retractable glass roof, choreographed fountains, a creek that runs through the entire property, a pedestrian sky bridge and more.

City Creek is also home to more than 500 residences, both condominiums and rental apartments. As a business center, 111 Main is one of nine City Creek office buildings where more than 5,000 people work.

The central business district provides residents, office workers and visitors with diverse arts and entertainment, upscale shopping and dining, fresh produce from farmers markets, a public transit system, ample parking, a 12-minute commute to an international airport, a versatile convention center and the home of the NBA Utah Jazz.

Temple Square, just a block north of 111 Main, is the symbolic worldwide center of The Church of Jesus Christ of Latter-day Saints. This iconic landmark showcases Salt Lake City's heritage and history. Ranked as the 16th most-visited tourist attraction in the United States by Forbes Magazine, Temple Square attracts 5 million visitors from around the world every year.

The Salt Lake Chamber's Downtown Alliance reports that "Salt Lake City is a burgeoning metropolis and the regional center

- Least Stressed City (CNN Money, 2014)
- 5th: Cities with the Happiest Employees (Glassdoor, 2014)
- 6th: America's 25 Best Performing Cities (Forbes, 2012)
- 6th: 10 Best Cities for Public Transportation (US News, 2012)
- 7th: 19 Best Cities for Millennials (Business Insider, 2014)
- 7th: Top 10 Cities Stealing Jobs from Wall St. (Forbes, 2014)
- 8th: Top Cities Leading the Way in Sustainability (Moyers and Company, 2013)
- 12th: Best Places for Business and Careers (Forbes, 2013)

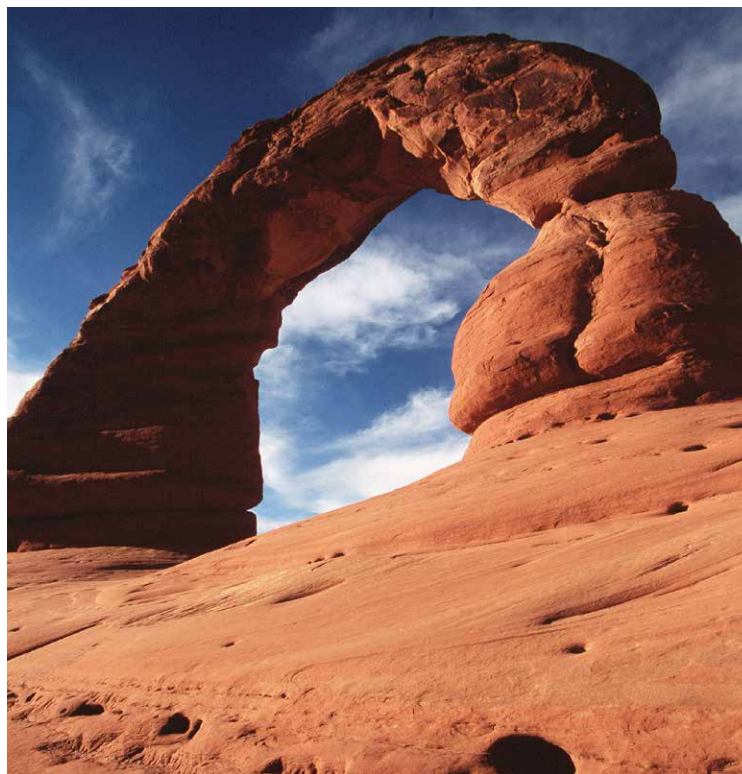
The proximity of natural beauty and recreation, complemented by a dynamic business and social environment,



## OUTDOOR RECREATION

Utah is home to “the greatest snow on earth” and hosted the 2002 Winter Olympic Games. Salt Lake City is Ski City. Seven of Utah’s 14 acclaimed ski and snowboard resorts are just minutes from downtown Salt Lake City.

Utah’s five national parks—Bryce Canyon, Zion, Capitol Reef, Arches and Canyonlands—attract over 6 million visitors annually. In addition, Utah features seven national monuments, two national recreation areas, seven national forests and numerous other state parks and monuments.



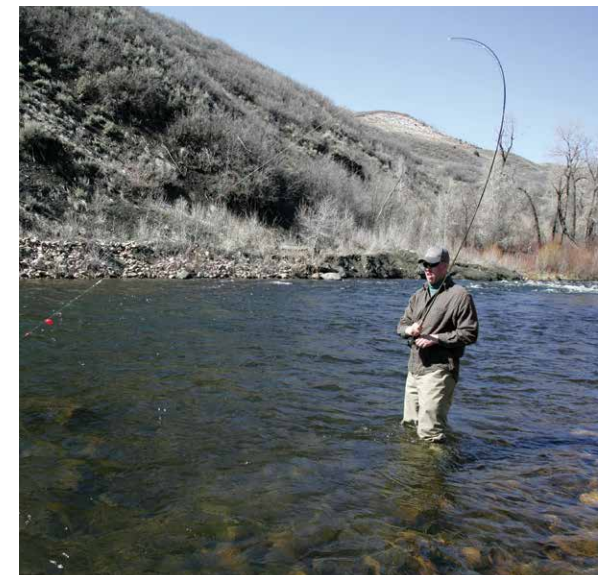
# 500 INCHES

Average snow fall in the mountains near Salt Lake

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# FIVE NATIONAL PARKS

Bryce Canyon, Zion, Capitol Reef, Arches and Canyonlands



Outdoor enthusiasts can enjoy an exceptional variety of trails, scenic byways and outdoor adventures. The area surrounding Salt Lake is rich in western heritage and gorgeous mountain views. Nearby Park City is less than 30 minutes from downtown and was named Outside Magazine’s “Best Town in America.”

Utah is the perfect place to get outside. Whether it be skiing, hiking, boating, biking or anything in between, Utah has enough adventure for a lifetime.





*The Clear Choice*

For exclusive leasing information, contact:  
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