

# THE ASTER



## 255 SOUTH STATE STREET

- NEW MIXED-USE DEVELOPMENT IN SALT LAKE CITY'S CBD
- UNBEATABLE LOCATION/VISIBILITY, HIGH FOOT TRAFFIC
- 3 PRIME RETAIL UNITS REMAINING WITH UTILITIES
- UNIT SIZE: 830 SF, 1,112 SF, 2640 SF (HARD CORNER)
- RENTAL RATES BETWEEN \$25-29PSF, TI AVAILABLE
- WALKABLE "PASEO" IN PRIME RETAIL DISTRICT IN CBD

CONTACT  
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- TWO TOWERS FEATURING 190 RESIDENCES
- GROUND FLOOR RETAIL “DISTRICT” OPPORTUNITY
- HIGH CEILINGS AND GLASS CURTAIN WALLS
- HIGH QUALITY CONSTRUCTION



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## THE PASEO

A THROUGH-BLOCK PATHWAY BETWEEN STATE ST & EDISON ST FORMS A CENTRAL PATHWAY. "THE PASEO" IS A GATHERING PLACE AND A GATEWAY TO DOWNTOWN SLC. THE ASTER IS MOST VIBRANT MIXED-USE ZONE IN THE CITY.

## COMMUNITY

THE PASEO FEATURES A ROTUNDA THAT WILL BE ACTIVATED BY CONCERTS, FESTIVALS AND COMMUNITY GATHERINGS. PATRONS ARE DRAWN THROUGH A PORTAL BETWEEN THE TOWERS, LINED WITH A VIBRANT MIX OF USES.



- WALKABLE PASEO BETWEEN THE BUILDINGS
- COMMUNITY ACTIVATION, EVENTS, FESTIVALS
- AMAZING MIX OF LOCAL BUSINESSES
- GREASE TRAPS, HOOD, FIRE SUPPRESSION



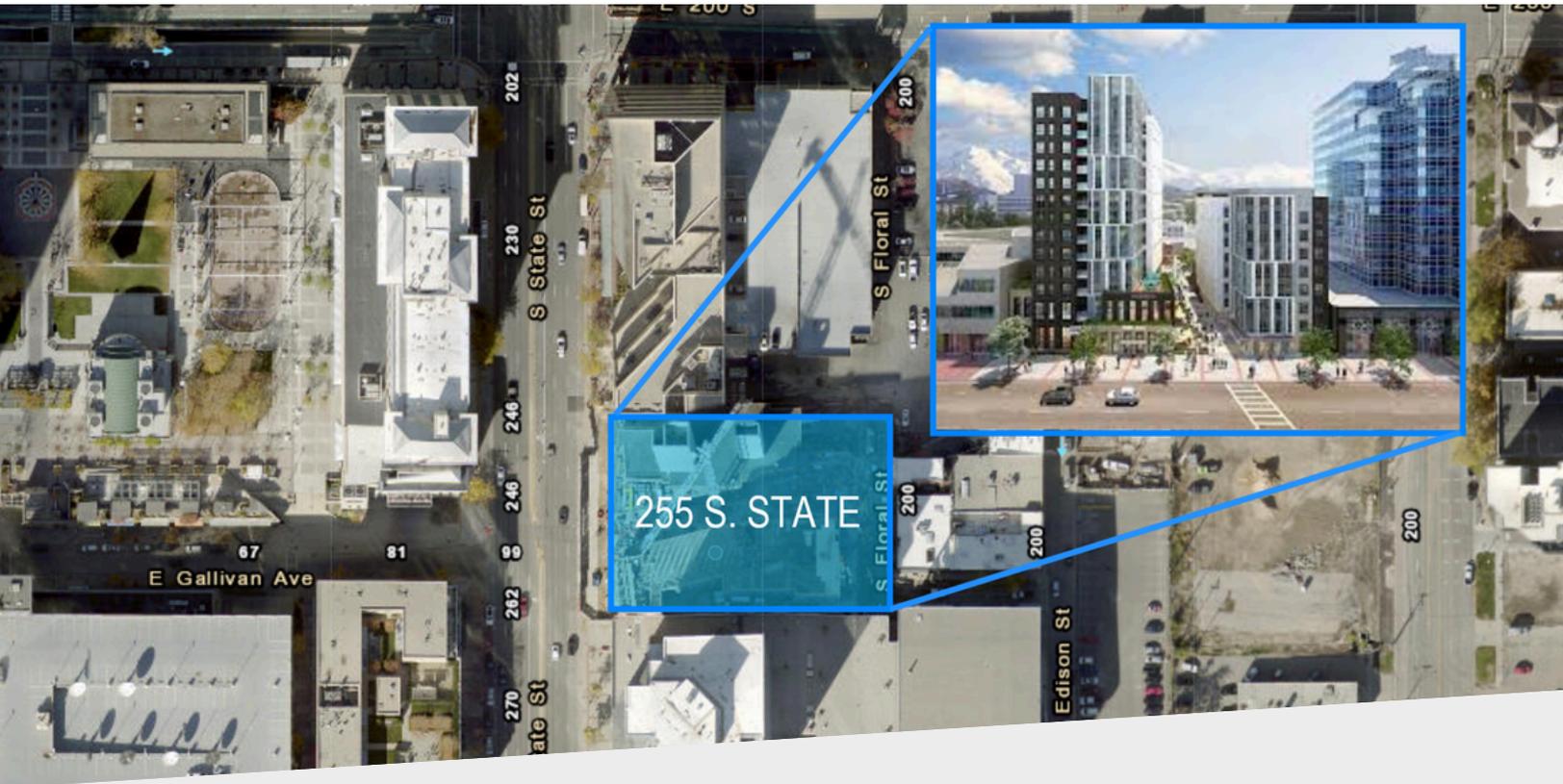
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## The neighborhood

255 S State sits at the crossroads of downtown Salt Lake's history and vibrant modern trajectory. Many, if not most, of the city's most beloved eateries, bars, galleries, shops, and show venues sit within a stone's throw. Walk to the trails of City Creek, hop on a Green Bike to dinner, catch a TRAX train to the airport, or ride a bus to the Cottonwood Canyons for your next powder day.



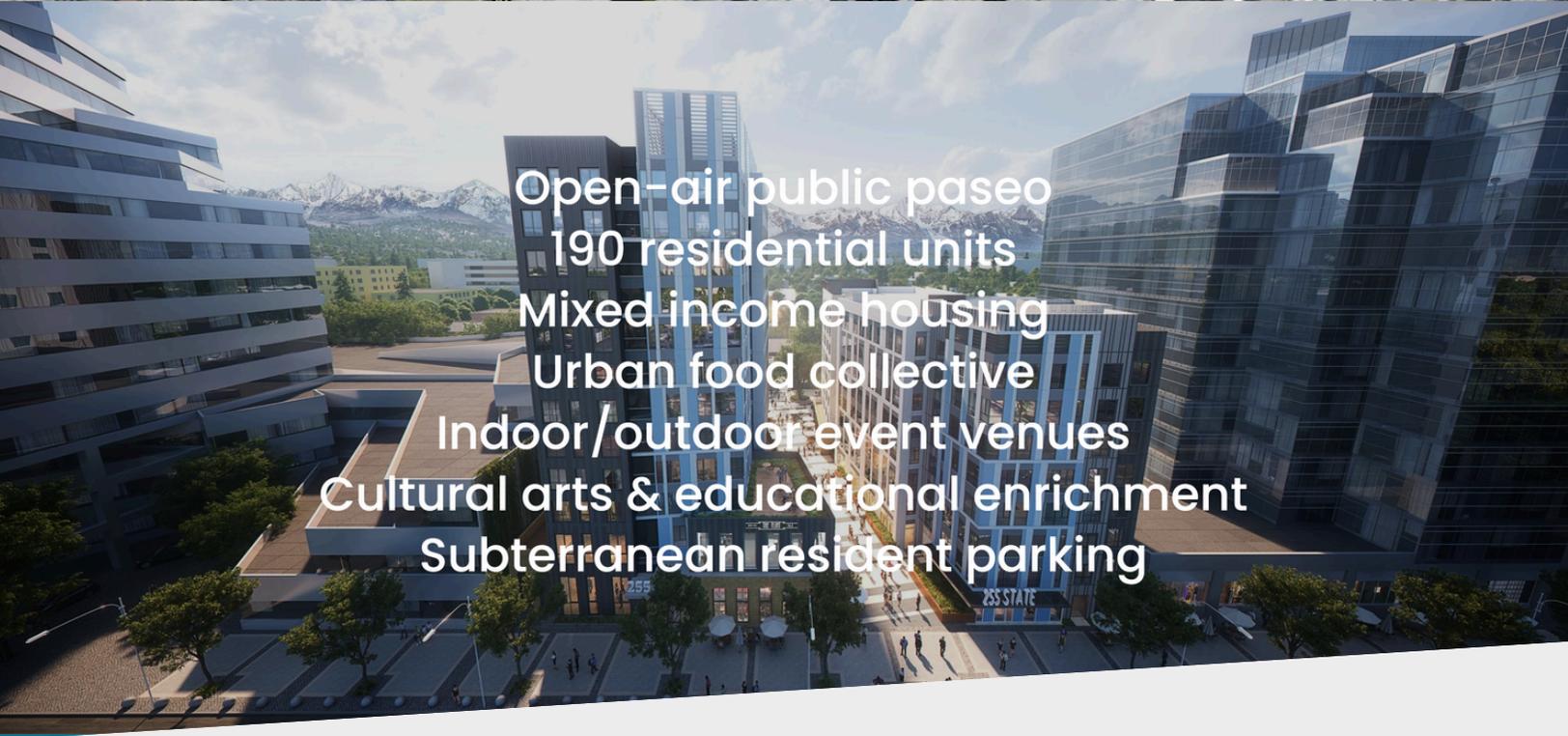
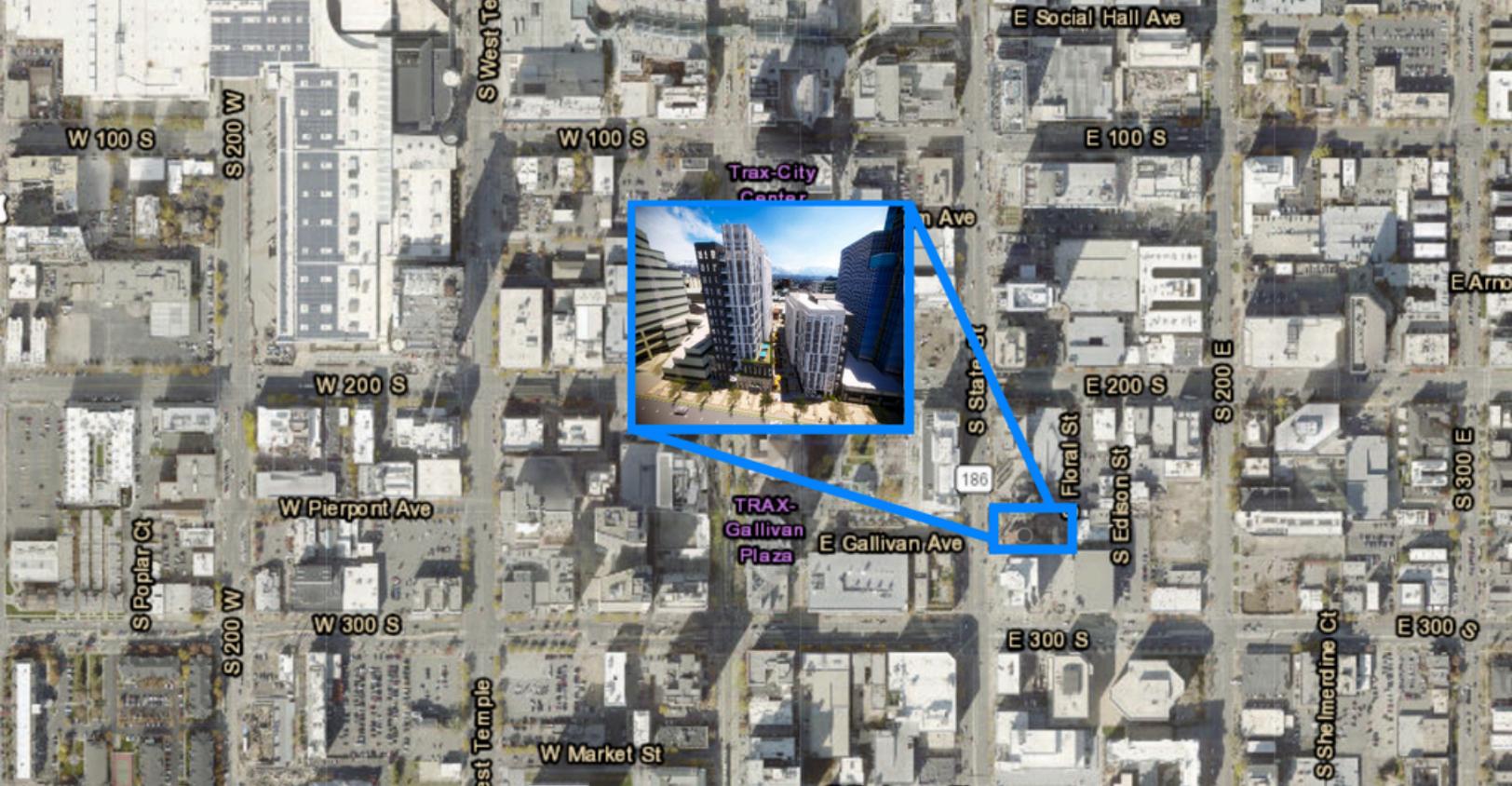
- THE EDISON ST DISTRICT IN SALT LAKE CITY CBD
- THOUSANDS OF NEW RESIDENCES AND WORKERS
- 32,000 AADT TRAFFIC COUNT ON STATE ST
- HIGH FOOT TRAFFIC AREA



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Open-air public paseo  
190 residential units  
Mixed income housing  
Urban food collective  
Indoor/outdoor event venues  
Cultural arts & educational enrichment  
Subterranean resident parking

- PRIME URBAN FOOD, CULTURAL & RETAIL DESTINATION
- INDOOR/OUTDOOR, WALKABLE DISTRICT
- CULTURAL AND ARTS CENTERPIECE

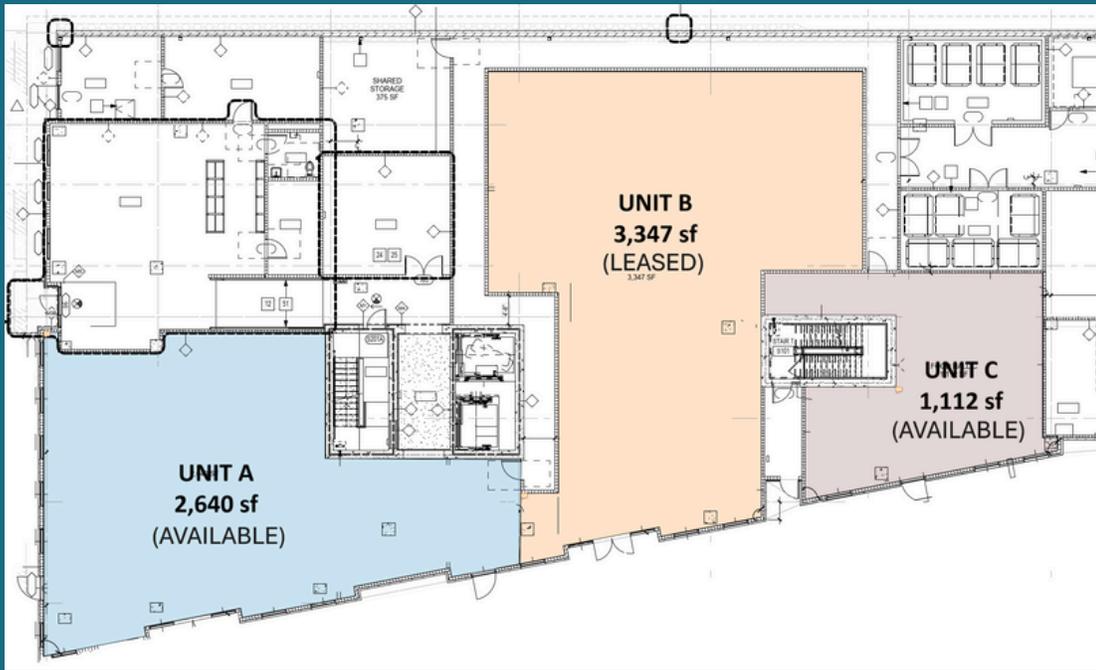


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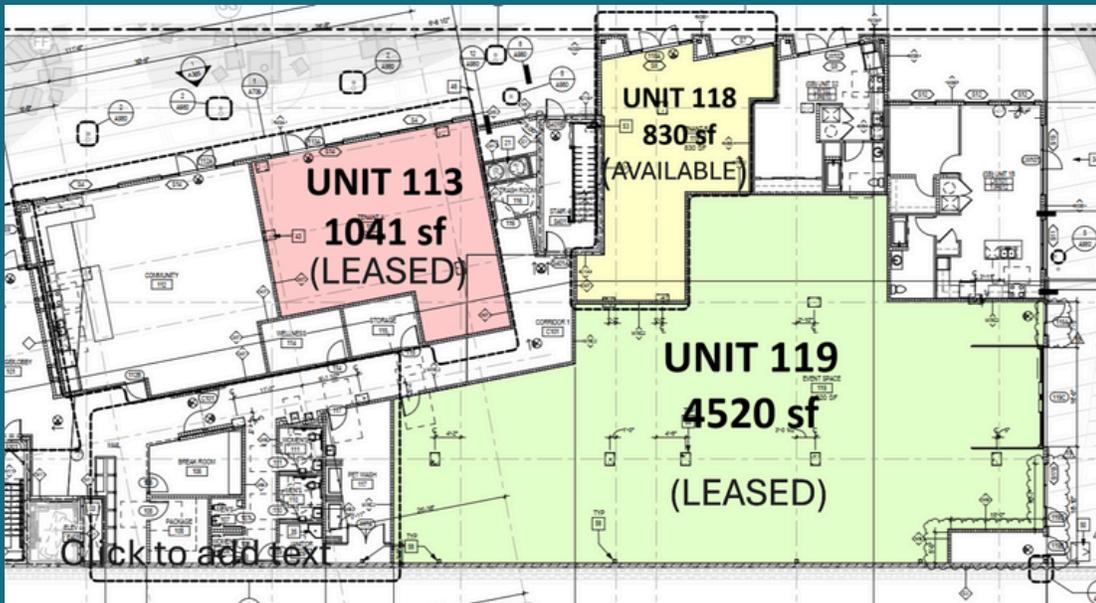
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# NORTH BUILDING RETAIL



# SOUTH BUILDING RETAIL



## AVAILABLE:

- NORTH TOWER: "UNIT A" (HARD CORNER) - 2640 SF
- NORTH TOWER: "UNIT C" - 1,112 SF
- SOUTH TOWER: "UNIT 118" - 830 SF



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