CREEK ROAD PLACE - OFFICE BUILDING SALE

7440 SOUTH CREEK ROAD | SANDY, UT
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CBC Advisors is pleased to offer for sale the Creek Road Place Building in Salt Lake City, Utah. This unique offering provides a qualified buyer the opportunity to own a one of a kind office building in the prestigious Union Park sub-market, which is a 3-minute drive to access I-215 and is directly accessed along 1300 East. The property is also located in close proximity to countless amenities and services with Union Heights Center to the southwest and the Family Center located to the northwest. The property also has basement space that several tenants use for both storage space and additional office space. The building has a strong history of high occupancy and tenant renewals, and benefits from a seasoned rent roll with high retention rates, as demonstrated by some tenants who have resided in the building since its inception.

Upscale Finishes & Quality: Constructed in 2009, this 4-story Class A building presents an impressive image, with the building facade consisting of abundant glass and concrete curtain walls with a partial composite ribbon wall and brick exteriors. Unlike many competing buildings, the quality and attention to detail that is observed on the outside shows through to the interior, with upscale lobby and common area finishes including stone and tile floors, recessed lighting and decorative lighting throughout the common area.

The Union Park sub-market continues to be one of the hottest office markets along the Wasatch Front with Class A vacancy rates continuing to hover at historical low rates of 7%. This property is a rare and ideal opportunity for a buyer who is looking for a stabilized investment property to add to their portfolio that will generate consistent returns for years to come. High caliber investment properties like this are rare in the current market.

Salt Lake City: #2 city for significant tech-sector growth and large population increases (Forbes)
## Property Overview

### Property Description

<table>
<thead>
<tr>
<th>Address:</th>
<th>7440 Creek Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size:</td>
<td>44,825 square feet</td>
</tr>
<tr>
<td>Year Built:</td>
<td>2009</td>
</tr>
<tr>
<td>Land Area:</td>
<td>2.14 Acres</td>
</tr>
<tr>
<td>Construction:</td>
<td>Steel Frame</td>
</tr>
<tr>
<td>Security:</td>
<td>A card access security system is in place for the building</td>
</tr>
<tr>
<td>Roof Type:</td>
<td>Flat built up roof with membrane covering</td>
</tr>
<tr>
<td>HVAC:</td>
<td>Heat pump systems at strategic locations throughout the building, supported by a boiler and a large central AC evaporative unit on the roof; ample electrical service</td>
</tr>
</tbody>
</table>

### Interior Finishes

| Floors: | Primarily tile and stone near entrance, in lobbies, in elevators and stairwells with commercial grade carpeting in office areas |
| Walls: | Painted drywall or gypsum board with variations between each use within the levels of the building and different tenant areas |
| Ceilings: | Suspended acoustic ceiling panels |
| Lighting: | Recessed fluorescent and incandescent lighting. There are also decorative wall sconces throughout the public areas. |
| Floor Plate: | Approximately 10,000 square feet |
PROPERTY OVERVIEW - PARCEL AERIAL

- Creek Rd.
- Union Park Ave.
- 2.14 Acres
- 30,950 ADT
- 10,005 ADT
- Shared Complex
- 133 Parking Stalls
- 183 Parking Stalls
PROPERTY OVERVIEW - FLOOR PLANS

1st Level - 9,577 square feet

2nd Level - 9,461 square feet
PROPERTY OVERVIEW - FLOOR PLANS

3rd Level - 9,997 square feet

4th Level - 9,997 square feet
LOCATION INFORMATION

- Salt Lake CBD
- Creek Rd.
- Union Park Ave.
- Holladay

MINUTES TO:

<table>
<thead>
<tr>
<th>Location</th>
<th>Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Salt Lake City</td>
<td>15</td>
</tr>
<tr>
<td>The University of Utah</td>
<td>20</td>
</tr>
<tr>
<td>Salt Lake City International Airport</td>
<td>20</td>
</tr>
<tr>
<td>South Jordan</td>
<td>15</td>
</tr>
<tr>
<td>Draper</td>
<td>15</td>
</tr>
<tr>
<td>Lehi</td>
<td>20</td>
</tr>
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</table>

Creek Road Place
LOCATION INFORMATION - SURROUNDING AMENITIES MAP: RETAIL

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