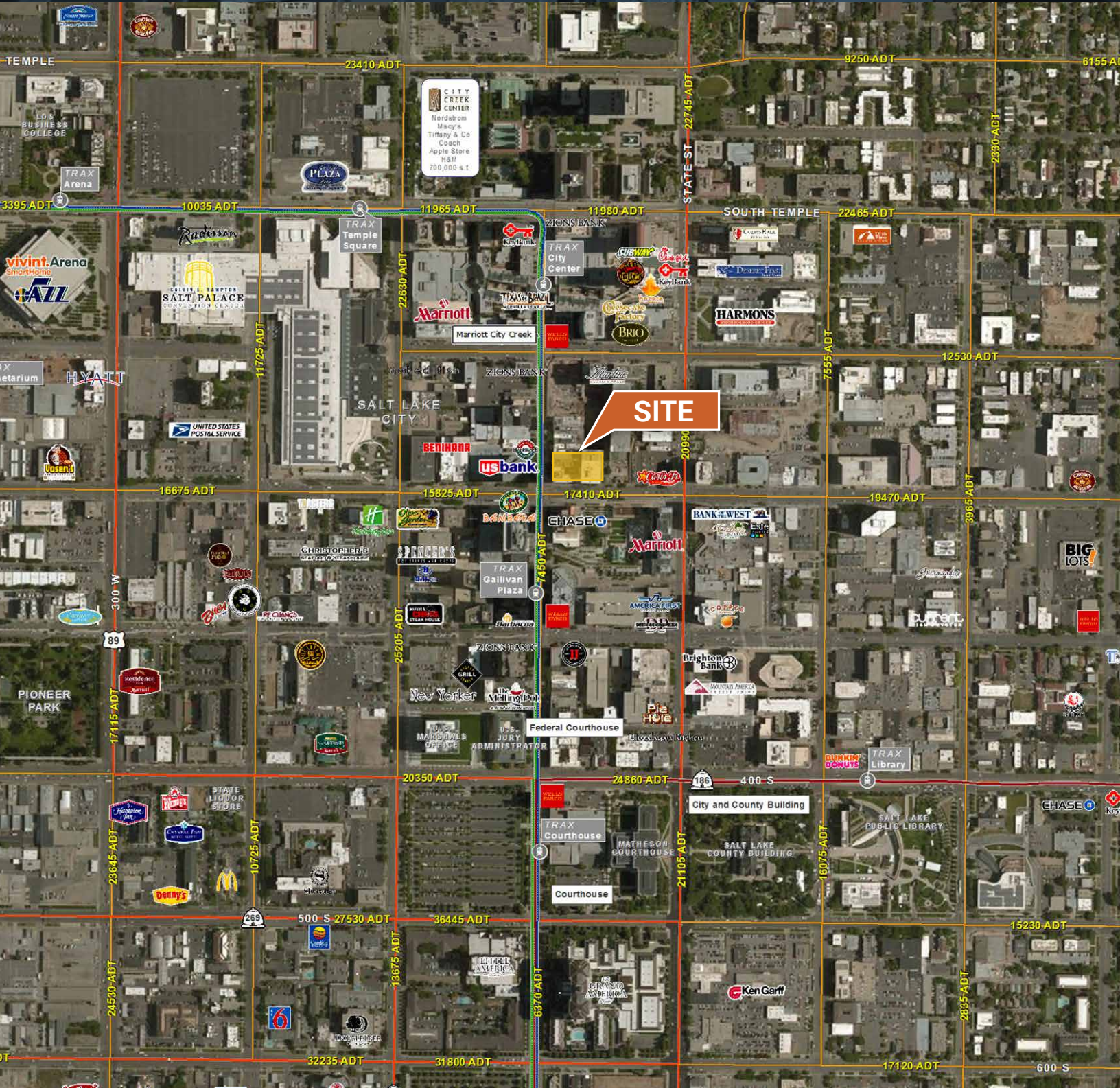


# WALKER CENTER 3RD FLOOR

OFFICE



# OFFICE SPACE



## 175 SOUTH MAIN STREET SALT LAKE CITY, UTAH WALKER CENTER - 3RD FLOOR



### PREMIER CBD LOCATION!

- Full floor available: 12,091 RSF
- Lease Rate: \$20.50 - \$24.50 Full Service, subject to qualified tenant, lease term and TI Allowance
- Courtyard/patio space available for tenants use
- Direct access to UTA TRAX / mass transit
- Northeast corner of 2nd South and Main Street, the absolute heart of the Central Business District
- Unbeatable 3.4/1,000 Parking Ratio with direct access to covered/on-site parking garage
- 20-story historic office building at 175 South Main Street
- Completely renovated in 2007 with state of the art mechanical / HVAC system that provides tenant controlled zones for optimal comfort

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#### ON SITE AMENITIES

- First class fitness center with showers, lockers and towel service
- Bourbon House offering daily lunch, sports coverage and live music
- Business Services include FedEx/Kinkos and Banner Bank
- Property Management and Security

 3rd Floor - 12,091 RSF

 Courtyard/Patio space available for tenant's use

