



LATTICE APARTMENTS & NORTH TOWER

Multifamily & Hospitality Investment Opportunity

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Lattice Apartments and North Tower (the "Property"), located in Downtown Salt Lake City, Utah. The Property is comprised of the following:

- **Lattice Apartments:** Fully renovated, 184-micro-unit apartment project
- **North Tower:** Vacant 9-story, 204-key former hotel building
- **Excess Development Land:** Approximately 1.8 acres of excess development land

This is the premier opportunity for investors with a long-term investment horizon and conviction in the Salt Lake market.



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ASSET SUMMARY

Name:	Lattice Apartments & North Tower	
Address:	640 South West Temple Street Salt Lake City, Utah	
Site Details:	15-01-478-009:	0.32 acres
(approx.)	15-01-478-018:	4.40 acres
	15-01-478-019:	0.20 acres
	Total:	4.92 acres
Zoning:	D-1 (Central Business District) & D-2 (Downtown Support District)	
Lattice Unit Mix:	Unfurnished Studios (359 sf): 128 Units	
	Furnished Studios (358 sf): 56 Units	
	Total: 184 Units	
Hotel Keys:	204 Keys	
Age:	1971 (Lattice Redeveloped in 2023)	
Parking:	155 Surface Stalls (0.84/unit ratio on the apartments)	

INVESTMENT HIGHLIGHTS

Sales Price:	Please contact brokers
Pro Forma NOI*:	\$1,634,361
In-Place Rent*:	\$1,146/unit/month (\$3.20 psf)
Occupancy*:	88.6% (July 2026)

*Lattice Apartments

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L A T T I C E



LATTICE APARTMENTS

Originally built in 1973 and fully renovated in 2023 by the current owner, Lattice apartments has elevated the standard of micro-unit apartment living in Salt Lake City, setting the bar for all new development going forward. In-unit features include:

- High-end finishes
- Quartz countertops
- Stainless steel appliances
- Smart home features
- Floor-to-ceiling windows
- Private Juliette balconies
- Fifty-six units are fully furnished

The owner has meticulously upgraded the common areas to complement the efficient apartment units. Common area upgrades include:

- Co-working Space: Individual work areas and conference room for larger meetings
- Sky Lounge: Stunning panoramic views of Salt Lake City and the Wasatch mountain range; space equipped with pool table, kitchen, and dining areas
- Fitness: State-of-the-art fitness center with cardio machines and free weights; bike storage also available

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NORTH TOWER

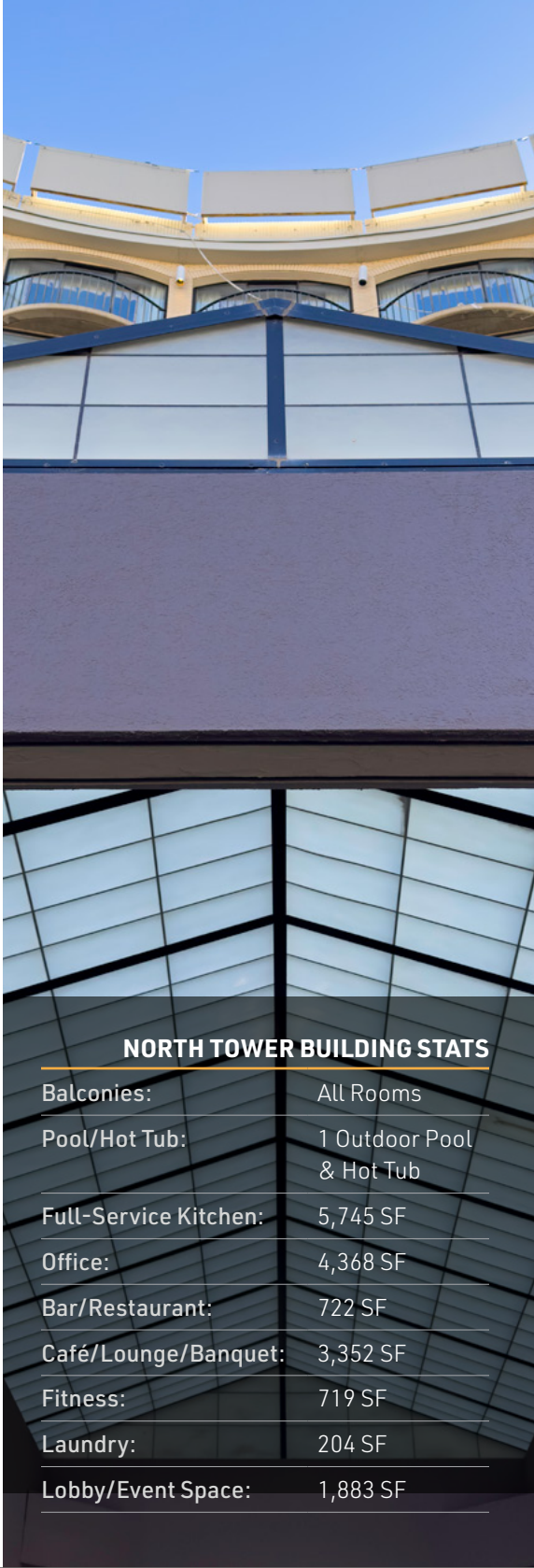


This offering includes the conjoining North Tower, a vacant, 9-story, 204-room former hotel featuring amenities including bar/restaurant, fitness, and conference space.

With interior and exterior upgrades, the North Tower could seamlessly become operational.

Given the property's core infill location, flexible zoning, and premium transit access, the North Tower is well-positioned to capture significant demand across a multitude of use cases including but not limited to:

- Extended-stay concept
- Limited/full-service hotel
- Additional micro-units
- Student housing
- Senior living
- Affordable housing
- Redevelopment



NORTH TOWER BUILDING STATS

Balconies:	All Rooms
Pool/Hot Tub:	1 Outdoor Pool & Hot Tub
Full-Service Kitchen:	5,745 SF
Office:	4,368 SF
Bar/Restaurant:	722 SF
Café/Lounge/Banquet:	3,352 SF
Fitness:	719 SF
Laundry:	204 SF
Lobby/Event Space:	1,883 SF

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CENTRALIZED PROXIMITY

- Proposed Future UTA TRAX Light Rail
- Major Arterial Streets



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