



Discover the Opportunities at 250 Tower

\$23.00 3rd Floor

\$27.00-\$29.00 5th Floor

Per SF/Year/Full Service

LEASING INQUIRIES

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NEWMARK

UNICO

Welcome to 250 Tower

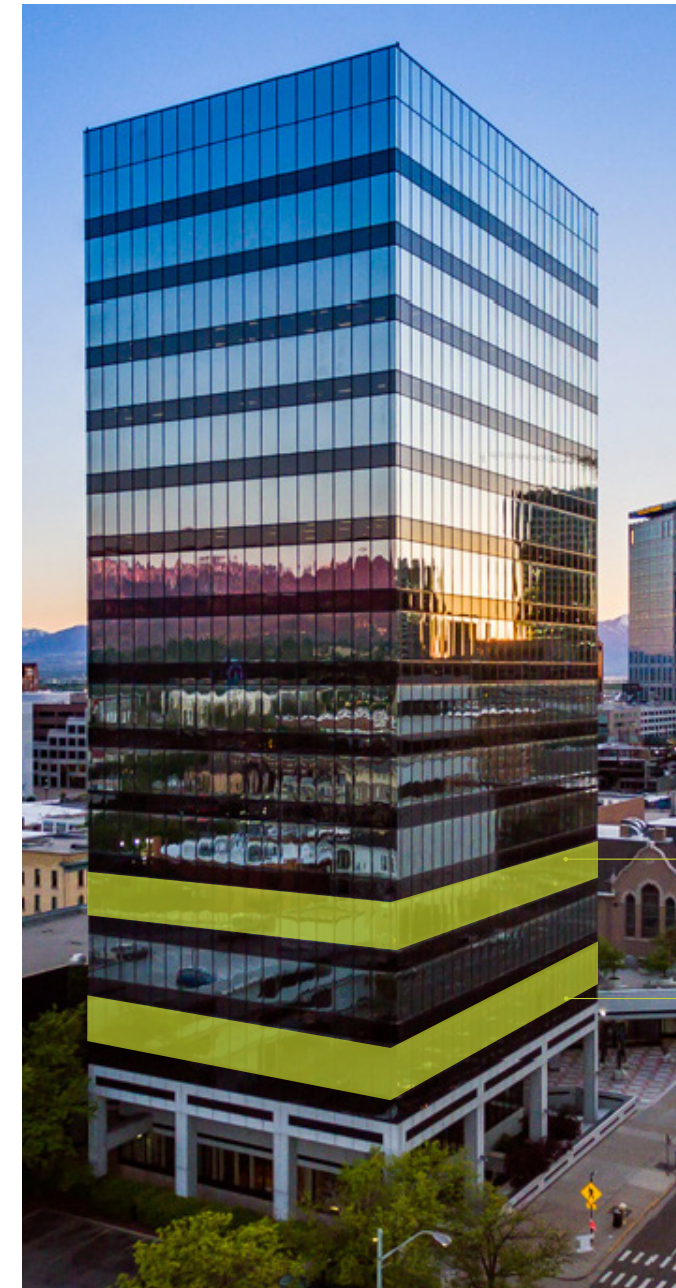
250 Tower is a venerable piece of the Salt Lake City skyline that has been reinvented for the 21st century.

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.



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

A truly unique urban headquarters opportunity.



Inviting and Inspiring



Fitwel®
Viral Response
Certified

LEASING INCENTIVES - LIMITED TIME*

- \$10.00/SF/year tenant improvement allowance
- \$23.00/SF rate for **third floor****
- 1 month of free rent per year leased

PROJECT HIGHLIGHTS

- Large floor plates, with multiple full floor opportunities
- LEED certified: Gold
- 3/1,000 parking available (1.75 on-site)
- 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

FLOOR 5 23,797 RSF | Vacant & Available

FLOOR 3 SPEC SUITE(S) 27,424 RSF | Vacant & Available

Available Opportunity

*Terms outlined above subject to landlord approval of tenant financials; limited to the first 10 years of the lease. For leases signed prior to June 30, 2022

**Landlord will complete tenant improvements on the 3rd floor according to a mutually agreed upon space plan. \$10.00/SF/year not applicable on the third floor.

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



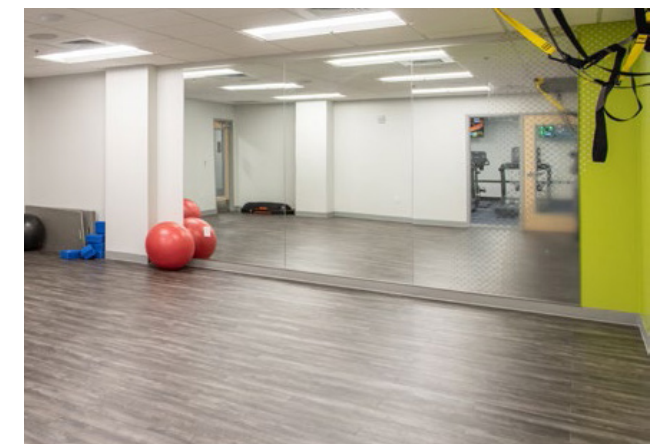
Impressive Amenities

FITNESS CENTER



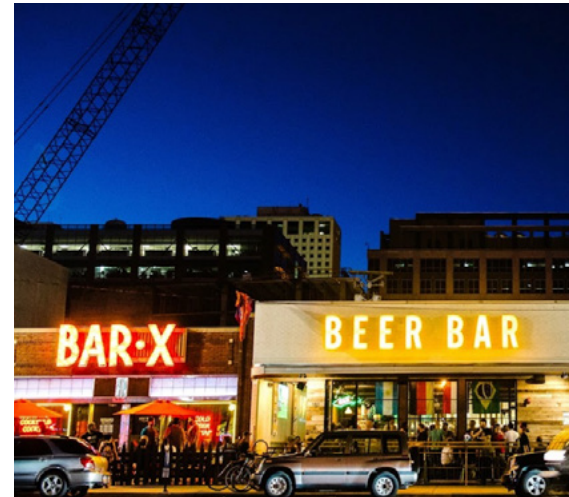
Fit 250

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

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 Italian Grille
- Cafe Rio
- Chick-fil-a
- Costa Vida
- Great Steak
- J Dawgs
- 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
- Uncle Sharkii Poke Bar
- Tibet Bowl & Sushi
- Uncle Sharkii Poke Bar
- Vitality Bowls
- Zeppe's
- Zimbu



Everything in Reach

Multi-family Residential

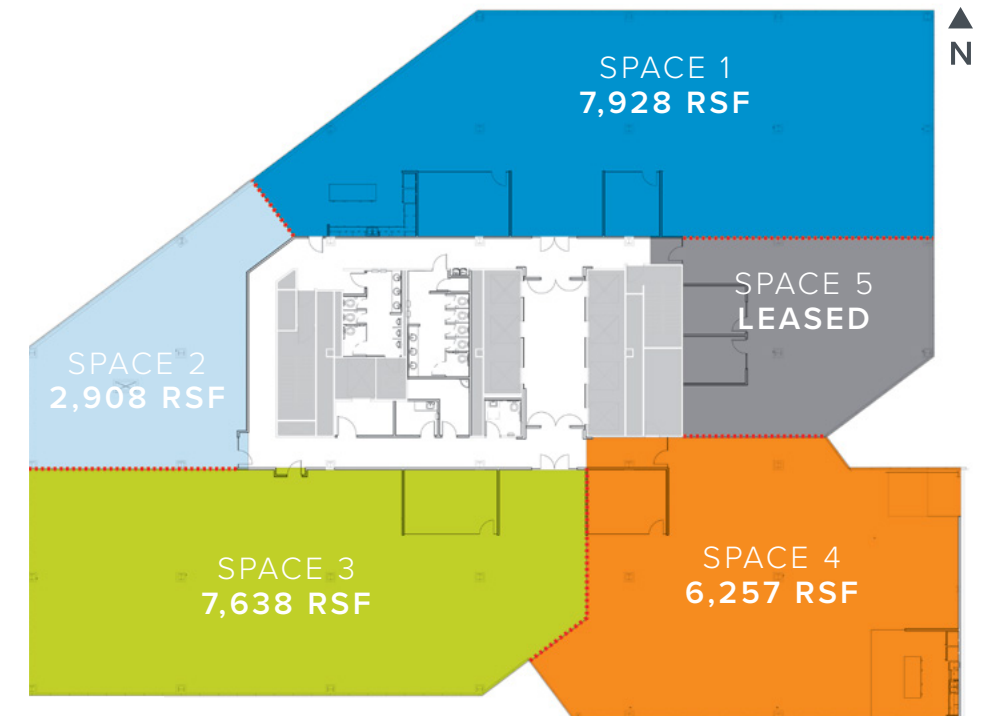


In the Neighborhood

Floor 3

2,908 RSF – 24,728 RSF

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

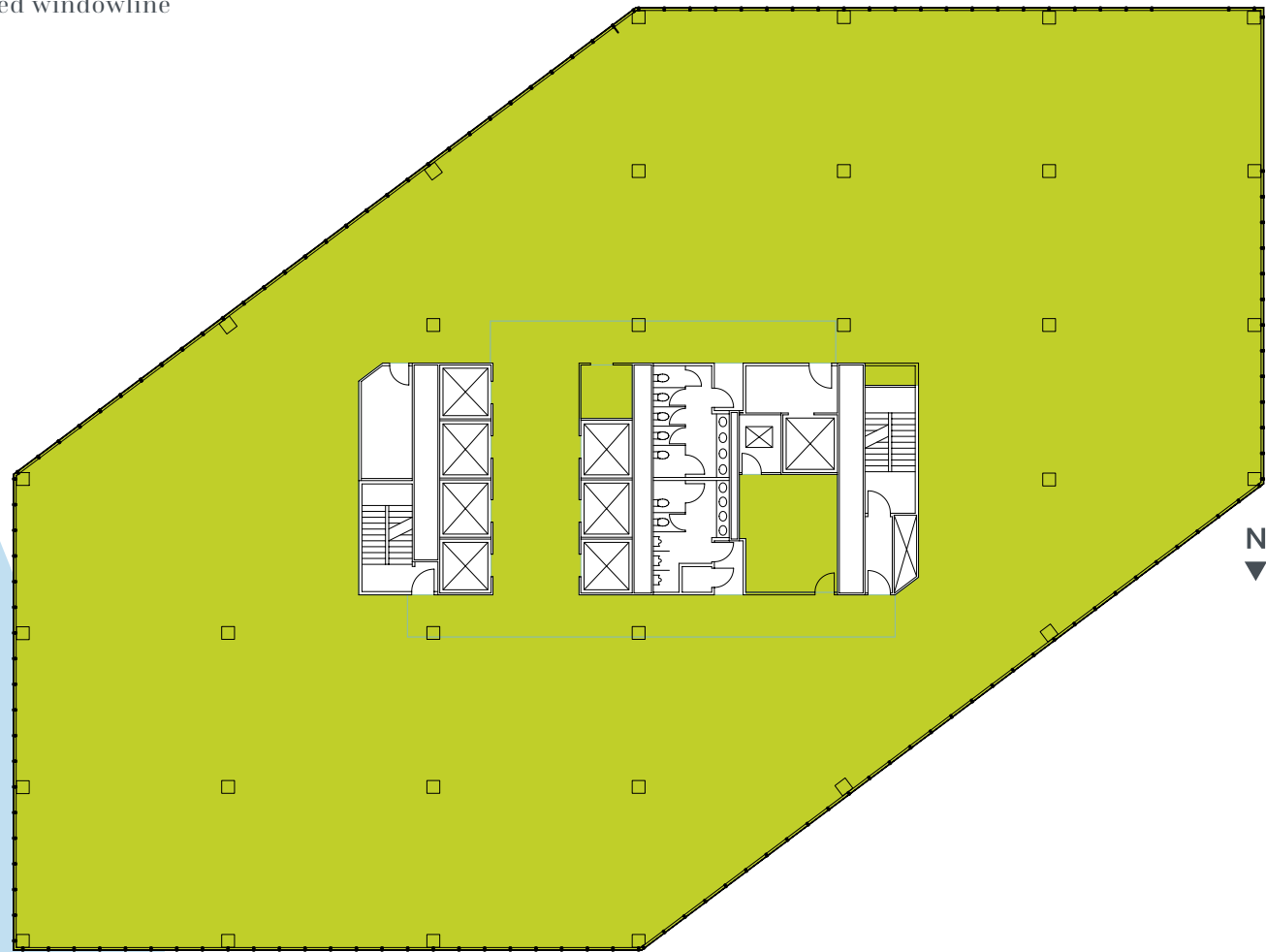


Space For Lease

Floor 5

23,797 RSF

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



Space For Lease

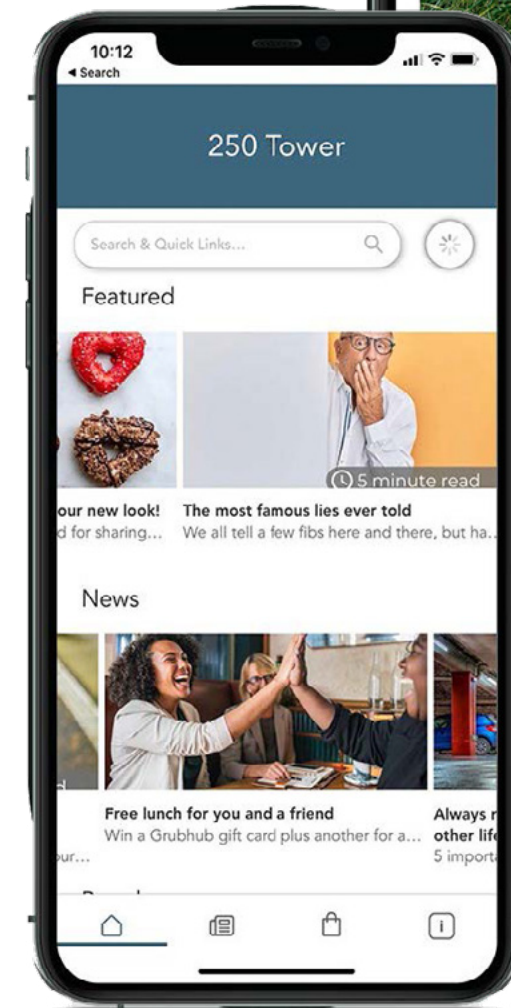
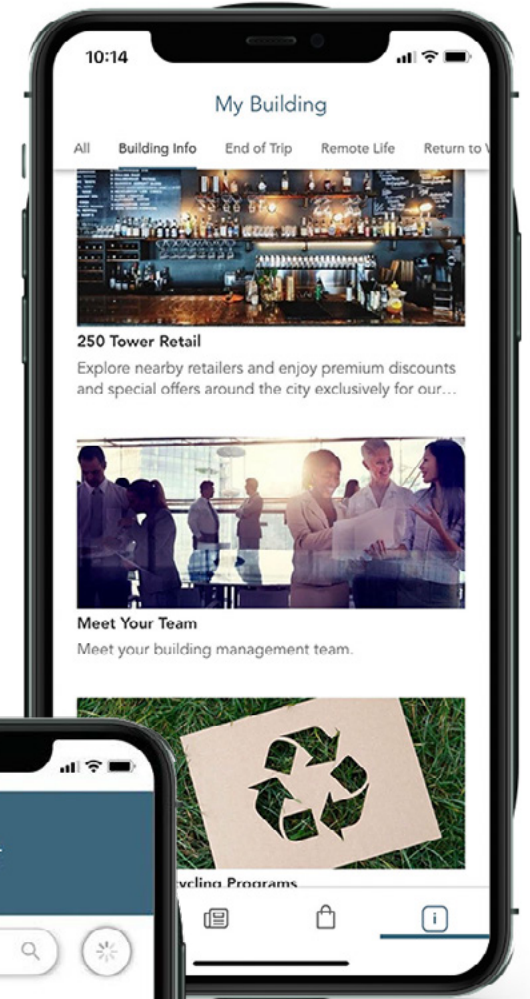
UNICO CONNECT APP

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



250
TOWER

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