

HK TOWER

PROJECT OVERVIEW

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| <i>Project</i> | Fourteen-story, Class A office building with an adjoining seven-level parking structure. Building features include a two-story marble and granite tiled lobby and tenant patios on each floor. | <i>Location</i> | HK Tower is strategically situated in the downtown east periphery submarket, on the perimeter of the Central Business District, four blocks east of One Utah Center and Gallivan Plaza, three blocks north of the City and County Building and the State of Utah Courts Complex and near the historic Morman Temple Square. |
| <i>Year Built</i> | 1982 | | |
| <i>Total SF</i> | 175,547± SF | | |
| <i>Site</i> | 1.97 Acres | <i>Access</i> | The site is easily accessed using major surface arterials (South Temple or 700 East Street) or Interstates 80 or 15. |
| <i>Construction</i> | Steel reinforced concrete with a custom-fired face brick exterior and high-performance, tinted, double-pane tempered glass. | | |

DESIGN FEATURES

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| <i>HVAC</i> | Four pipe system allows for simultaneous heating and cooling on each floor adjustable by thermostats located within individual tenant spaces. | <i>Elevators</i> | The building is serviced by three 3,000 lb. capacity Kimball passenger elevators and one 3,500 lb. capacity Virginia freight elevator. |
| <i>Life Safety</i> | Both the tower and parking garage are fully fire sprinklered and alarmed. Tenant safety is enhanced by 24-hour manned security, computerized life safety systems and an after-hours card key building access system. | <i>Floor Plates</i> | 13,400± SF |
| | | <i>Load Factor</i> | Approximately 15% |

AMENITIES

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| <i>Parking</i> | Seven-level parking structure accommodates 619 spaces providing a parking ratio of 3.5 per 1,000 SF. | <i>Building Services</i> | Services include a full-time, on-site day porter to provide tenants with immediate assistance with building-related issues and tenant requests. Secure loading access is provided at the ground floor level of the building. |
| <i>Building Hours</i> | Building hours and services are from 6:00 a.m. to 6:00 p.m., Monday through Friday and Saturday from 8:00 a.m. to 12:00 p.m. | | |
| <i>Retail Services</i> | The building is within easy walking distance of five restaurants, convenience retail and a dry cleaner. | <i>View</i> | Floors 4-14 offer unobstructed views of the Wasatch and Oquirrh Mountains, downtown Salt Lake City and the Utah State Capital building. The building's park-like landscaping offers tenants and visitors a serene environment. |