

# 257 TOWER



CLASS-A OFFICE  
CBD - SALT LAKE CITY, UTAH



Cushman & Wakefield as exclusive advisor is pleased to present the opportunity to acquire 257 Tower (the “Property”). 257 Tower is a 13-story, 258,823-sf, Class A office tower located in the heart of Downtown Salt Lake City, Utah.

Salt Lake City, serving as both the capital of Utah and its cultural and economic hub, is renowned for its robust demographics, availability of jobs and higher education, affordability, and unparalleled access to outdoor recreation, making it the vibrant urban core of the mountain west.

Originally constructed in 1986 on a 1.77-acre site, 257 Tower is projected to be 73% leased upon close, with no space marketed for sublease. The Property features 3.1 years of WALT. 257 Tower is well-positioned to attract the next wave of office tenants, having undergone a comprehensive renovation plan by the current owner. Upgrades include a complete remodel of the ground-floor, creation of a full-service café, fitness center, and an open-air courtyard. This offering includes both the adjacent freestanding parking structure and a four-level underground parking garage, together providing an excellent parking ratio of 2.92/1,000 sq. ft.

257 Tower stands out due to its strong financial performance, substantial capital enhancements, and convenient location in the heart of a thriving central business district.





### Asset Summary

<b>Name:</b>	257 Tower	
<b>Address:</b>	257 East 200 South Salt Lake City, Utah	
<b>Property Type:</b>	Multi-tenant high-rise office	
<b>Building Size:</b>	258,823 net rentable sq. ft. 13 stories	
<b>Parcel Details:</b>	16-06-129-028:	1.09 acres
	16-06-129-031:	0.65 acres
	16-06-129-032:	0.01 acres
	16-06-177-009:	0.02 acres
	<b>Total:</b>	<b>1.77 acres</b>
<b>Zoning:</b>	D-1 (Downtown)	
<b>Age:</b>	1986	
<b>Parking:</b>	757 spaces (2.92/1,000 sf ratio) +29 motorcycle spaces Four-level subterranean parking garage; three-level freestanding parking structure with subterranean lower level	

### Investment Highlights

<b>Sales Price:</b>	New Pricing - call for details
<b>Year 1 NOI:</b>	\$3,370,001
<b>Weighted Average Rent:</b>	\$25.18 psf
<b>Occupancy:</b>	72.7% (includes Management Office, Fitness Facility, & BOMA Placeholder)
<b>WALT:</b>	3.1 years (37 months)



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#### Office Leasing - CBRE

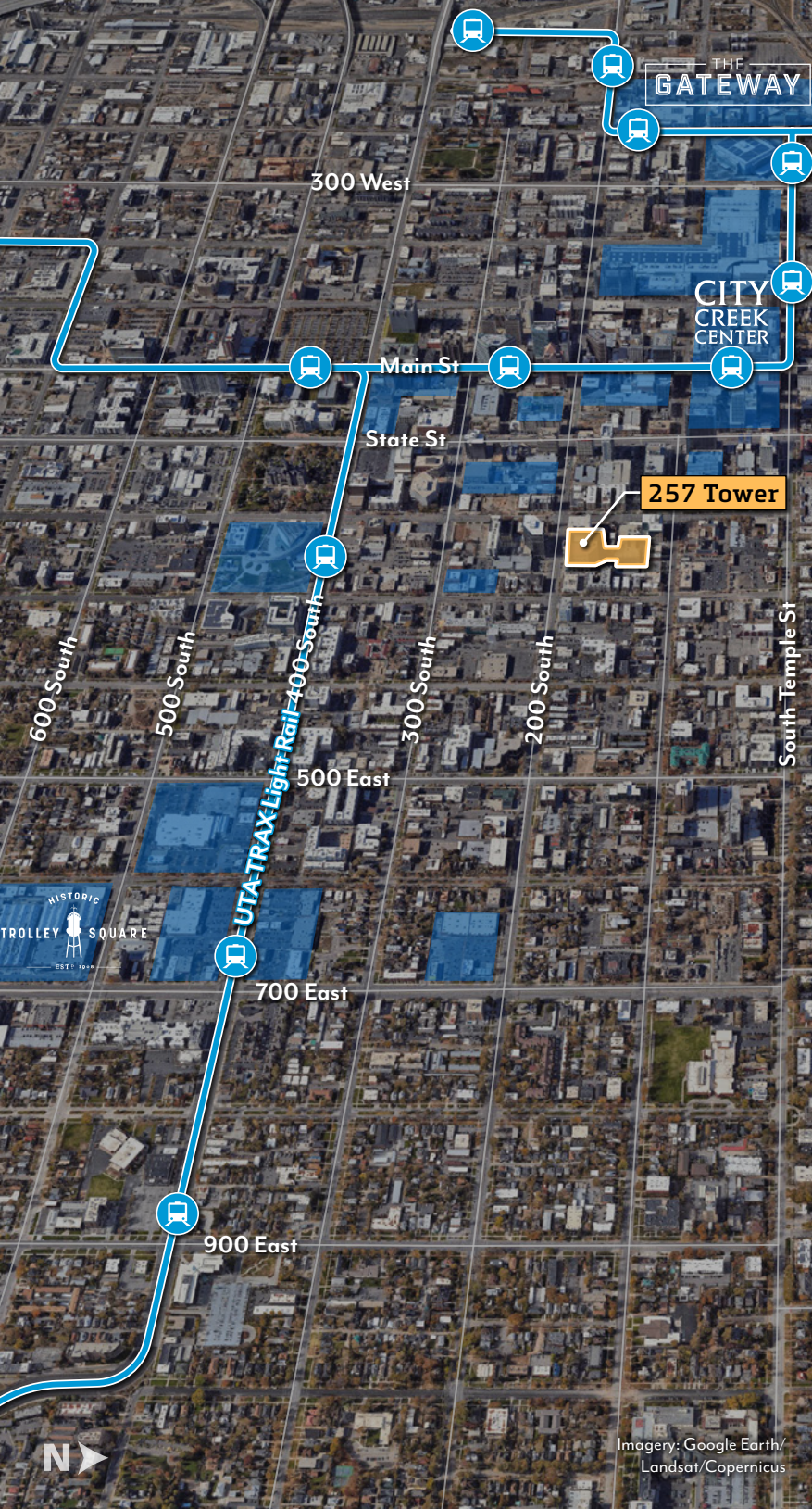
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## 257 TOWER

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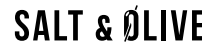
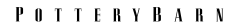
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Imagery: Google Earth/  
Landsat/Copernicus

## SURROUNDING RETAIL AND AMENITIES

With a Walk Score of 94 (Walker's Paradise), 257 Tower is centrally-located near the area's most vibrant cultural, entertainment, retail, and dining establishments.



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