



UNICO

# CITY CENTRE

4TH FLOOR  
COMMON PATIO AREA

- Multiple Seating Options
- Downtown Views
- Shade

Several large, open-air, collaborative work spaces located inside and outside the building with a variety of seating options.

# CITYCENTRE

175 EAST 400 SOUTH  
SALT LAKE CITY, UTAH 84111

## CLASS "A" OFFICE SPACE IN SALT LAKE CITY'S CENTRAL BUSINESS DISTRICT

### WORK-LIFE RE-IMAGINED

- 257,000 SF
- 10 stories
- Large and efficient floor plates, attractive window line and generous deck spaces
- Recent renovations to exterior, lobby and amenity space
- Signage opportunity for two-floor tenant

### OUTDOOR WORK/PLAY SPACE

- Fire Pit
- Ping Pong Table
- Cornhole Game



# CITY CENTRE

CLASS "A" OFFICE SPACE

## RENOVATIONS

- Exterior, lobby and amenity spaces
- Modern office alternative workspaces, common conference rooms and tenant lounge
- Outdoor work/play space

## AMENITIES

- Large lobby with sitting area
- Tenant courtyard with fire pit
- Large, redesigned deck space with abundant seating
- Onsite surface and covered parking available
- Secured Bicycle Room
- Onsite Security
- Onsite Gym and Fitness Club (Planet Fitness)



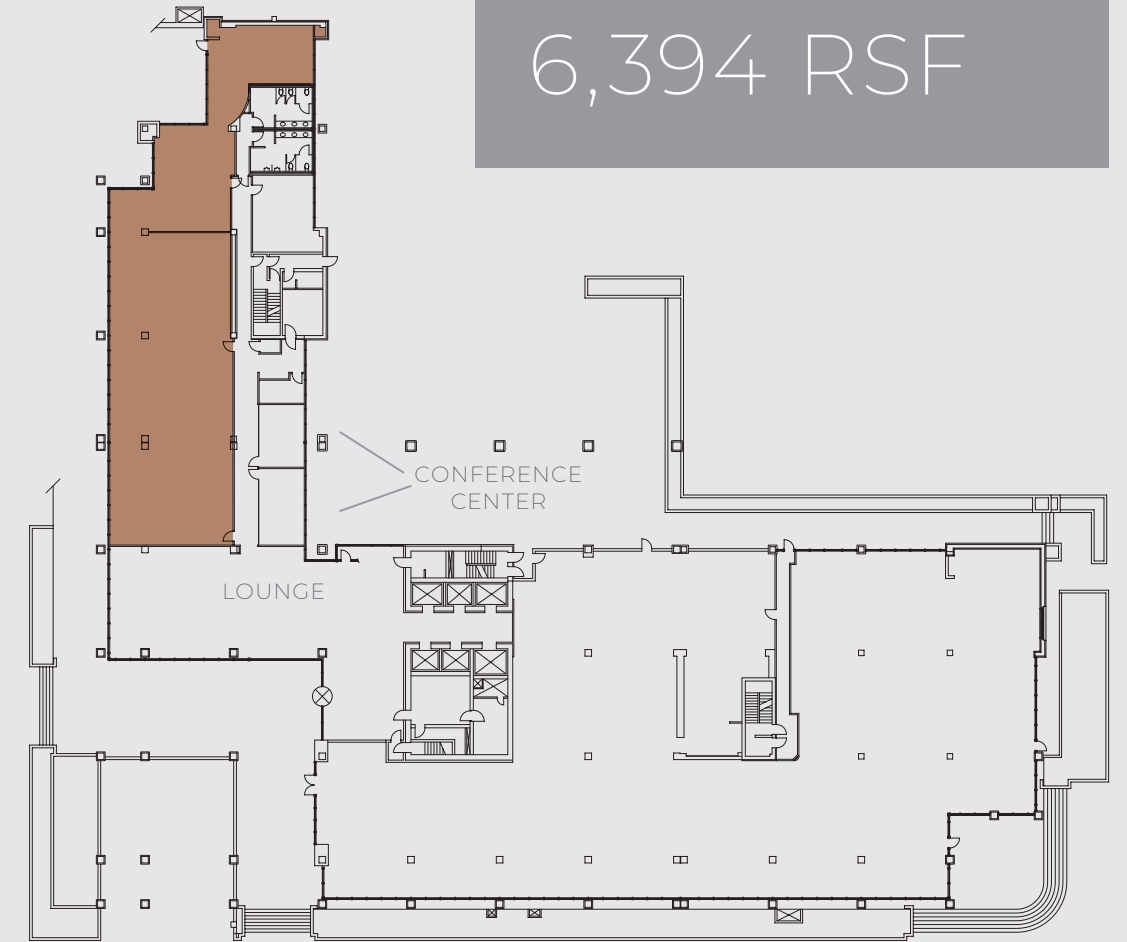
**CONFERENCE ROOMS**

- No-Cost Use for Tenants
- 6 and 14 Seat Capacity
- TV Screen
- Audio Conferencing



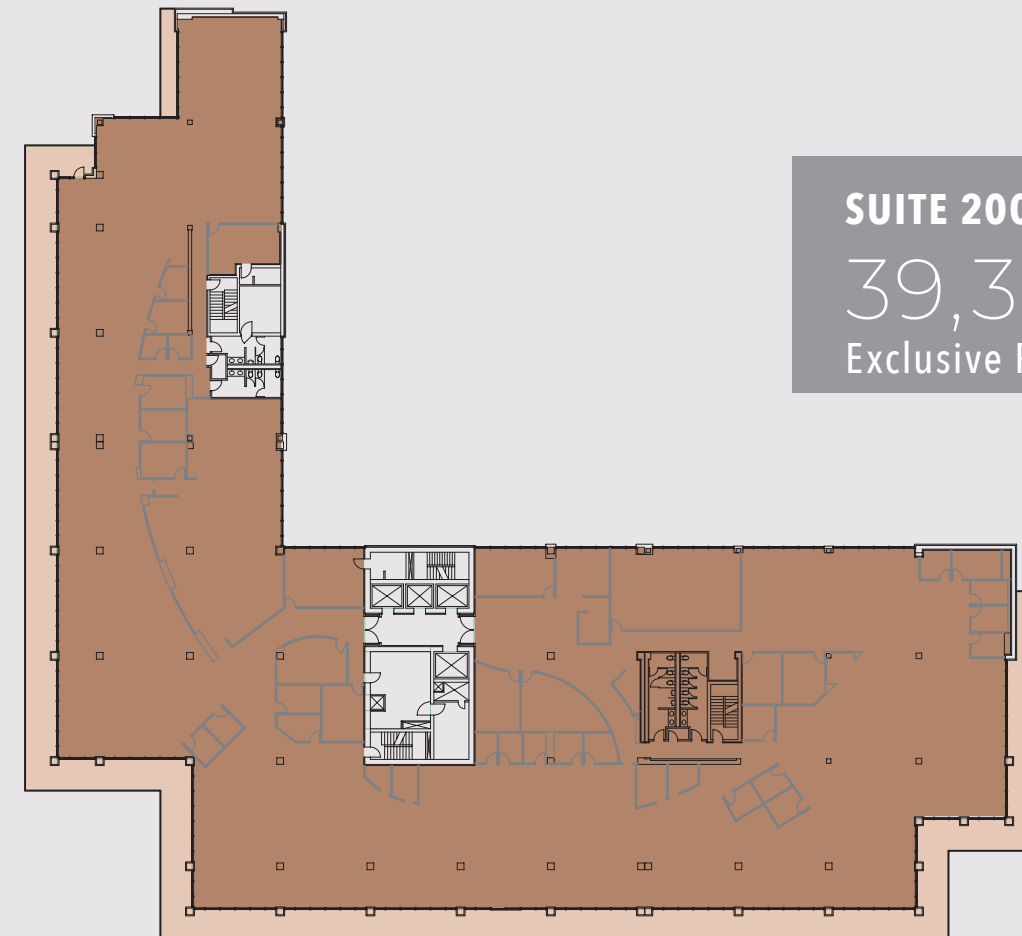
**SUITE 100**

6,394 RSF

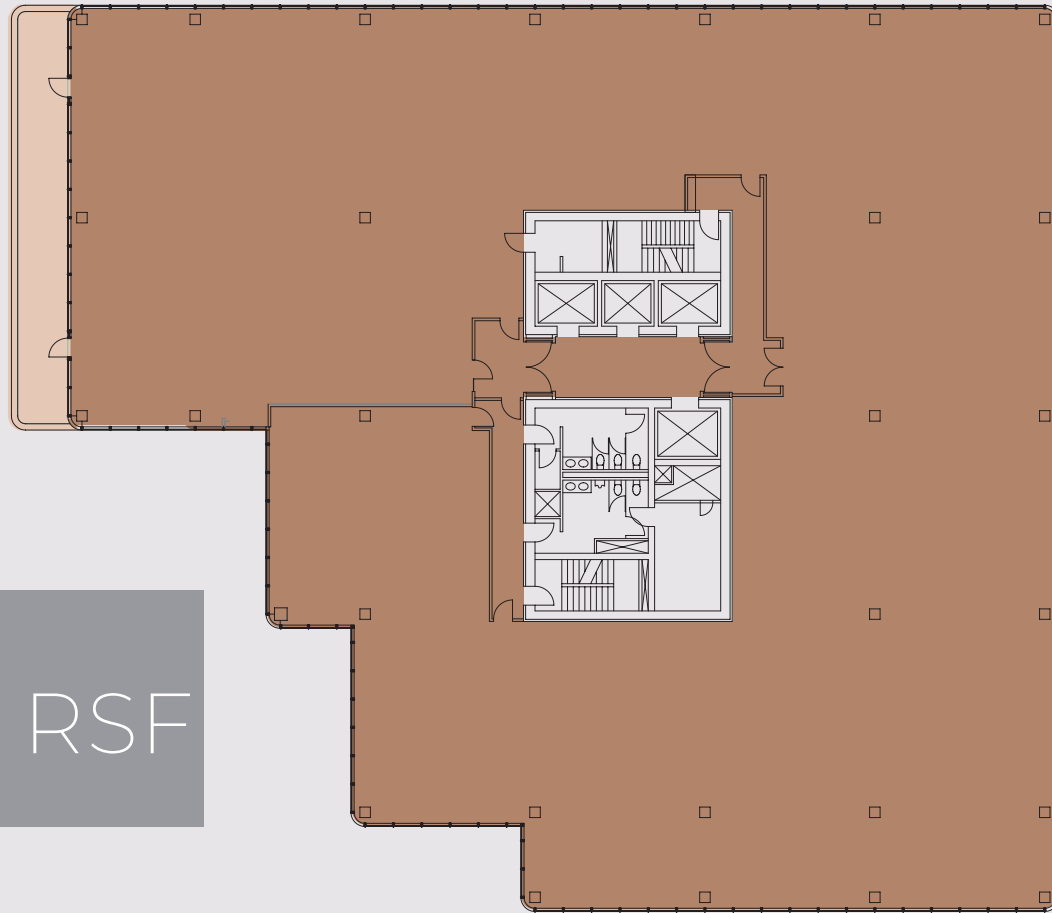


**SUITE 200**

39,398 RSF  
Exclusive Patio



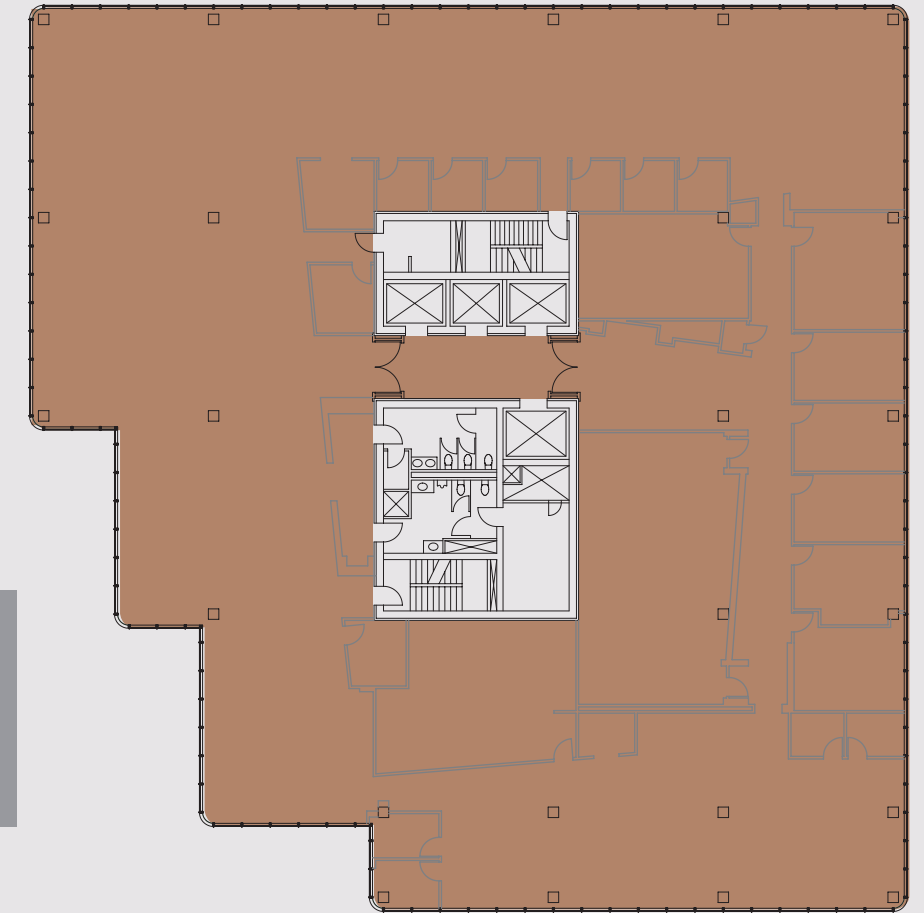
# BIG-BLOCK OPPORTUNITY / FOUR FLOORS / ~80,000 SF OF CONTIGUOUS SPACE



**SUITE 500**

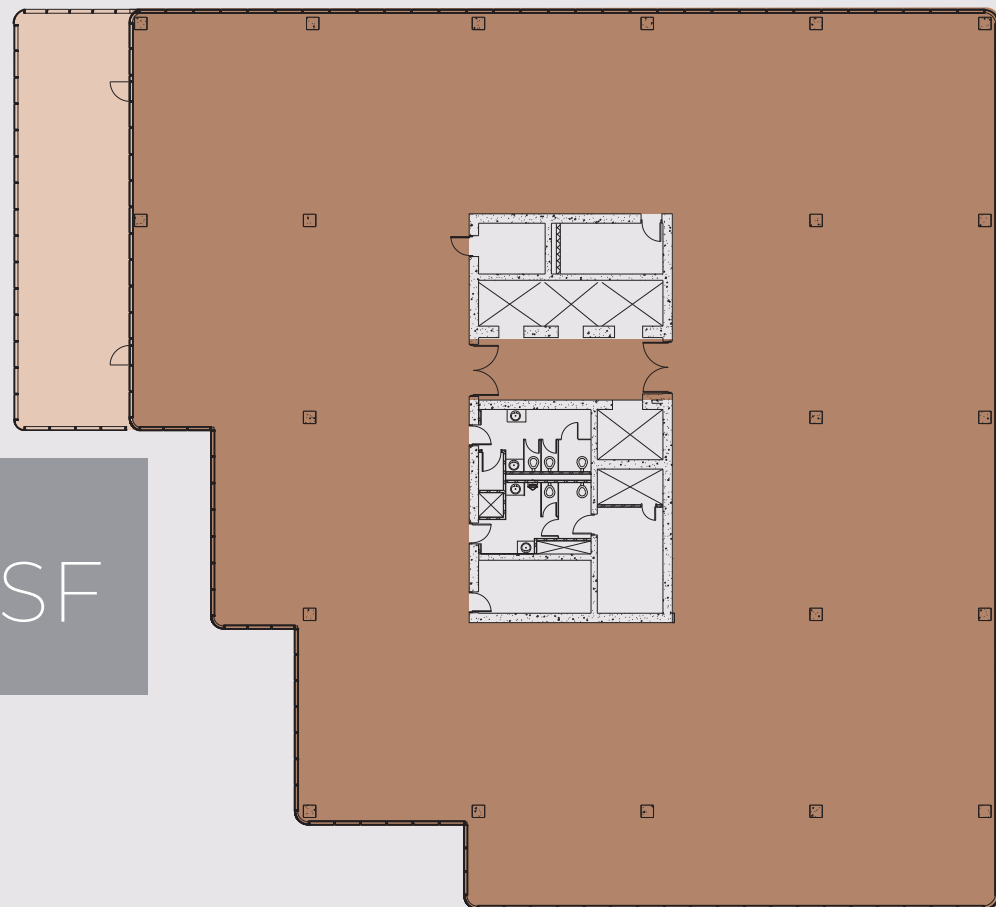
20,509 RSF

Exclusive Patio



**SUITE 700**

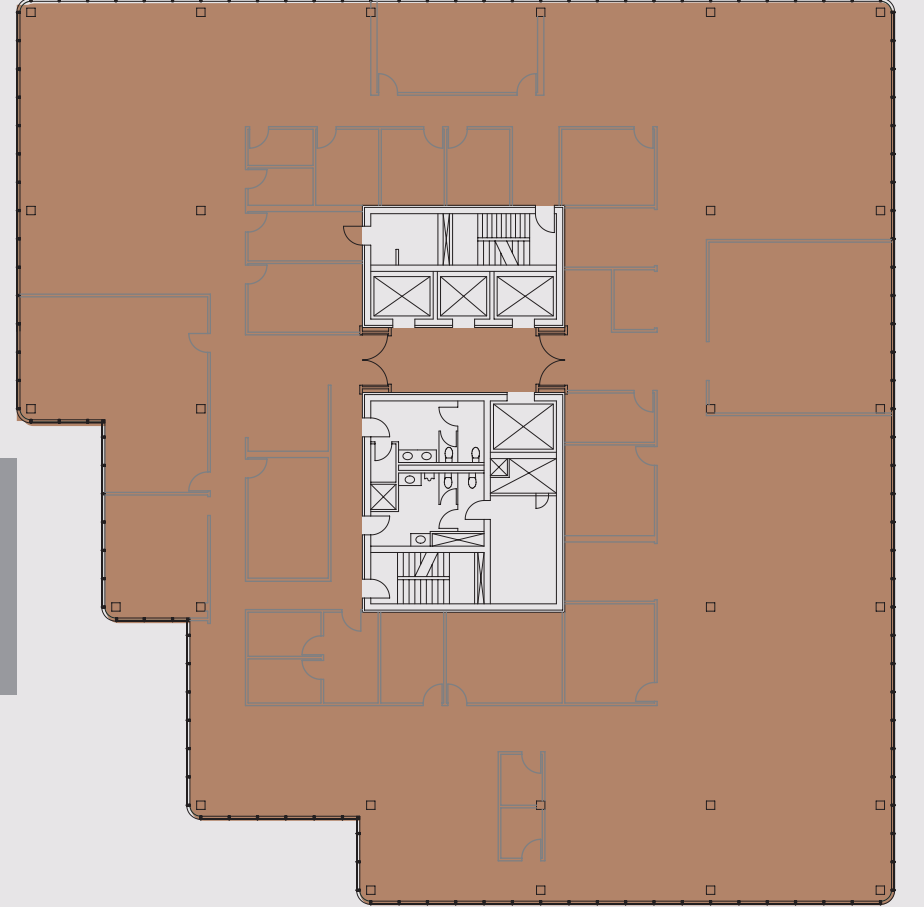
18,436 RSF



**SUITE 600**

19,754 RSF

Exclusive Patio



**SUITE 800**

18,477 RSF

# CITYCENTRE

CLASS "A" OFFICE SPACE

## CONVENIENT ACCESS

- Nearby UTA Trax stations
- Main bus routes
- Salt Lake City Library
- Federal and State Courthouses



# 70+

RESTAURANTS WITHIN WALKING DISTANCE

# 2

TRAX STATIONS WITHIN THREE BLOCKS

# 18+

BANKS WITHIN WALKING DISTANCE

# 3

BLOCKS TO THE NEW ECCLES THEATRE

# 4

BLOCKS TO CITY CREEKS RETAIL CENTER

# 11

MINUTES TO SALT LAKE CITY INTERNATIONAL AIRPORT

# CITYCENTRE



Fitwel®  
Viral Response  
Certified

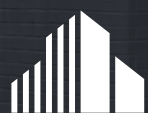
Unico has made the health and safety of our tenants our highest priority. In response to the COVID-19 pandemic, Unico Sustainability did a robust analysis of several programs to determine the best fit for both our portfolio and our tenants. Unico Properties underwent third-party certification through the Fitwel Viral Response Module to receive certification at both the entity and asset level, signifying a commitment to wellness within the design, development and operation of our buildings. City Centre 1 is Fitwel® Viral Response Approved.

The Fitwel Viral Response Module (VRM) was developed by the Center for Active Design with input from health experts and industry leaders to establish best practices for mitigating the spread of contagious diseases across the built environment, promoting methods such as increasing ventilation, providing personal hygiene materials, employing robust cleaning protocols, maintaining optimal humidity and filtering indoor air.

MARKETED BY

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**CUSHMAN &  
WAKEFIELD**



**UNICO®**