

136 EAST SOUTH TEMPLE

PROJECT OVERVIEW

<i>Project</i>	Twenty-five-story, Class B multi-tenant office building in the heart of downtown Salt Lake City. Includes eight floors of parking, seventeen office floors and a mechanical penthouse.	<i>Location</i>	Within walking distance to downtown hotels, restaurants, shopping, cultural and convention facilities including Temple Square. Conveniently located 15 minutes from Salt Lake City airport.
<i>Year Built</i>	1965, renovated 1998	<i>Access</i>	Located on South Temple Street in the heart of the Salt Lake City Central Business District with immediate access to surrounding suburbs and major arteries including I-15, I-80 and I-215.
<i>Total SF</i>	216,976±SF		
<i>Site</i>	.61 Acres		
<i>Construction</i>	The building's exterior features limestone aggregate panels and a double pane Evergreen glass curtain wall.		

DESIGN FEATURES

<i>HVAC</i>	State of the art, computer controlled energy management system maintains comfortable office temperatures and energy consumption	<i>Elevators</i>	Five Westinghouse gearless passenger elevators and one freight elevator. Each elevator has a 3,500 lb. capacity and operates at 500 feet per minute.
<i>Life Safety</i>	Both the tower and parking garage are fire sprinklered and alarmed. Tenant safety is enhanced by daily manned security, computerized life safety systems and an after-hours card key building access system. Night lights are provided in open areas and corridors leading to emergency egress.	<i>Floorplates</i>	Typical floorplates are 12,202± SF
		<i>Load Factor</i>	Approximately 15% Multi-tenant.
		<i>Communications</i>	One of the leading telecommunications buildings in the city, offering exceptional telecommunications access and selections to its tenants including fiber optics.

AMENITIES

<i>Parking</i>	Seven-levels of parking are available on both a reserved and unreserved basis. Additional off-site parking can also be arranged for tenants with high parking needs.	<i>Building Services</i>	The building provides a common conference room for tenant use, a central mailroom with Federal Express, Airborne Express, UPS and US Mail drop boxes and on site storage facilities.
<i>Building Hours</i>	Building hours and services are from 6:00 a.m. to 6:00 p.m. Monday through Friday.	<i>View</i>	Stunning panoramic views of the entire Salt Lake City Valley and Wasatch Mountains and Temple Square create an ideal work environment.
<i>Retail Services</i>	On-site dine-in café with catering capabilities provides convenient dining.		