

# TRIAD CENTER

## PROJECT OVERVIEW

<i>Project</i>	Mixed-use, 560,000 square foot office and retail complex consisting of three mid-rise office buildings, two historical buildings and an outdoor amphitheater encompassing an entire city block.	<i>Location</i>	Campus-like setting, spanning one city block in the central business district. Conveniently located 5 minutes from the Salt Lake City airport. Located adjacent to the Delta Center, Triad Center provides easy access to downtown hotels, restaurants, cultural facilities, freeways and public transportation systems.
<i>Year Built</i>	1984		
<i>Total SF</i>	460,653± SF (office)		
<i>Site</i>	8.00 Acres	<i>Access</i>	Frontage on North and South Temple, the primary east-west arteries in Downtown Salt Lake City and 300 West, a main north-south artery. Easy access to Interstate 15. Located adjacent to the local light rail system, TRAX.
<i>Construction</i>	Steel and concrete construction with brick and glass exterior. Buildings feature arched entryways and central lobbies.		

## DESIGN FEATURES

<i>HVAC</i>	State-of-the-art building automation system maintains comfortable office temperatures and monitors building energy consumption.	<i>Elevators</i>	Fourteen passenger elevators provide quick, efficient service to structured parking facilities and all tenant floors.
<i>Life Safety</i>	The complex is equipped with fire sprinklers and alarmed. A card-key system allows tenants 24-hour access to the building. In addition, the building is staffed with on site security 24 hours per day, seven days per week.	<i>Floor Plates</i>	Average Floorplate is: 3 Triad Center - 29,866± SF 4 Triad Center - 14,523± SF 5 Triad Center - 26,920± SF
		<i>Load Factor</i>	Approximately 15% Multi-tenant
		<i>Communications</i>	Several telecommunications providers including fiberoptic.

## AMENITIES

<i>Parking</i>	Two on-site structured parking facilities accommodate 1,098 cars providing a parking ratio of 2.4 spaces per 1,000 SF.	<i>Retail Services</i>	On-site deli-restaurant provides breakfast, lunch and catering services to all tenants and visitors. Within walking distance of hotel, retail, and commercial spaces.
<i>Building Hours</i>	Building hours and services are from 6:30 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday.	<i>Building Services</i>	Current building services include 24-hour on-site manned security and overnight mail drop boxes.
		<i>View</i>	Stunning panoramic views of the entire Salt Lake City Valley and Wasatch Mountains create an ideal work environment.