



# Discover the Opportunities at 250 Tower

*144,413 RSF  
Contiguous Available*

*\$23.00 3rd Floor*

*\$28.00 5th–13th Floors*

*Per SF/Year/Full Service*

**LEASING INQUIRIES**

*Trigger Reital*

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trigger.reital@nmrk.com

*Jeff Rossi*

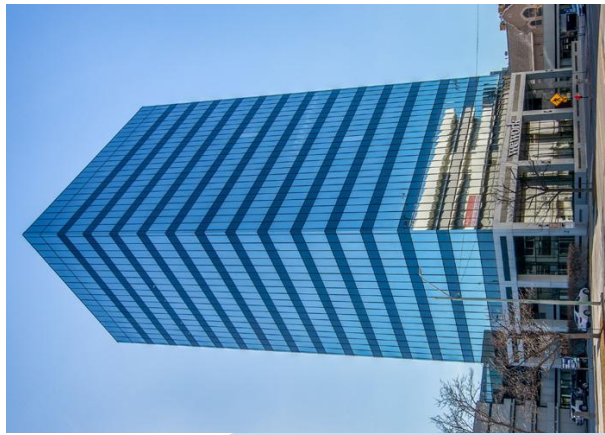
t 801-578-5508  
jeff.rossi@nmrk.com

**NEWMARK**

**UNICO**

Welcome to 250 Tower

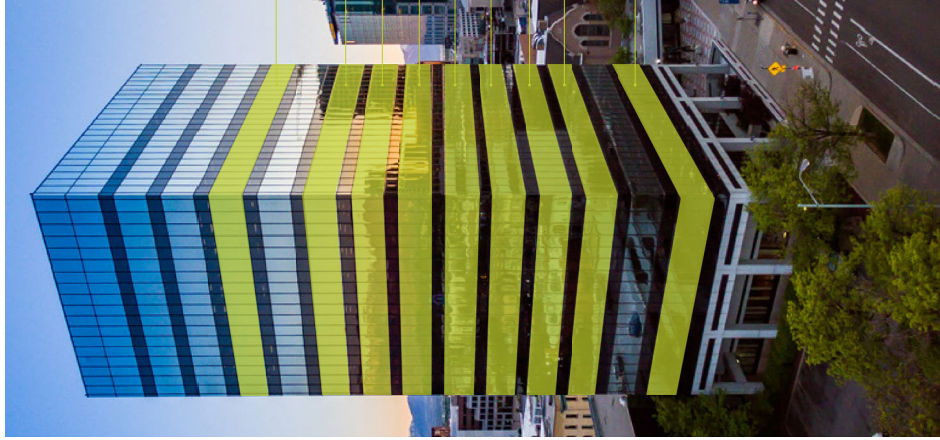
144,413 contiguous  
RSF available  
165,057 total RSF  
available



Inviting and Inspiring

Lease Availability

A truly unique  
urban location.



<b>FLOOR 13</b>	13,006 RSF   \$28.00/RSF
<b>FLOOR 11</b>	7,462 RSF   \$28.00/RSF Divisible to 2,618 RSF & 4,844 RSF
<b>FLOOR 10</b>	22,671 RSF   \$28.00/RSF
<b>FLOOR 9</b>	21,450 RSF   \$28.00/RSF
<b>FLOOR 8</b>	23,797 RSF   \$28.00/RSF
<b>FLOOR 7</b>	23,786 RSF   \$28.00/RSF
<b>FLOOR 6</b>	21,450 RSF   \$28.00/RSF
<b>FLOOR 5</b>	23,797 RSF   \$28.00/RSF
<b>FLOOR 3 SPEC SUITE(S)</b>	7,638 RSF   \$23.00/RSF

Available  
Opportunity



LEASING INCENTIVES

- One month of free rent per year leased

PROJECT HIGHLIGHTS

- Large floor plates, with multiple full floor opportunities
- LEED certified: Gold
- 2,100 parking available
- 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

### *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 fireplace.



### INDOOR/OUTDOOR PATIO



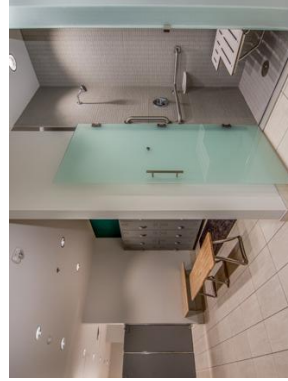
### FITNESS CENTER

[VIEW VIRTUAL TOUR](#)



### Fit 250

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



### Multi-family Residential



### 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+

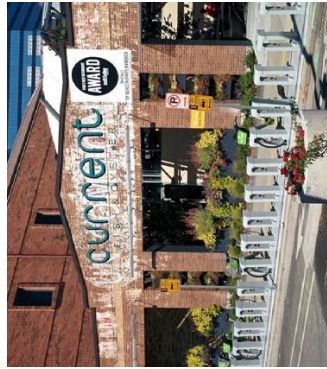
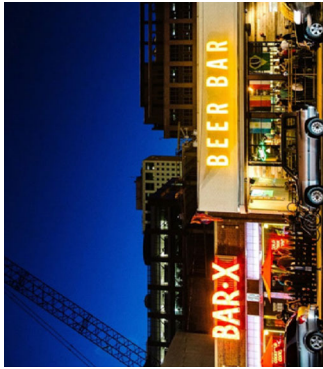
RESTAURANTS WITHIN WALKING DISTANCE

- City Creek Center Restaurants:**
- Blue Lemon
  - Boca
  - Brio Italian Grille
  - Bread & Butter
  - Click & Go
  - Costa Vida
  - Great Steak
  - Jaxx
  - Jaxx's Greek Cafe
  - Jonny Rockets
  - Kneaders
  - McDonald's
  - Nosh
  - Nosh & Grill
  - Osaka Japan
  - Rocky Mtn Chocolate Factory
  - Roastery
  - Sbarro

- Subway
- Red Igwana
- Cheesecake Factory
- The Fish Bar
- The Bowl & Sushi
- Uncle Shiroki Poke Bar
- Viality Bowls
- Zapp's
- Zorra



Select Restaurants within  
a Four Minute Walk



Restaurants within Walking Distance

Apollo Burger	From Scratch	Pleiku
Arepas	Garden Cafe	Post Office Place
Argentina's Best	Ginger Street	Pretty Bird Chicken
Empanadas	Good Burger	Pulp Lifestyle Kitchen
Bambara	Gourmandise	Ramen 93c
Bangkok Terrace	Greek Souvlaki	Ramen Bar
Beerhive Pub	Great Steak & Potato Co.	Red Lotus Bistro
Benihana	Himalayan Kitchen	Richs Burgers & Grub
Blue Iguana	Honest Eatery	Ruths Chris
Blue Lemon	Ito Sushi	Salt Stone
Blue Marlin	J Dawgs	Santo Taco
Bocata	Jimmy Johns	Sbarro Pizza
Bodega	Johnny Rockets	Sicilia Pizza & Kitchen
Boltonter	Kaze	Siegfrieds
Bourbon House	Kneaders	Sonoma Grill & Wine Bar
Brio	Krua Thai	Spencers
Broadway Deli	Les Banh Mi	Spitz
Cafe Rio	Les Madeleines	Stanza Italian Bistro
Cancun Café	Lion House	Stoneground
Charlie Chows Dragon Grill	Maize	Subway
Cheesecake Factory	Mali Thai	Taco Taco
Chettinad House	Market Street Grill	Takashi
Chick-fil-A	Market Street Oyster Bar	Taqueria 27
Christophers	Maxwells East Coast Eatery	Taste of Red Iguana
Copper Onion	McDonalds	The Garden
Costa Vida	Melting Pot	The Robins Nest
Crown Burger	Michelangelos on Main	The Roof
Cupbop	Nauvoo Cafe	Tin Angel
Current Fish and Oyster	Nordstrom Grill	Toasters Deli
Curry Up Now	Nostalgia Cafe	Trofi
Doki Doki	O'Shucks Bar & Grill	Turmeric
DP Cheesesteaks	Oasis Cafe	Vitality Bowls
Elevations	Oquirrh	White Horse
Este Pizzeria	Osaka Japan	Yoko Ramen
Eva	Other Place Restaurant	Yoshi's Japanese Grill
Free Wheeler Pizza	Padelis Street Greek	Zimbu
FreshFin	Pie Hole	

# Floor 3

7,638 RSF

- Multi-tenant configuration
- Light-filled flexible floor plate
- Short and flexible lease terms available

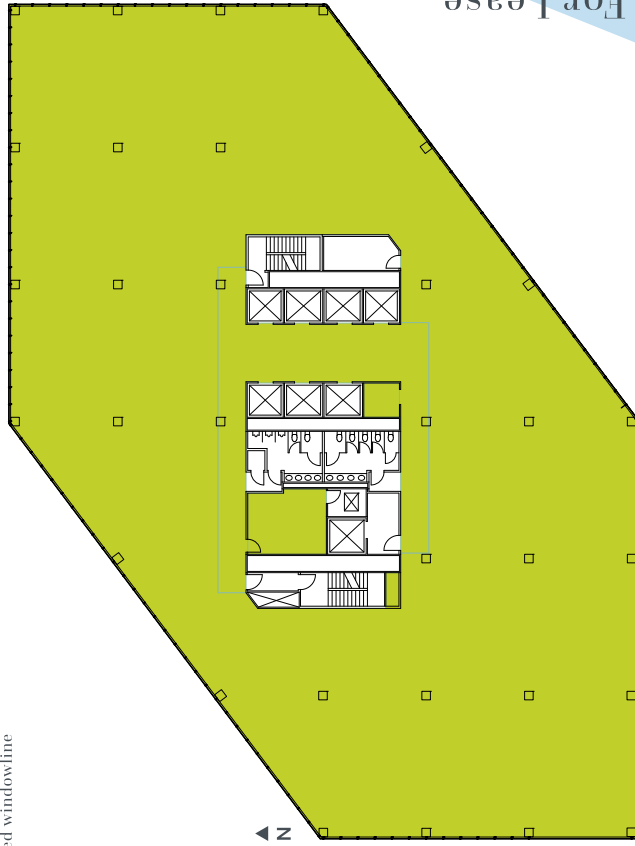


# Floor 5

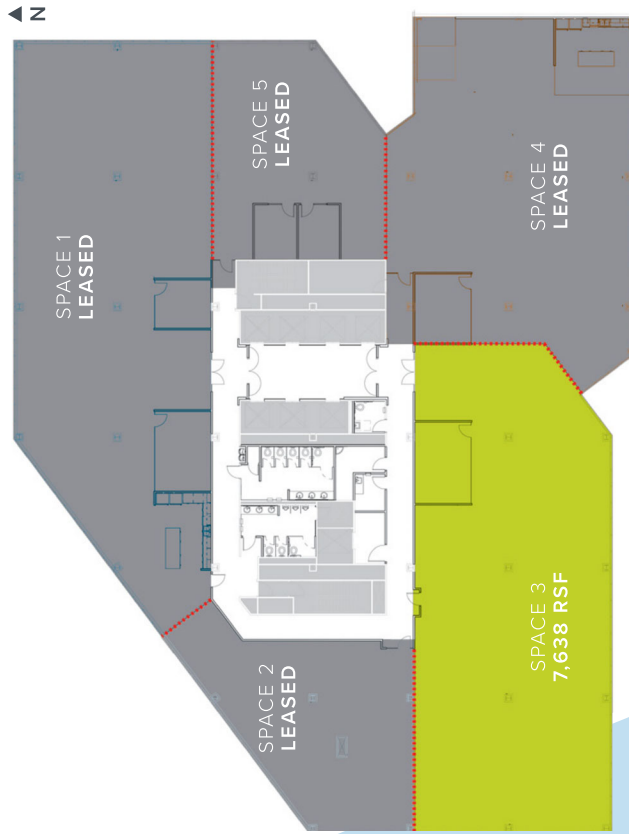
23,797 RSF

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

FLOOR 5 VIRTUAL TOUR



Space For Lease

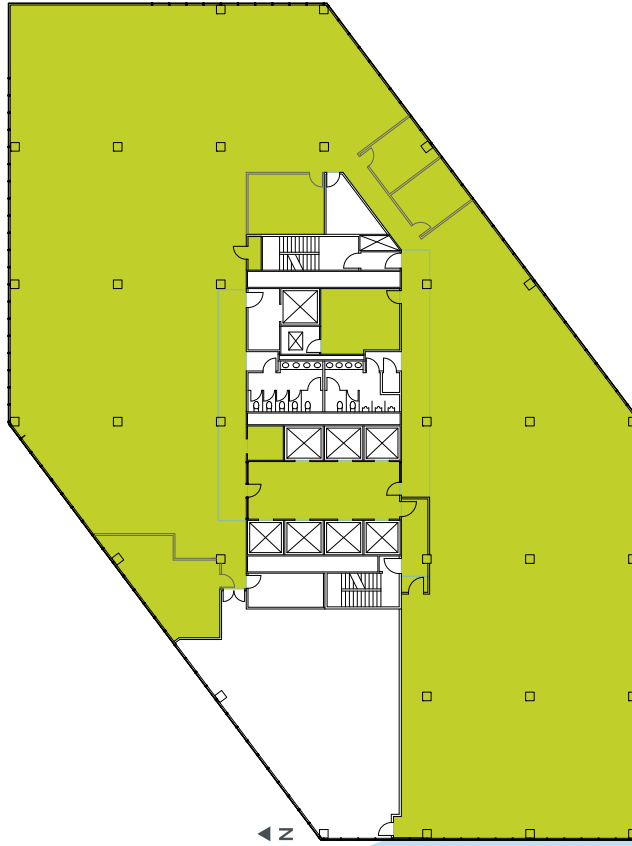


Space For Lease

# 6 Floor

21,450 RSF

- Full floor

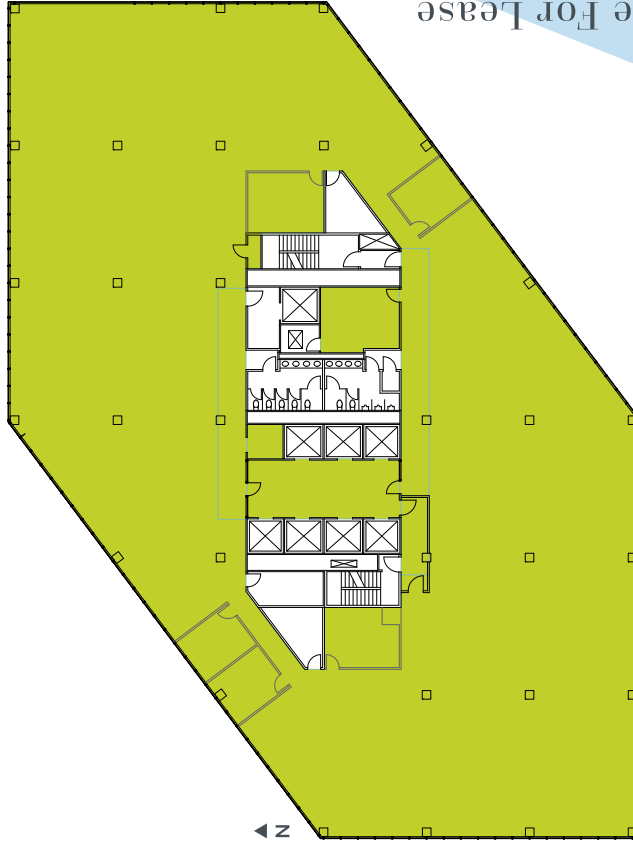


Space For Lease

# 7 Floor

23,786 RSF

- Full floor

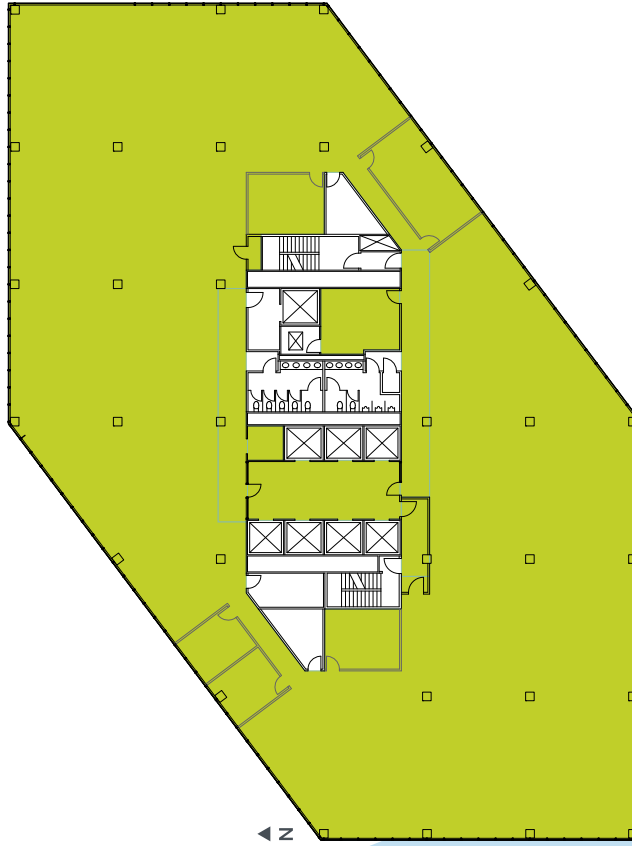


Space For Lease

# Floor 8

23,797 RSF

- Full floor

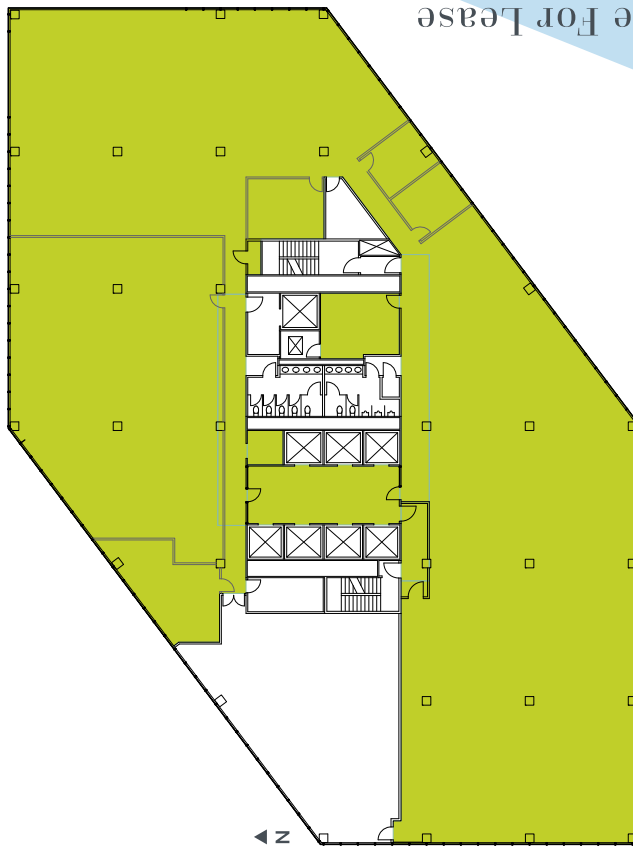


Space For Lease

# Floor 9

21,450 RSF

- Full floor



Space For Lease



# Floor 10

22,671 RSF

- Full floor

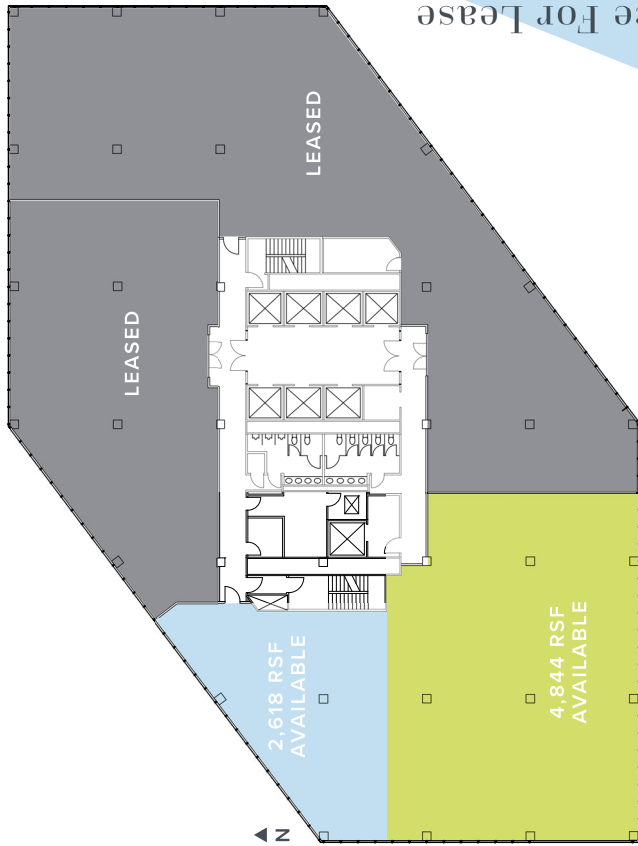


Space For Lease

# Floor 11

2,618 RSF – 7,462 RSF

- Multi-tenant configuration potential
- Short and flexible lease terms available



Space For Lease

# 13 Floor

13,006 RSF

- Light-filled flexible floor plate
- Increased windowline



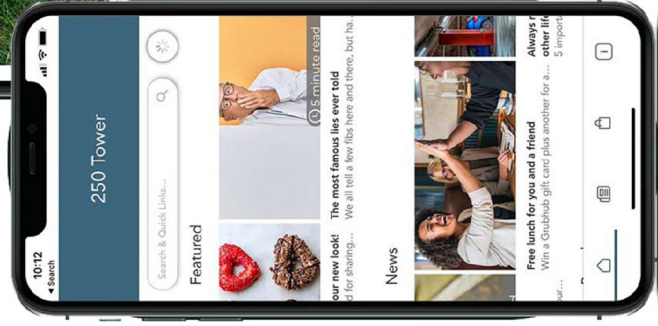
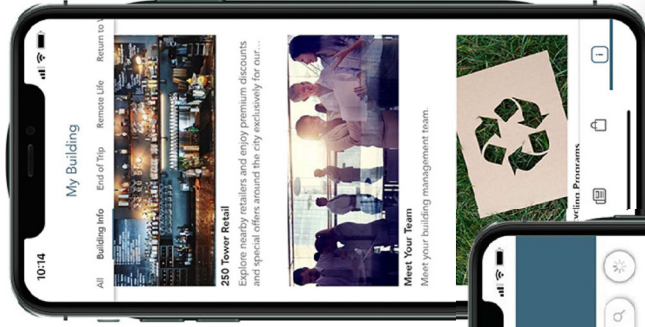
## UNICO CONNECT APP

### 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





250  
TOWER

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**NEWMARK**

  
**UNICO**®

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