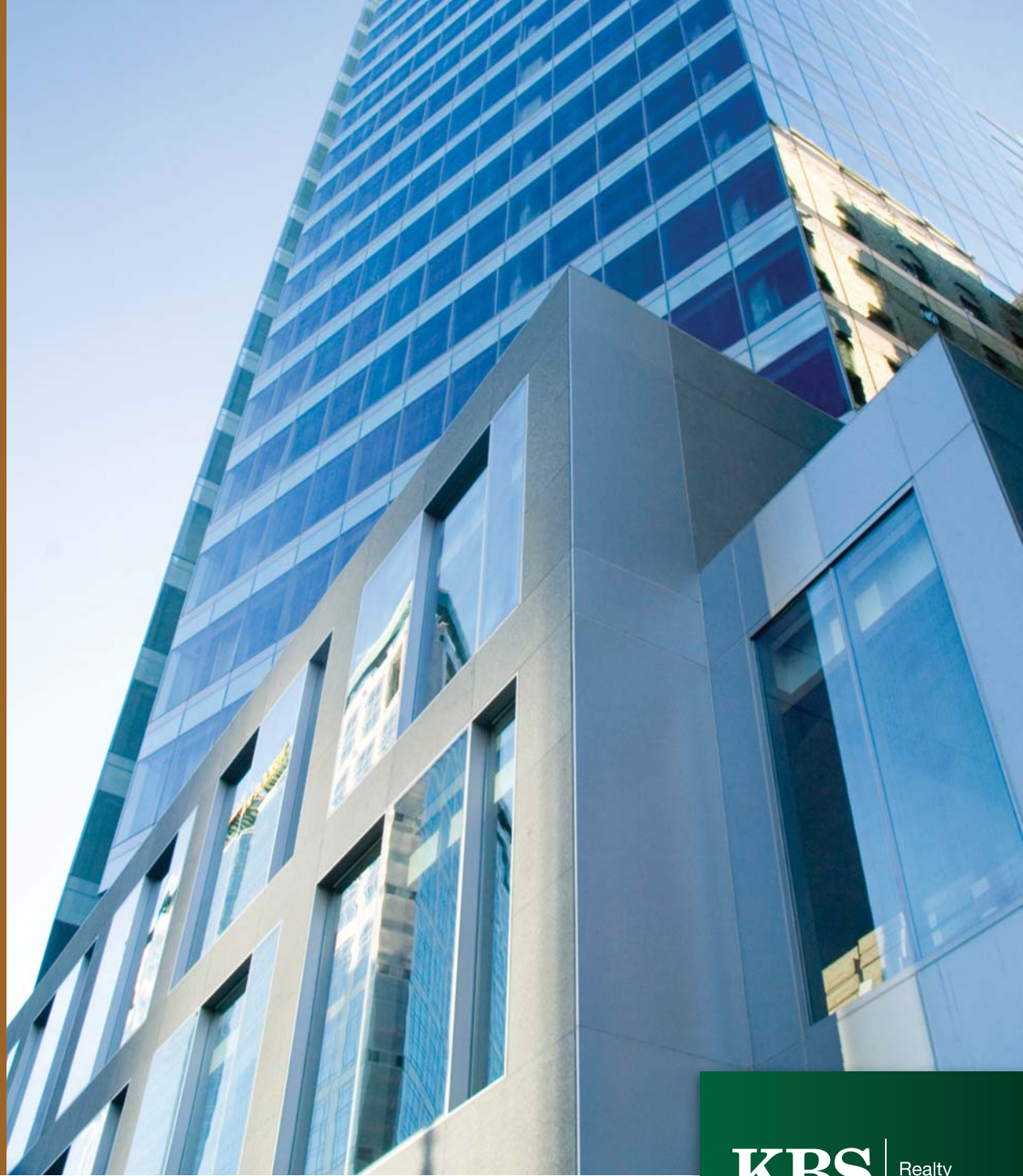


222 South Main

222 South Main Street :: Salt Lake City, Utah



KBS | Realty
Advisors

Presenting 222 Main

222 Main is Salt Lake City's most exclusive office development. Offering an exceptional downtown location, landmark quality and twenty-first century vision, 222 Main has been designed by the internationally renowned architectural firm Skidmore, Owings & Merrill LLP. 222 Main achieved its LEED Gold certification for reductions in energy use, lighting, water and material use as well as incorporating a variety of other sustainable strategies. This tall and slender tower is an elegant icon on the city's skyline with commanding views of the nearby mountains and Salt Lake City's dynamic downtown.



222 Main is a LEED Gold[®] Certified Building

Salt Lake City's newest high-rise, 222 Main, was designed and constructed with LEED certification in mind. 222 Main is Salt Lake's first LEED certified high rise built from the ground up. By using less energy and water, LEED certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the community.

- 222 Main incorporates high performance glazing designed to provide abundant daylight for the office and retail spaces. Electric lighting systems can be automatically dimmed to maximize daylight harvesting.
- 222 Main is a high performance building designed to operate 15% below the State of Utah energy code. It incorporates high efficiency HVAC systems, an efficient building envelope and eco-friendly tenant lighting standards for reduced operating costs.
- 222 Main's Green Tenant Standards allows tenants the opportunity to participate in a green build out including achieving LEED Commercial Interior certification. These standards help our clients with the step-by-step process for integrating green technology within their tenant space.
- The building is located in a developed, urban area where access to existing infrastructure, public transportation, and community services are available.
- Potable water use for landscape irrigation and internal use has been reduced by 50% and 40% respectively.
- All Core & Shell build-out was designed and constructed with non-toxic or low-volatile organic compound (VOC) adhesives, sealants, paints, carpets, and composite wood materials to create a healthy indoor air quality for future inhabitants.
- Hamilton Partners has contracted with a janitorial service that utilizes Green Seal products for the cleaning of the building.
- 222 Main features men's and women's locker rooms and shower facilities, along with secure bike rack storage, to support employee health and bicycle commuting.



222 MAIN IS A LEED[®] GOLD
CERTIFIED BUILDING



Products that earn the ENERGY STAR prevent greenhouse gas emissions by meeting strict energy guidelines set by the U.S. Department of Energy.

LEARN MORE AT ENERGYSTAR.GOV





222 Main is an intelligent building, with energy conserving and fully automated HVAC systems designed to operate 15% below the State of Utah energy code. Electrical lighting systems are automatically dimmed to maximize daylight harvesting. Fiber optic capability is provided on all office floors. Voice/data communication and life safety/security systems are state-of-the-art and customizable. The building features high transparency, low reflectivity exterior glazing, and is seismically engineered for structural safety and efficiency. Electrical feeds are redundant, coming from two substations.



Office Space Totaling Over 427,000 Sq. Ft.



The tower features over 427,000 sq.ft. of office area, typical office floors of 22,000 sq.ft. each and 9,000 r.s.f. of street-level retail space. Forty foot lease depths and nine foot ceilings are typical. Based on a five foot planning module, the building structural grid provides column-free floor spans, allowing for efficient and flexible space planning. The spacious, 14 foot 9 inch entry lobby and adjoining street-front retail creates a lively and inviting pedestrian environment. The translucent glass “veil” extends 24’ above the rim of the rooftop. By day, the veil is an architectural focal point; by night, the veil is backlit with bright white lights becoming a distinctive beacon to downtown Salt Lake City. Adjoining parking in a nine level structure is available to tenants and visitors. Additional parking is available within a short walking distance. Hotels, fine restaurants and shopping are all within easy walking distance.





PROPERTY SPECIFICATIONS:

Total Rentable Square Feet	426,657 square feet per BOMA standards
Available Floors	Suites ranging from 2,500 to 21,770 rentable sq. ft. - 2nd Floor: 17,353 rentable square feet - 16th Floor: 21,770 rentable square feet
Number of Elevators	8 passengers, 2 parking; 10 total One high rise elevator converted for service use
Total Parking Stalls	852
Parking Ratio	1.0 spaces per 1,000 square feet
Number of Parking Levels	7 above grade, 2 below grade; 9 total
Ceiling Height	Parking: 6 feet 10 inch minimum floor clearance 2nd Floor: 11 feet 16th Floor: 9 feet
Floor-to-Floor Height	Parking: 10 feet 2nd Floor: 15 feet 16th Floor: 13 feet
Window Mullion Spacing	5 foot planning module
Current Building Amenities	Two restaurants, secure bike rack, locker rooms, storage space, on-site property management
Planned Amenities	Fitness Center located on the 2nd floor for Tenant's use, state-of-the-art shared conference/training facility, dry cleaning service pickup and delivery, on-site carwash services
Building Skin	Glass curtain wall system, stone cladding, pre-cast panels, exterior glass
Type of Exterior Glass	Unitized window/curtain wall system, punched window system, ribbon window system with Low-E clear vision glass
Architect	Lead: Skidmore, Owings and Merrill, LLP Local: MHTN Architects
General Contractor	Okland Construction
Security	Guards on duty with lobby turnstiles

222 Main is located in the center of Salt Lake City's business, financial and judicial districts with direct access to the city's new and expanding light rail corridor and immediate access to the freeway system. Salt Lake City International Airport is only 10 minutes away from downtown. Utah is known for its skiing, "the greatest snow on earth" and was the site of the 2002 Winter Olympics. Seven ski resorts are located within 40 – minutes travel from the airport and Utah's five national parks are just a short drive away, making 222 Main a truly ideal location.

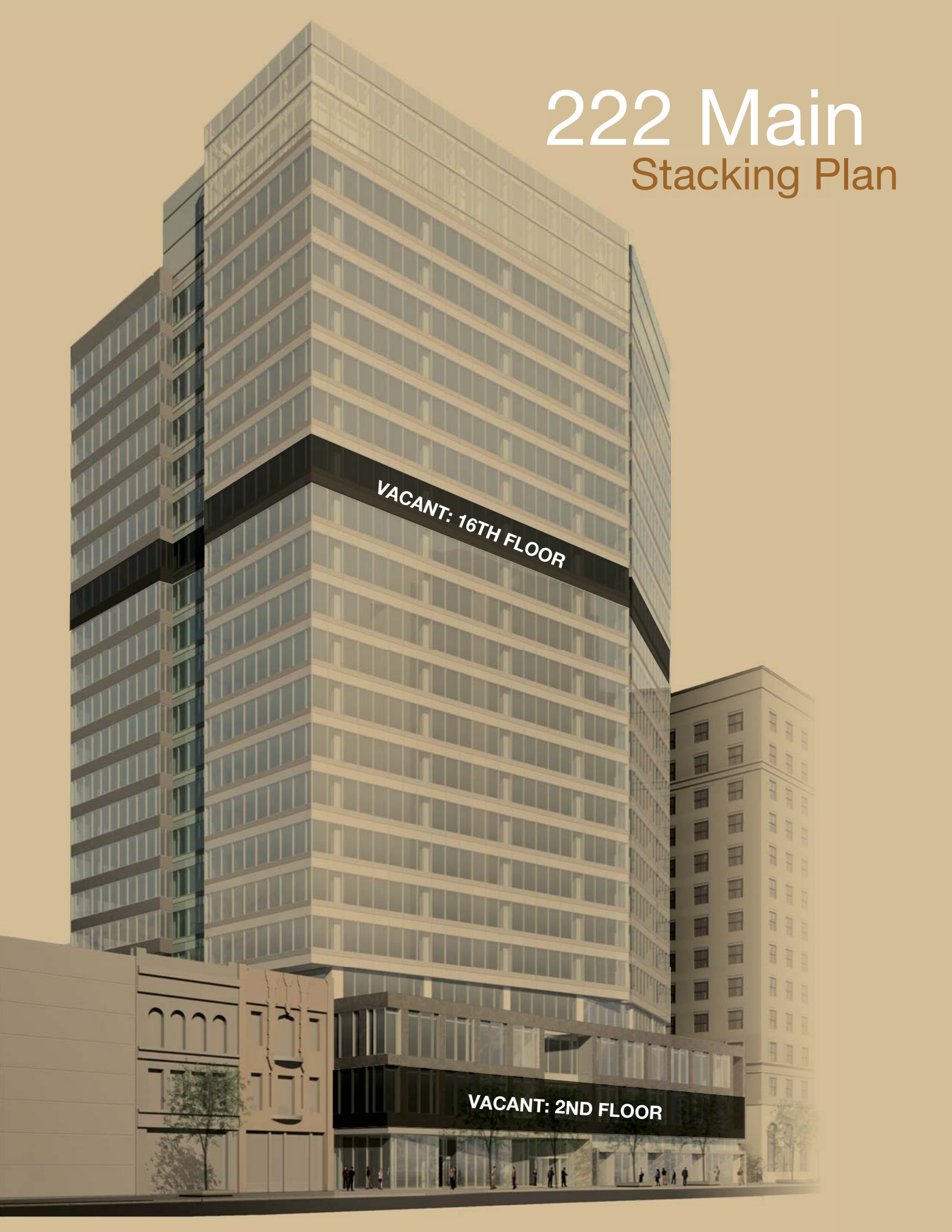


222 Main

Stacking Plan

VACANT: 16TH FLOOR

VACANT: 2ND FLOOR



2ND FLOOR - 17,353 RSF



16TH FLOOR - 21,770 RSF



State-of-the-Art Planned Upgrades





FITNESS ON DEMAND

Fitness On Demand is the best way to offer group fitness on request, whenever your guests choose! With just a touch of a button, your guests can choose from hundreds of fun and exciting exercise videos including kick boxing, dance, cycling, yoga, and more. With Fitness On Demand, you can bring the fun of group fitness to your guests at any time!

Fitness On Demand takes the hassle out of offering the group fitness classes your guests want. This innovative system lets you offer incredible variety, reduce costs, eliminate vacant studio time, and simplify how you manage group fitness.



Premium On-Site Restaurants



BISTRO 222

Bistro 222 features a unique dining experience with its interior design featuring floor-to-ceiling glass exterior walls, unique ceiling treatments, Brazilian cedar wall finishes and environmentally considered materials in the dining area while the kitchen will feature a fire-deck stone oven and appliances emphasizing energy efficiency. Cuisine comes from Chef Michael Jewell who brings his San Francisco and Sonoma County culinary skills to provide breakfast, lunch, dinner and brunch menus. Bistro 222 will also offer made-on-the-premise gelato, full liquor service, Sunday brunch and valet parking in the evenings.



SONNY BRYAN'S SMOKEHOUSE

Sonny Bryan's Smokehouse, arguably the world's most iconic barbecue brand, offers its Texas style barbecue employing some of its design queues used in a few of its more unique locations such as Macy's at the Galleria and Republic Bank Tower in Dallas. The 222 location is the first non-airport location to offer a quick-service breakfast menu with service changing to modified full service for lunch and dinner with its standard bill of fare featuring authentic hickory smoked meats, traditional Texas sides and cobblers with full to-go, carry-out and catering services, a Sonny Bryan's specialty. The location also features a shoe shine service.





ABOUT SALT LAKE CITY

Salt Lake City is known as the “Crossroads of the West,” and is bisected by Interstates 15 and 80. Commuter rail, which began service in 2008, provides high speed transportation along the Wasatch and a TRAX light rail station is located directly in front of the building. The city itself is undergoing a downtown renaissance in addition to 222 Main. Just 2 blocks north of 222 Main is the new City Creek Center, a 775,000 sq.ft. mixed-use development that includes Nordstrom, Macy’s, and a variety of other retail and fine dining establishments.



LOCAL AMENITIES

RESTAURANTS

- 1 Caffe Molise
- 2 Martine Café
- 3 Mikado Japanese Restaurant
- 4 Blue Iguana
- 5 Cedars of Lebanon
- 6 Bambara
- 7 Piastra on Gallivan Plaza
- 8 Romano's Macoroni Grill
- 9 Metropolitan Restaurant

RESTAURANTS CONT.

- 10 Squatters Pub Brewery
- 11 Shogun Japanese Restaurant
- 12 The Melting Pot
- 13 Market Street Grill
- 14 New Yorker

HOTELS

- 15 Hotel Monaco
- 16 Marriott Downtown
- 17 Hilton

HOTELS CONT.

- 18 Courtyard
- 19 Sheraton
- 20 Little America Hotel

ENTERTAINMENT

- 21 City Creek

UTA: TRAX

- Salt Lake/Sandy Line
- University Line



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