



Discover the Opportunities at 250 Tower

LEASING INQUIRIES

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NEWMARK



Welcome to 250 Tower

250 Tower is a venerable piece of the Salt Lake City skyline that has been reinvented for the 21st century.

From market ready spec suites as small as 2,500 SF, to 27K SF floorplates, to multiple contiguous full floors, 250 Tower is ready to serve the needs of modern tenants looking for differentiated office space in the heart of Utah’s capital city.

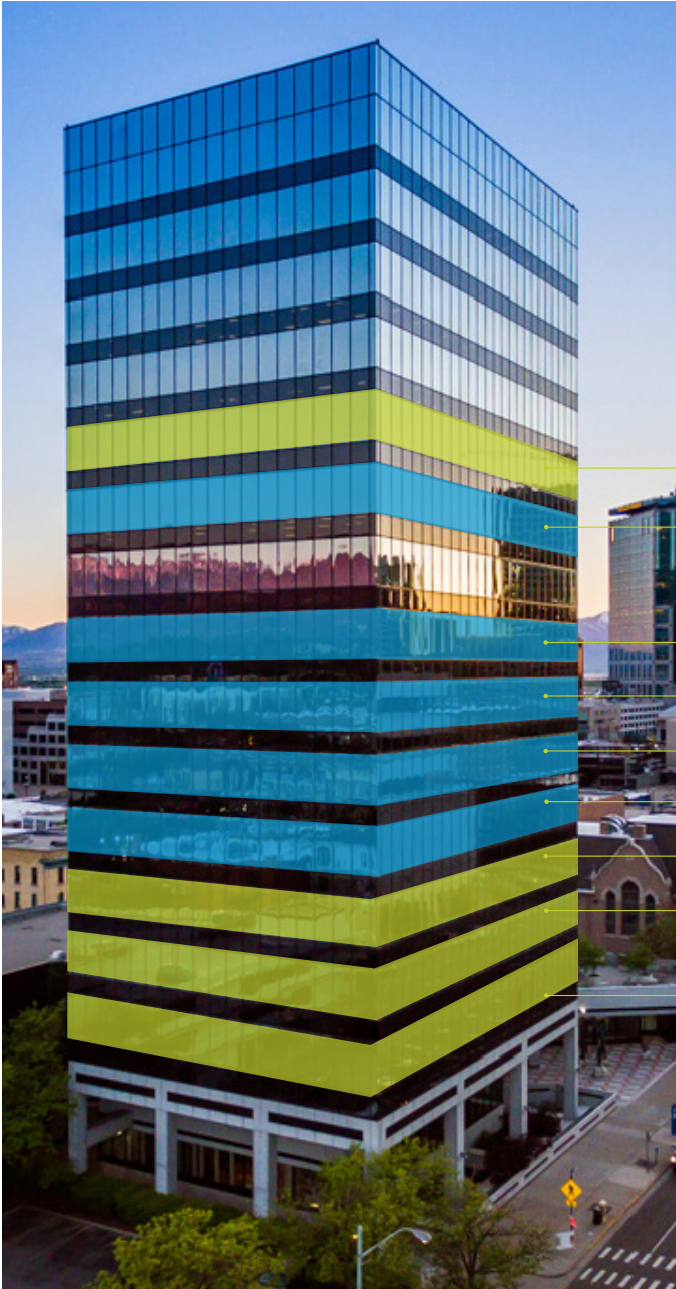


Fitwel®
Viral Response
Certified

PROJECT HIGHLIGHTS

- Large floor plates, with multiple full floor opportunities
- Asking Rate: \$27.00 - \$29.00 per SF, full service
- LEED Certified: Gold
- 3/1,000 parking available (1.75 onsite)
- On-site fitness center
- Showers and Locker Room
- Outdoor patio with indoor/outdoor kitchen
- 24 hour, on-site manned security
- Food trucks & the best amenities in downtown Salt Lake City
- Secure Bicycle Storage
- Fitwel Viral Response certified - creating healthy and safe environments for all building occupants.

Ultra-rare 200,000+ SF block in the heart of Salt Lake City.



A truly unique urban headquarters opportunity.

FLOOR 12	5,319 RSF	Vacant & Available
FLOOR 11	23,797 RSF	Future Availability
FLOOR 9	21,450 RSF	Future Availability
FLOOR 8	23,797 RSF	Future Availability
FLOOR 7	23,786 RSF	Future Availability
FLOOR 6	21,450 RSF	Future Availability
FLOOR 5	23,797 RSF	Vacant & Available
FLOOR 4	14,652 RSF	Vacant & Available
FLOOR 3 SPEC SUITE(S)	27,424 RSF	Vacant & Available

Available
Opportunity

Designed with the Modern Employee in Mind

250 Tower has the space and the amenities to meet the evolution of the modern work force. Enjoy your lunch on the patio or unwind with coworkers by the firepit.



INDOOR/OUTDOOR PATIO



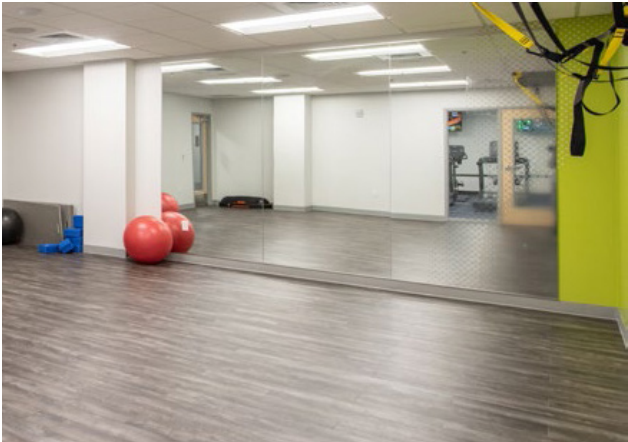
Impressive Amenities

FITNESS CENTER



Fit 250

Fully-equipped fitness center, yoga studio and cardio equipment on-site. Locker rooms with showers, and towel service included.



Impressive Amenities

Select Restaurants within
a Four Minute Walk



Everything
in Reach

Restaurants within
Walking Distance

- | | | |
|----------------------------|----------------------------|--------------------------|
| 5th Street Grill | Gourmandise | Red Lotus Bistro |
| Ahh Sushi | Gracies | Richs Burgers & Grub |
| Alamexo | Great Steak & Potato Co. | Ruths Chris |
| Apollo Burger | Himalayan Kitchen | Salt Stone |
| Arempas | Honest Eatery | Sbarro Pizza |
| Bambara | Ichiban Sushi | Sicilia Pizza & Kitchen |
| Bangkok Terrace | Itto Sushi | Siegfrieds |
| Beerhive Pub | J Dawgs | Sonoma Grill & Wine Bar |
| Benihana | JBs Restaurant | Spencers |
| Blue Lemon | Jimmy Johns | Spitz |
| Bocata | Johnny Rockets | Squatters |
| Boltcutter | Kaze | Star of India |
| Brio | Kneaders | Stephens American Bistro |
| Caffe Molise | Krua Thai | Stoneground |
| Cancun Café | Les Madeleines | Subway |
| Cannellas | Lion House | Taco Taco |
| Charlie Chows Dragon Grill | Little America Steakhouse | Takashi |
| Cheesecake Factory | Maize | Taqueria 27 |
| Chettinad House | Mali Thai | Taste of Red Iguana |
| Chick-fil-A | Market Street Grill | Texas de Brazil |
| Christophers | Market Street Oyster Bar | The Blue Iguana |
| Corelife Eatery | Martine Cafe | The Copper Onion |
| Costa Vida | Maxwells East Coast Eatery | The Garden |
| Crown Burger | McDonalds | The Melting Pot |
| Current Fish and Oyster | Michelangelos on Main | The Robins Nest |
| Curry N Kabobs | Mollie & Ollie | The Roof |
| Curry Up Now | Nauvoo Cafe | Tibet Bowl & Sushi |
| DP Cheesesteaks | Nordstrom Grill | Tin Angel |
| Elevations | Oquirrh | Toasters |
| Este Pizzeria | Osaka Japan | Toasters on Broadway |
| Eva | Padelis Street Greek | Trofi |
| Free Wheeler Pizza | Pie Hole | Turmeric |
| FreshFin | Pleiku | Village Baker |
| From Scratch | Post Office Place | Vitality Bowls |
| Garden Cafe | Pretty Bird Chicken | White Horse |
| Ginger Street | Pulp | Why Kiki |
| Good Burger | Ramen 930 | Zimbu |

Everything
in Reach

More Choices at your Convenience

Grab a coffee, take a call on the patio, ride your bike to work, run CityCreek at lunch, or grab a quick workout during a break. Be here in the middle of it all.

70+
RESTAURANTS
WITHIN WALKING
DISTANCE

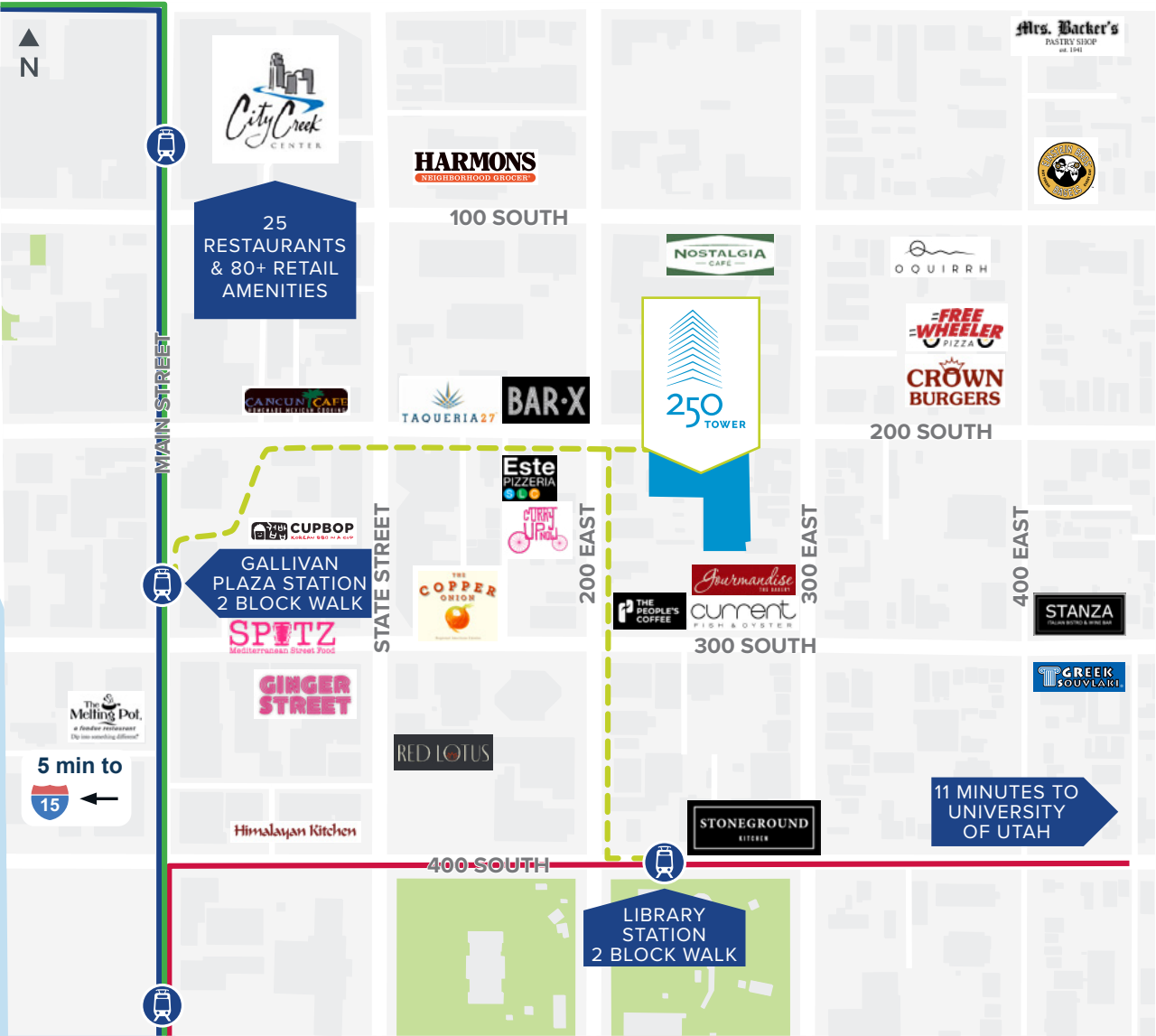
City Creek Center Restaurants:

- Blue Lemon
- Bocata
- Brio
- Chick-fil-a
- CoreLife
- Costa Vida
- Great Steak
- Jeeva's Greek Cafe
- Jonny Rockets

- Kneaders
- McDonald's
- Nordstrom eBar
- Nordstrom Grill
- Osaka Japan
- Rocky Mtn Chocolate Factory
- Roxberry
- Sbarro
- Subway

- Red Iguana
- Cheesecake Factory
- Tibet Bowl & Sushi
- Uncle Sharkii Poke Bar
- Vitality Bowls
- Zeppe's
- Zimbu

Everything in Reach



Multi-family Residential

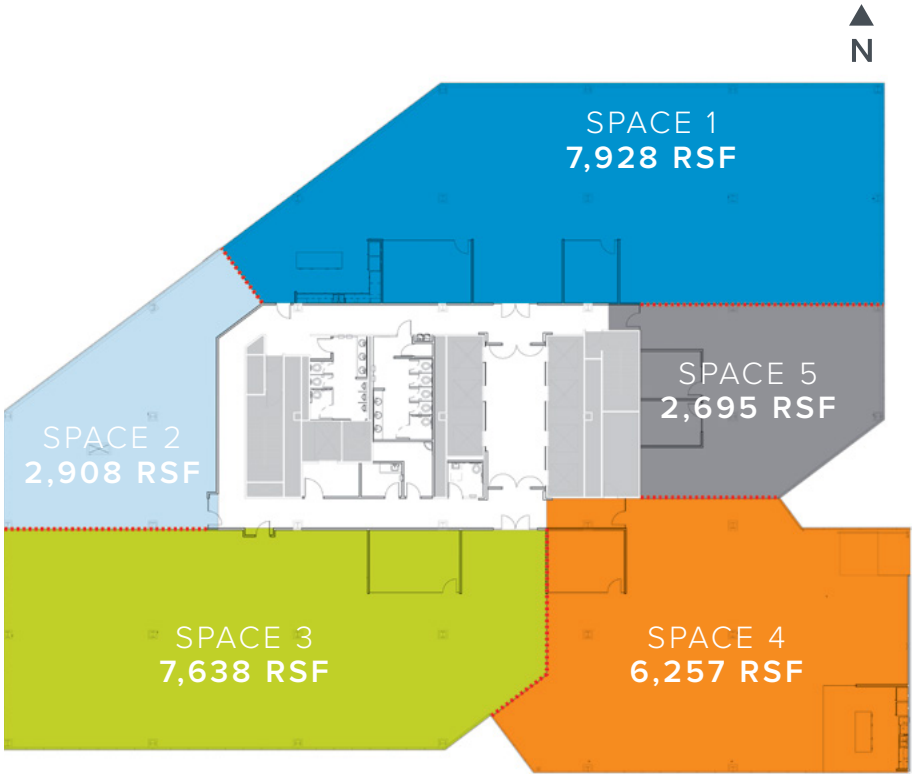


In the
Neighborhood

Floor 3

2,700 RSF – 27,424 RSF

- Full floor
- Multi-tenant configuration potential
- Direct garage access
- Light-filled flexible floor plate
- Short and flexible lease terms available

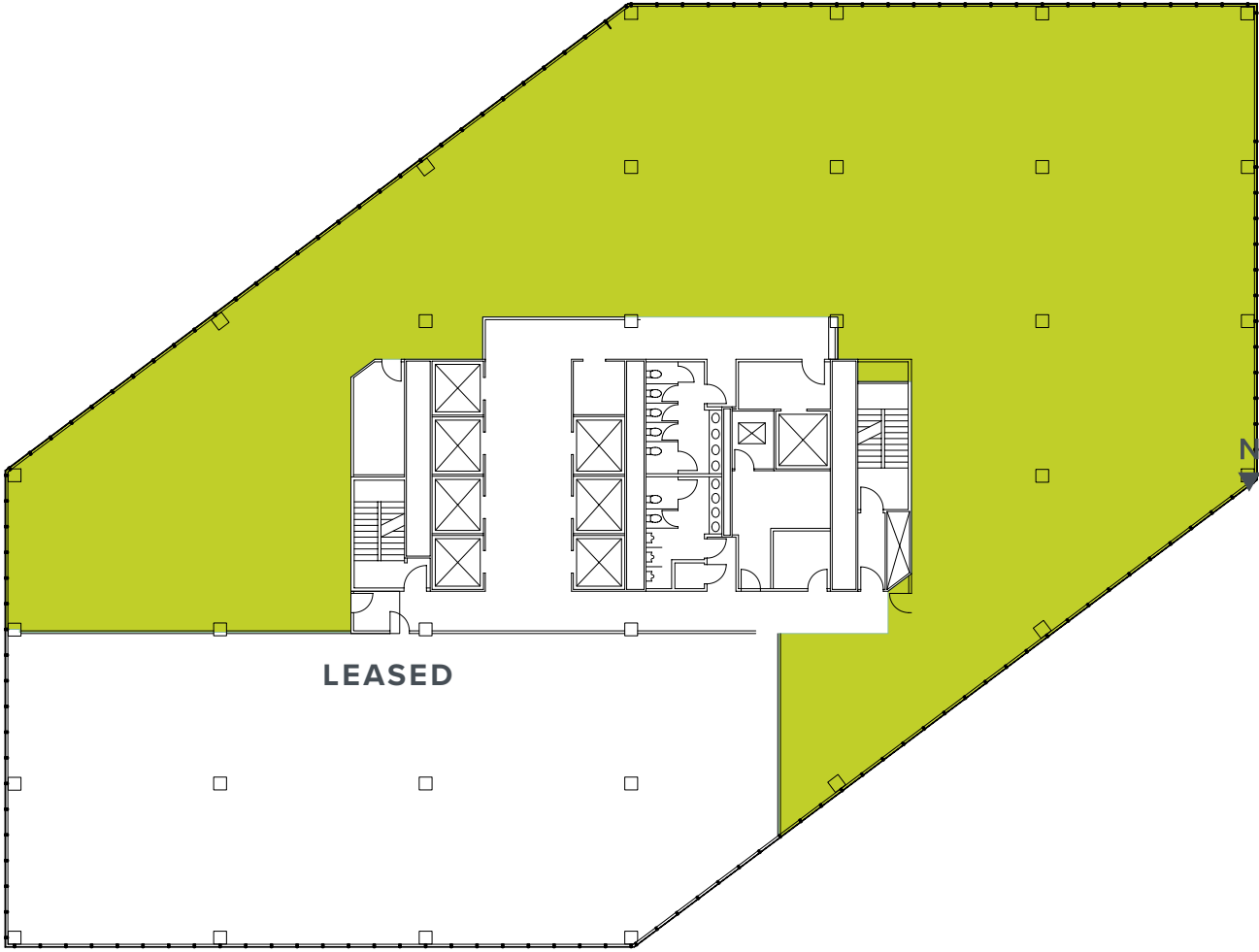


Space For Lease

Floor 4

15,309 RSF

- Build-to-suit
- Light-filled flexible floor plate



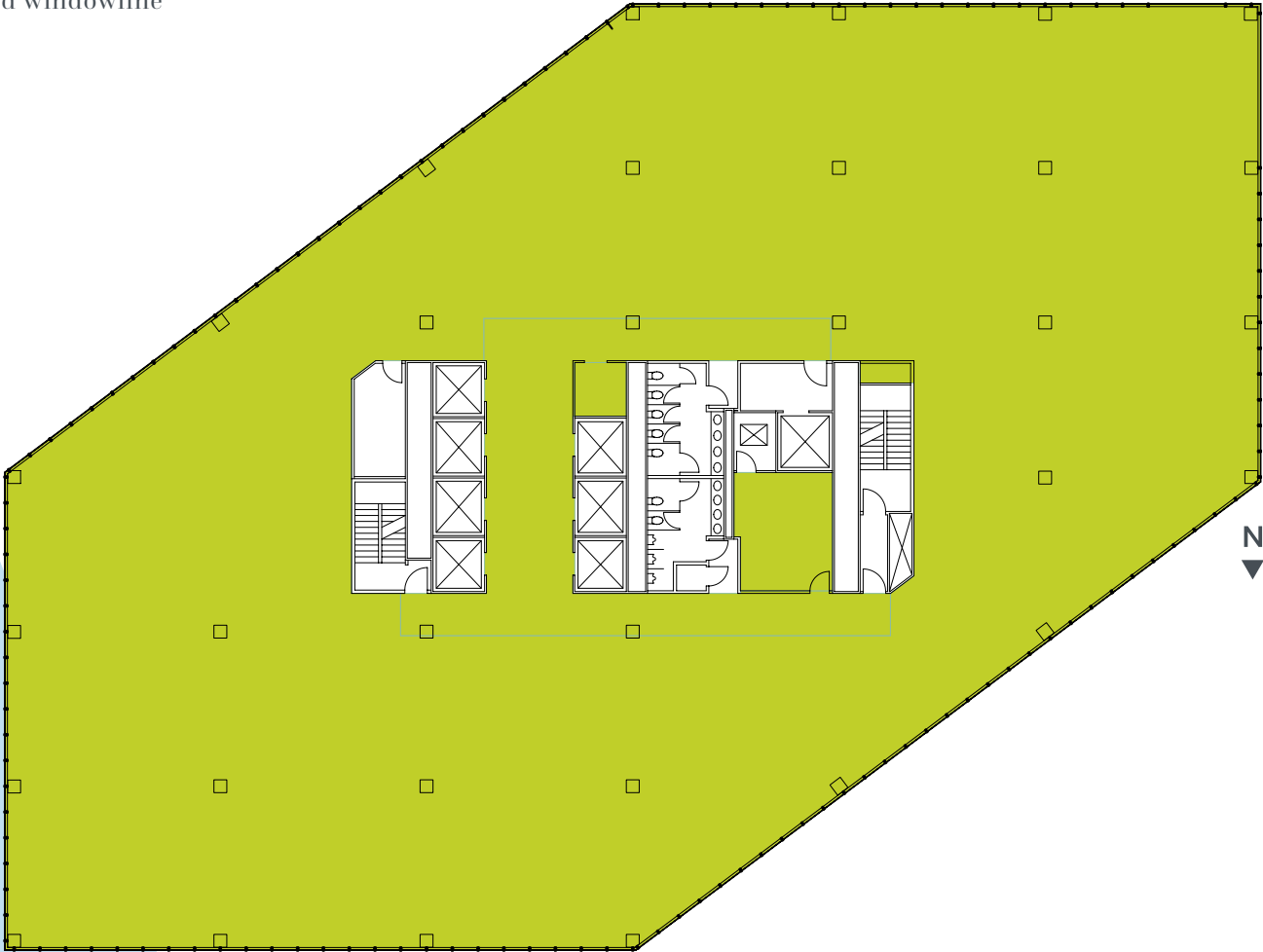
LEASED

Space For Lease

Floor 5

23,797 RSF

- Full floor
- Light-filled flexible floor plate
- Increased windowline

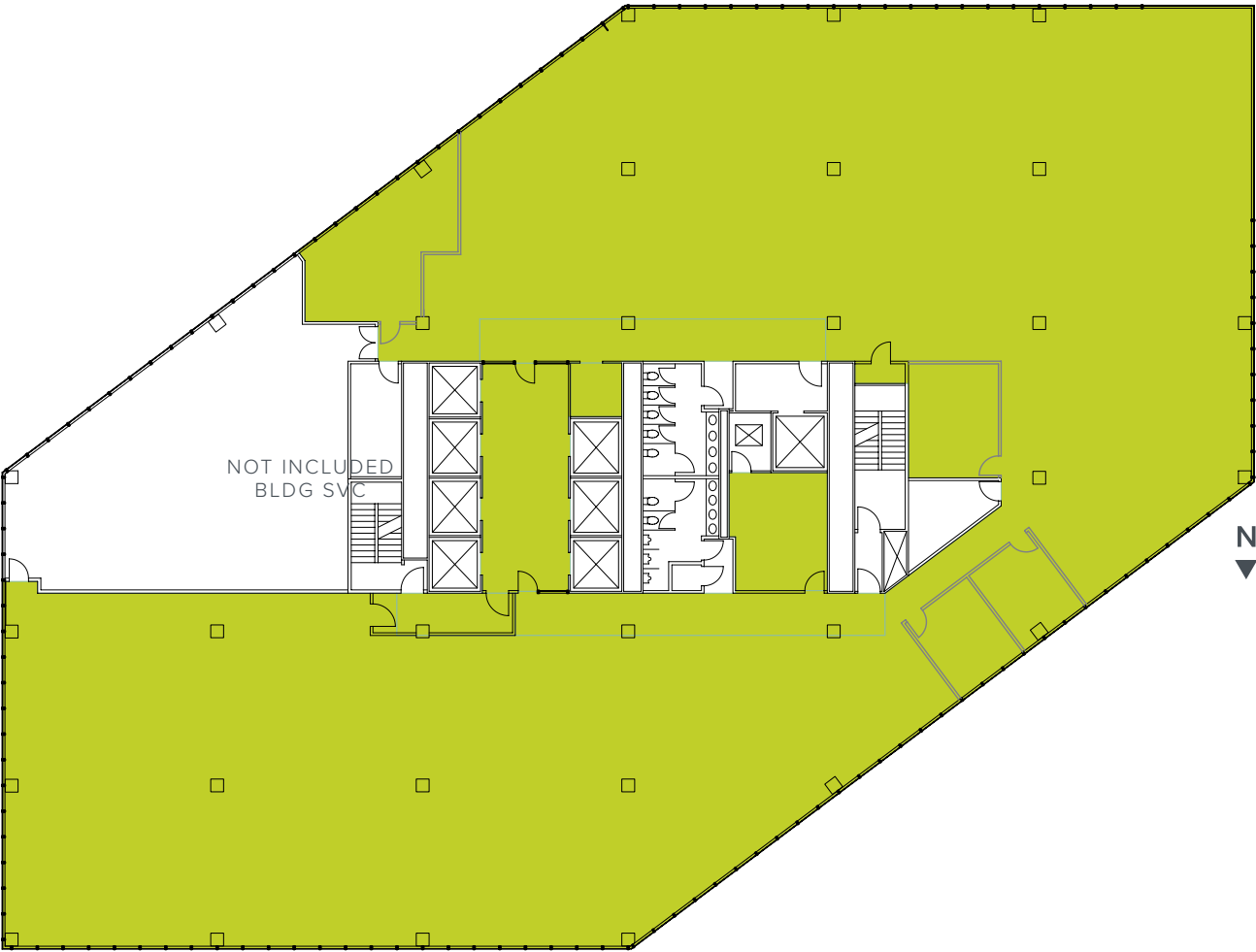


Space For Lease

Floor 6

21,450 RSF

- Full floor
- Light-filled flexible floor plate

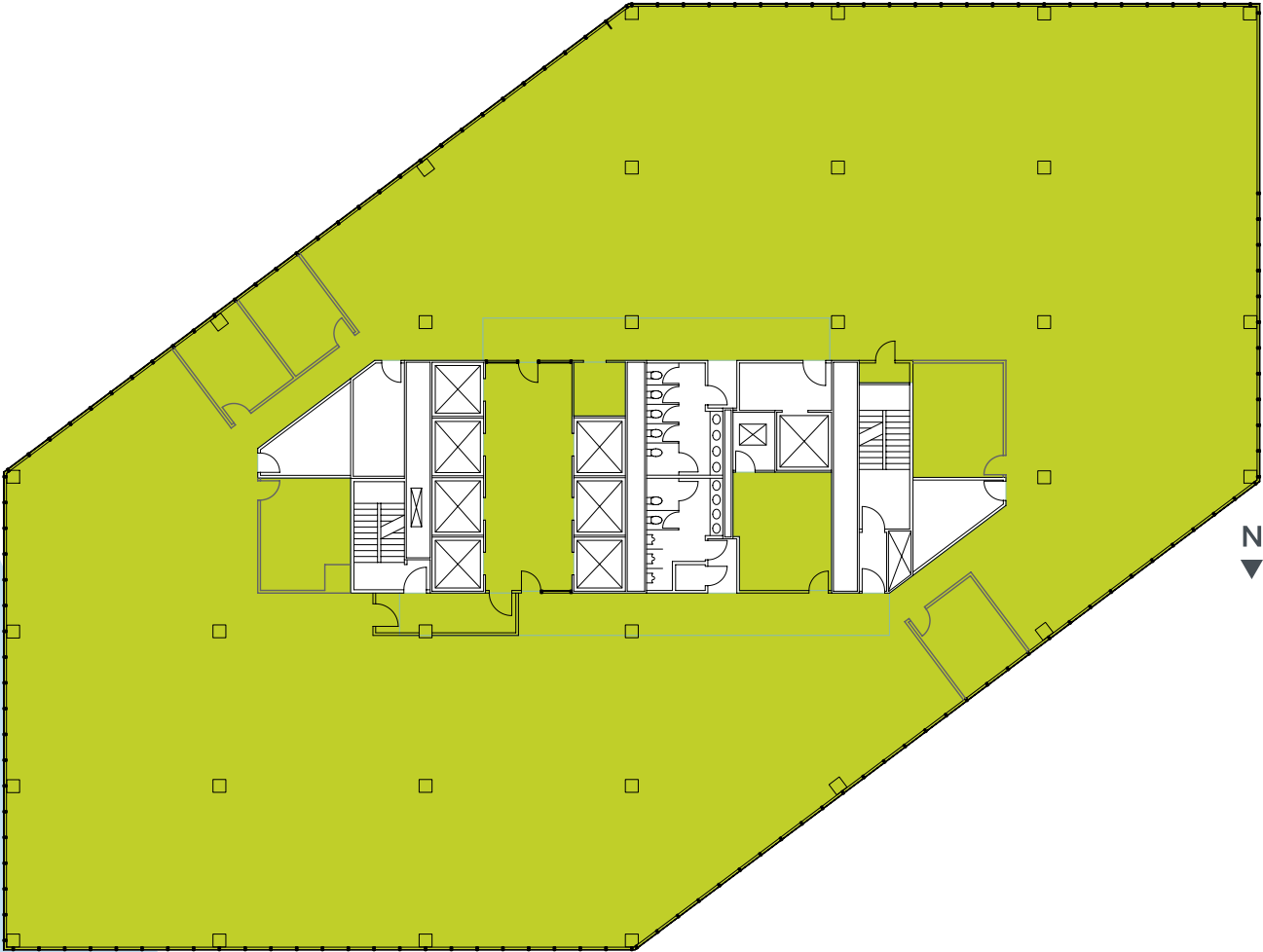


Space For Lease

Floor 7

23,786 RSF

- Full floor
- Light-filled flexible floor plate

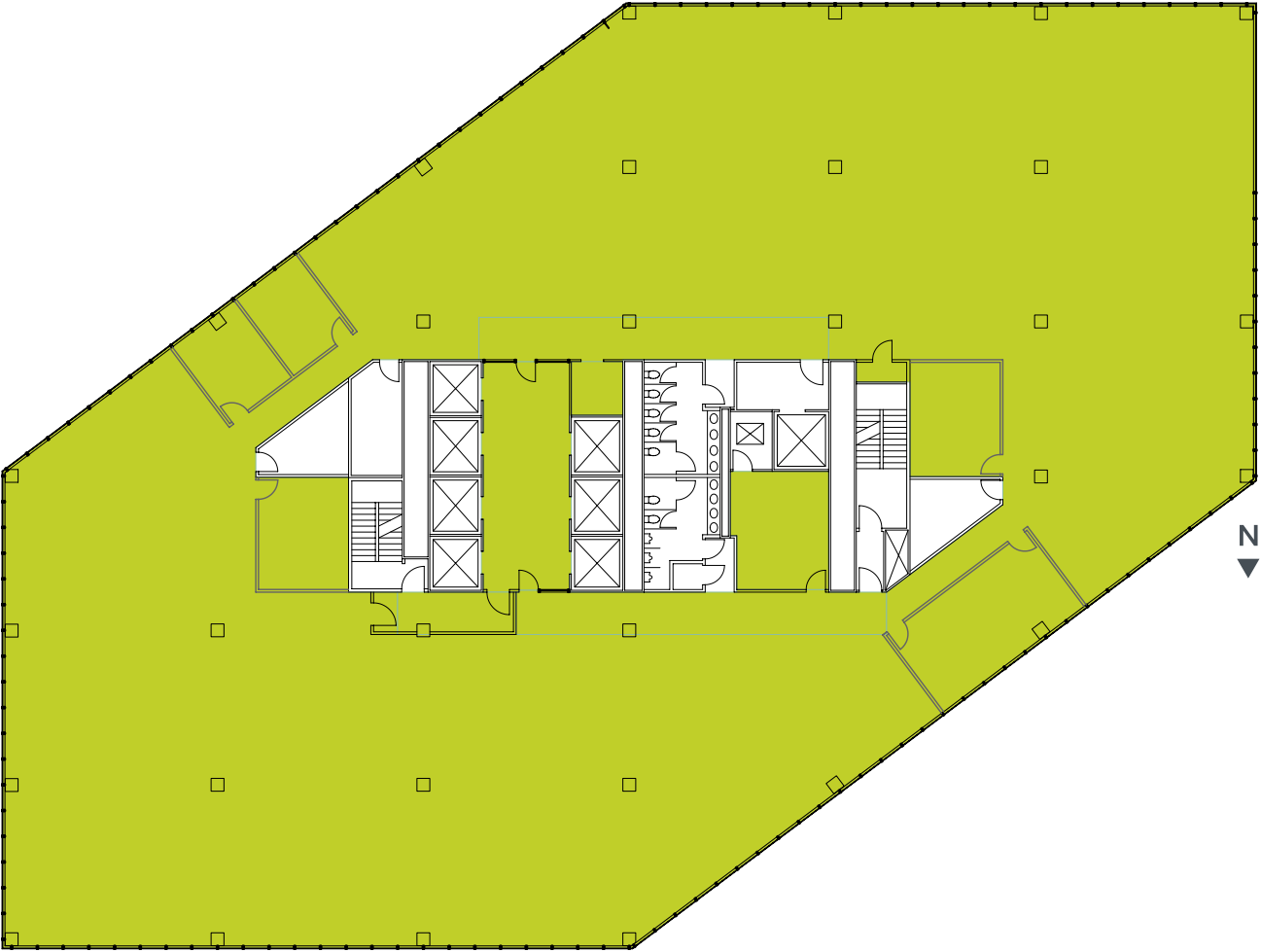


Space For Lease

Floor 8

23,797 RSF

- Full floor
- Light-filled flexible floor plate

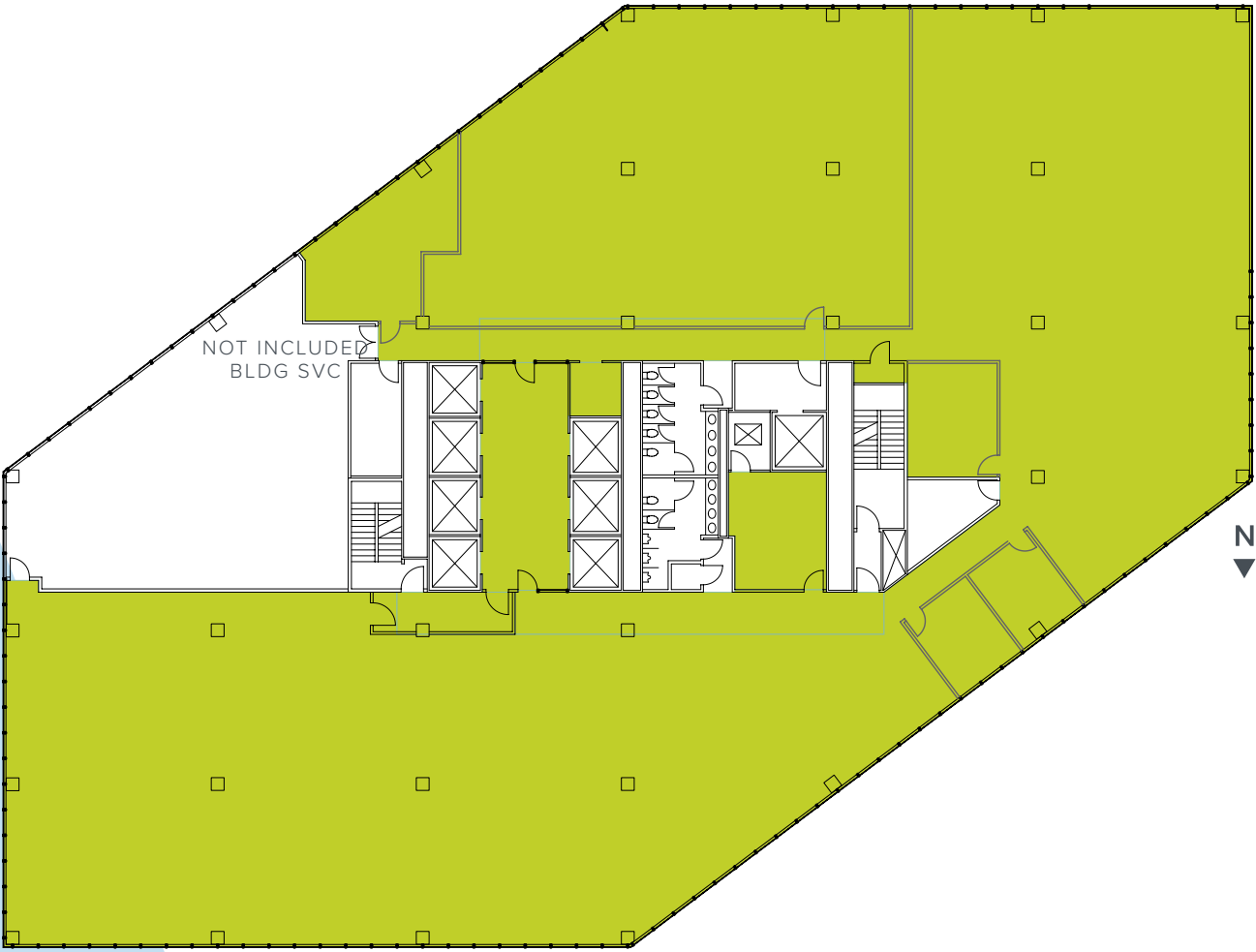


Space For Lease

Floor 9

21,450 RSF

- Full floor
- Light-filled flexible floor plate

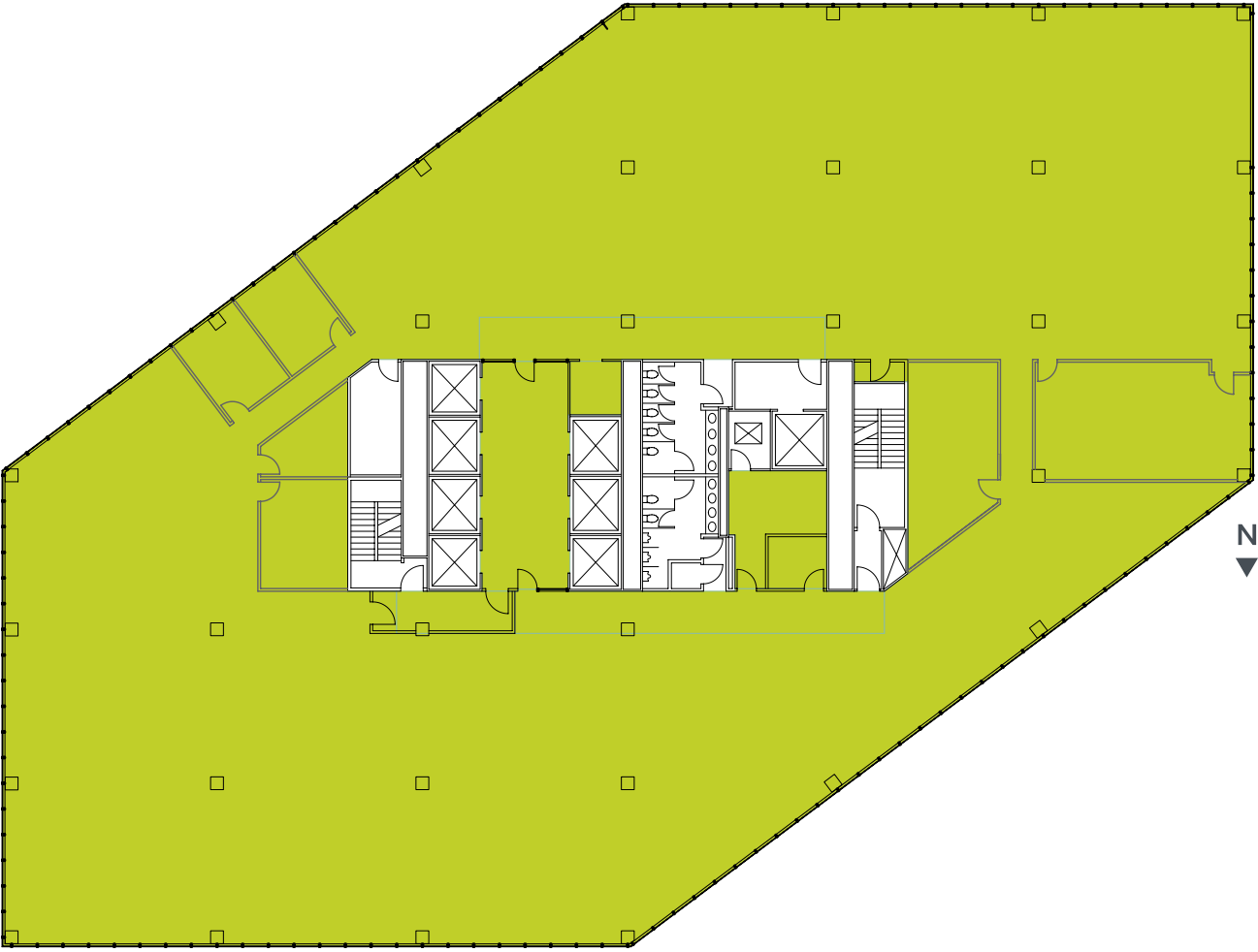


Space For Lease

Floor 11

23,797 RSF

- Full floor
- Light-filled flexible floor plate

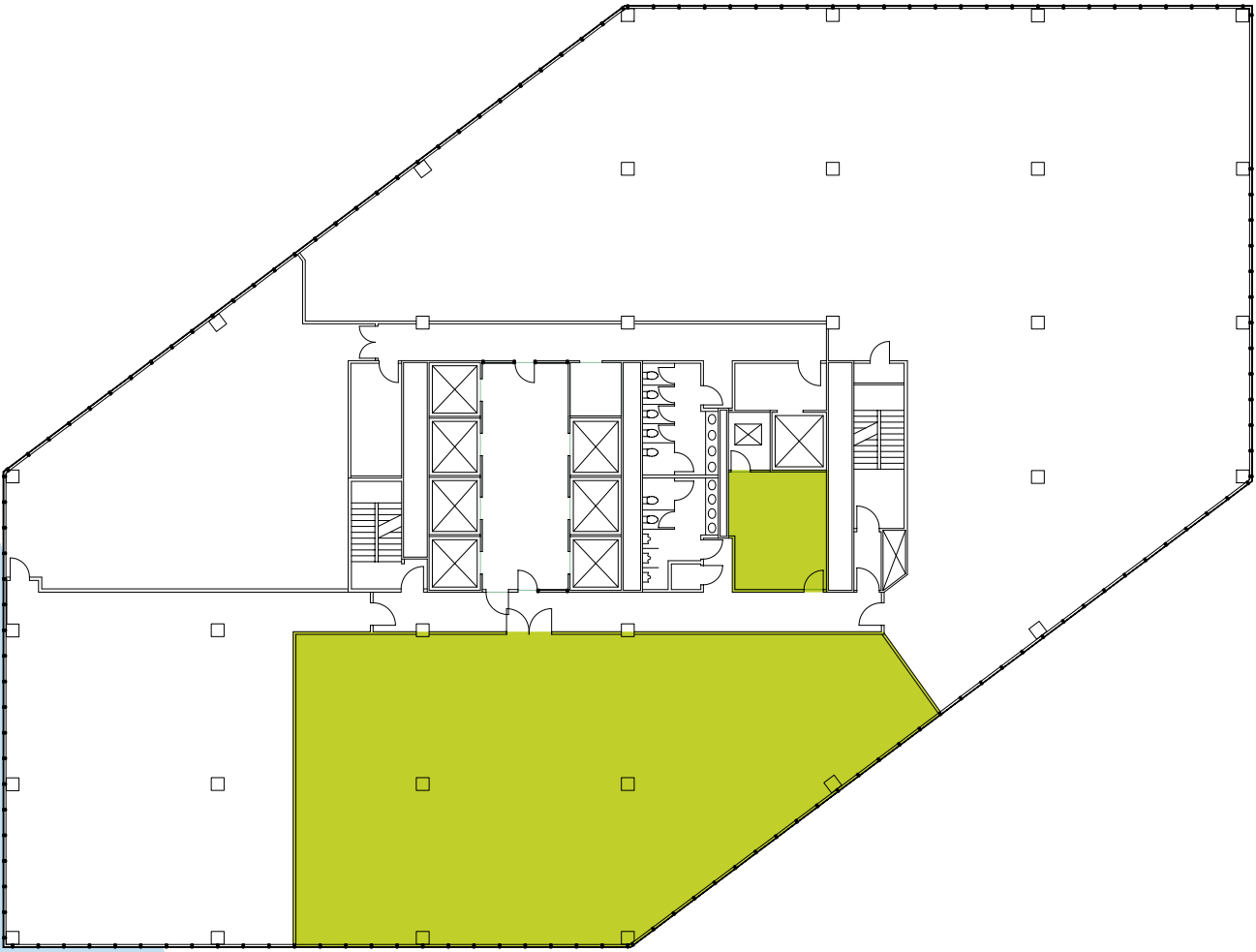


Space For Lease

Floor 12

5,319 RSF

- Light-filled flexible floor plate



Space For Lease

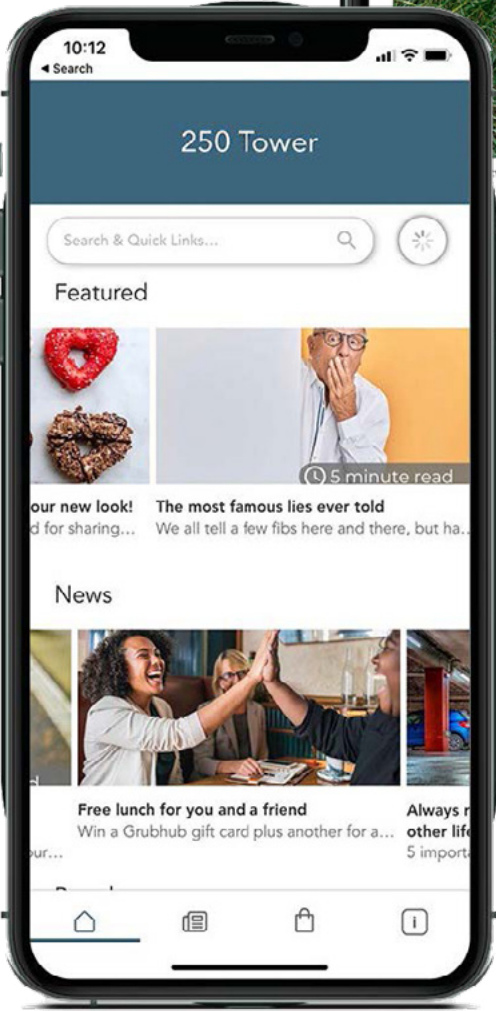
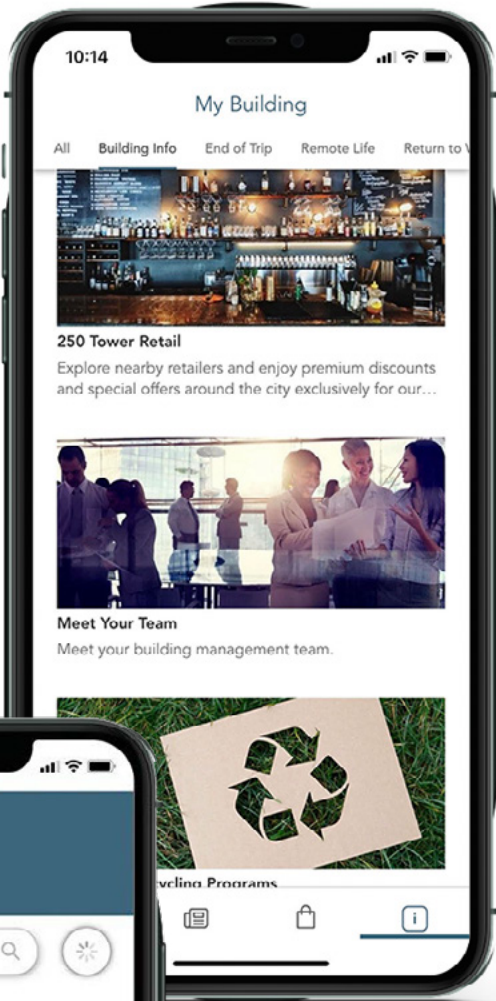
UNICO CONNECT APP

Keeping you informed with Unico Connect

Unico Properties is proud to partner with Equiem to bring your employees an online platform for communication, connection and staying up-to-date with the latest news and events at 250 Tower.

DOWNLOAD THE UNICO CONNECT APP

- Building announcements
- On-site services
- Tenant appreciation events
- Security updates
- Connect directly with building management
- Book amenity spaces



Stay Connected



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