



HISTORIC MANSION BLOCK

South Temple Mixed-Use Investment Opportunity

Cushman & Wakefield (C&W), as the exclusive advisor, is pleased to present the opportunity to acquire the Historic Mansion Block (the "Block"), a full 2.48-acre mixed-use block located in Salt Lake City's prestigious Avenues neighborhood.

This rare opportunity comprises 12 individual buildings: seven historic homes that have been thoughtfully converted into office spaces, and five multifamily multiplexes.

Anchoring the Block is the David Keith Mansion and Carriage House, a neoclassical landmark designed by renowned architect Frederick Albert Hale. This iconic structure stands as a testament to Salt Lake City's architectural heritage and adds significant prestige to the Historic Mansion Block.

This offering represents a once-in-a-lifetime opportunity to acquire an entire block in one of Salt Lake City's most desirable neighborhoods. With its mix of historic charm and modern utility, the Block offers unlimited potential for future use, redevelopment, or preservation.



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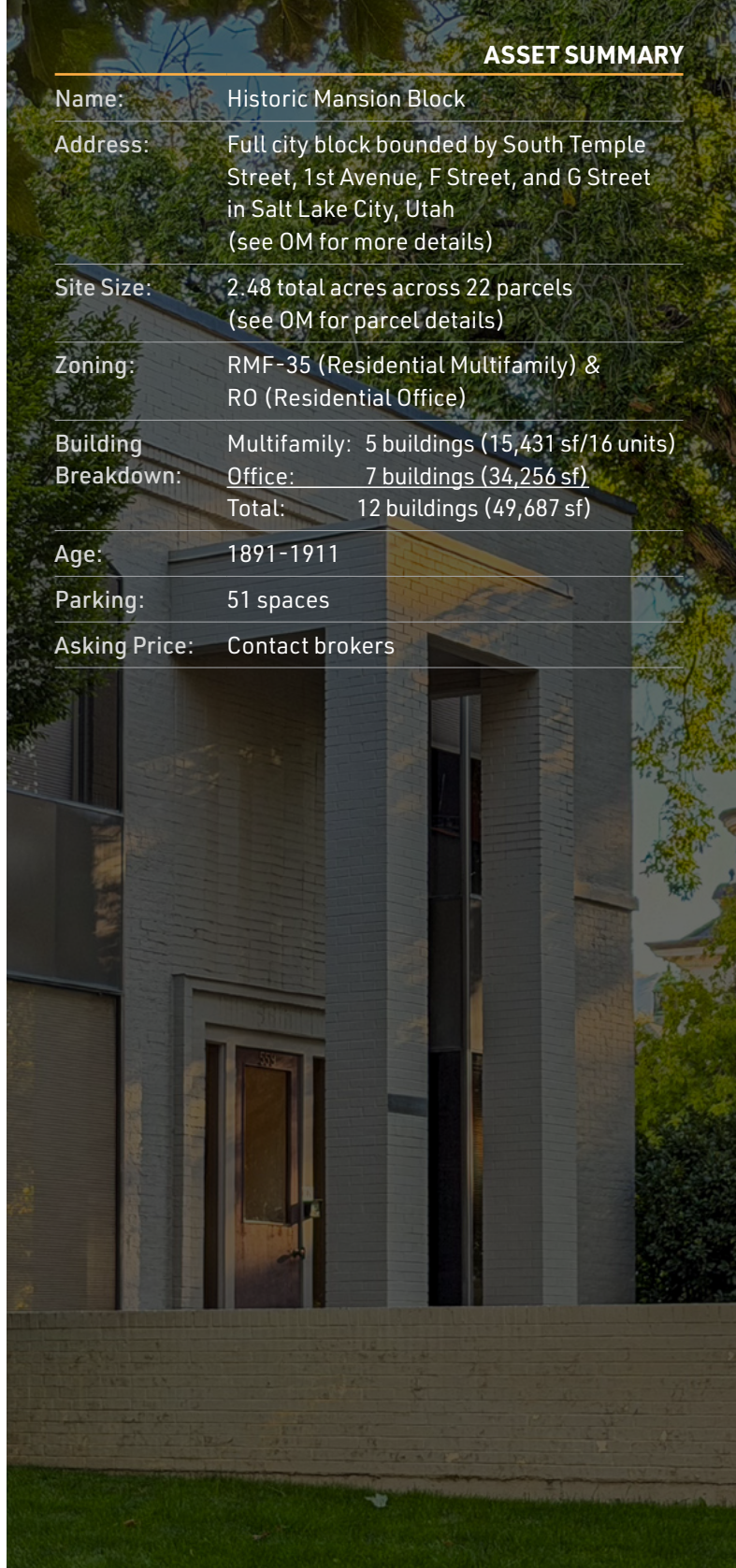
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ASSET SUMMARY

Name:	Historic Mansion Block
Address:	Full city block bounded by South Temple Street, 1st Avenue, F Street, and G Street in Salt Lake City, Utah (see OM for more details)
Site Size:	2.48 total acres across 22 parcels (see OM for parcel details)
Zoning:	RMF-35 (Residential Multifamily) & RO (Residential Office)
Building Breakdown:	Multifamily: 5 buildings (15,431 sf/16 units) Office: 7 buildings (34,256 sf) Total: 12 buildings (49,687 sf)
Age:	1891-1911
Parking:	51 spaces
Asking Price:	Contact brokers



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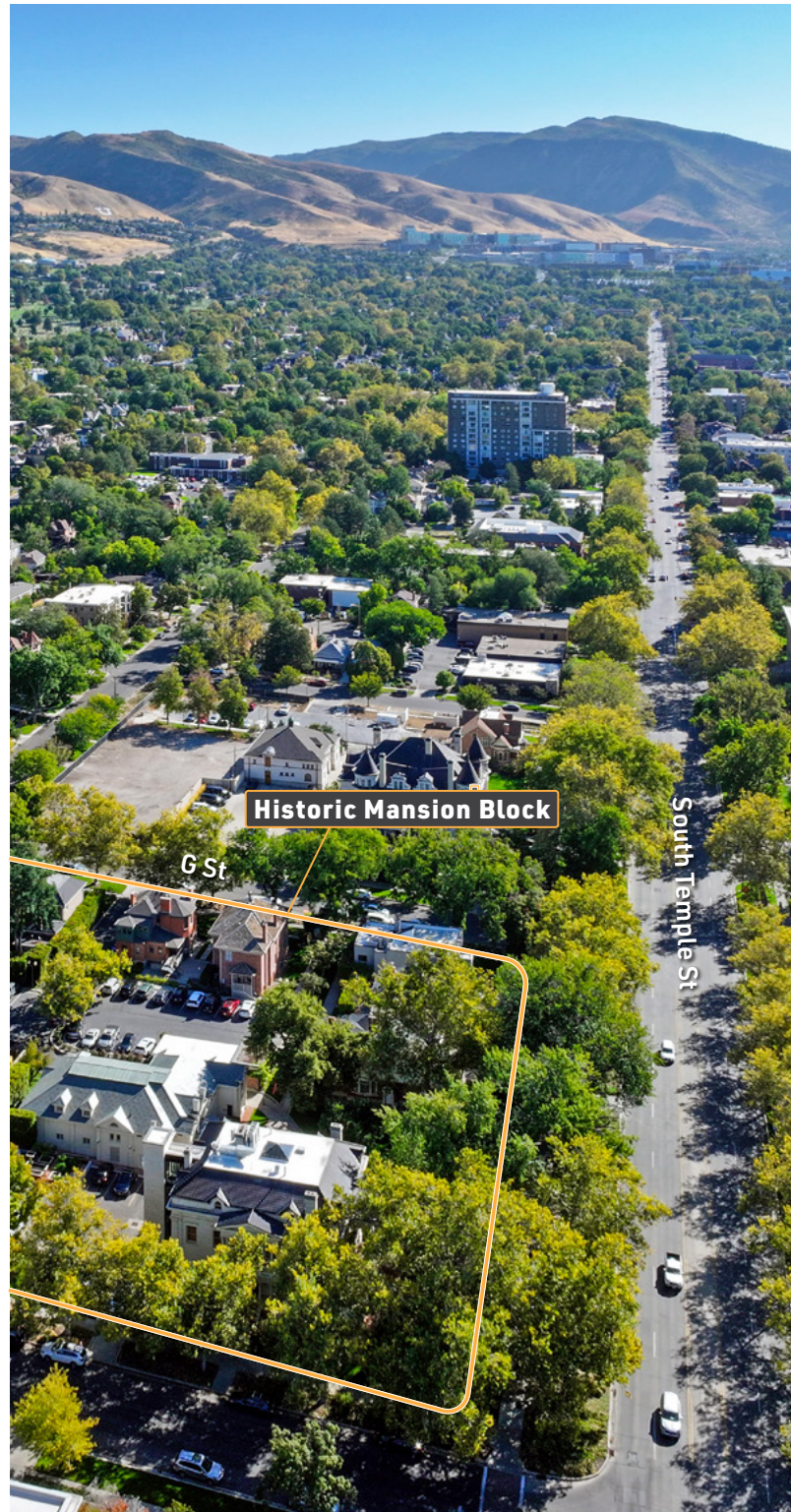


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PRESTIGIOUS, HISTORIC SOUTH TEMPLE STREET

The Block, located on South Temple Street, Salt Lake City's most historic avenue, joins a distinguished collection of buildings along the street that showcase Utah's finest architecture. South Temple features works by celebrated designers such as Richard Kletting and Henry Ives Cobb, and displays a rich blend of styles including Renaissance Revival, Colonial-Georgian Revival, and Gothic Revival.

This architecturally significant and highly sought-after corridor offers owners a rare opportunity to establish a landmark property that enhances and elevates the character of this iconic neighborhood.



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PROXIMITY TO WALKABLE RETAIL AND AMENITIES

The Block is located in one of Salt Lake City's most desirable and walkable neighborhoods, surrounded by a vibrant mix of dining, shopping, and entertainment. Just steps away, residents and office tenants can enjoy popular local spots like Oquirrh, Saffron Valley, and Java Joe's.

The Block is also located minutes to over 1.5 million square feet of lifestyle retail at City Creek Center and The Gateway. Jointly owned by the LDS Church and Simon Property Group-owned Taubman Centers, City Creek Mall is an 890,000-sf open-air shopping center featuring retractable glass roof, man-made creek, two waterfalls, outdoor plazas, and over 100 high-end stores and restaurants. The Gateway is a premier open-air mixed-use development that spans 650,000 square feet and features more than 105 shops and restaurants.



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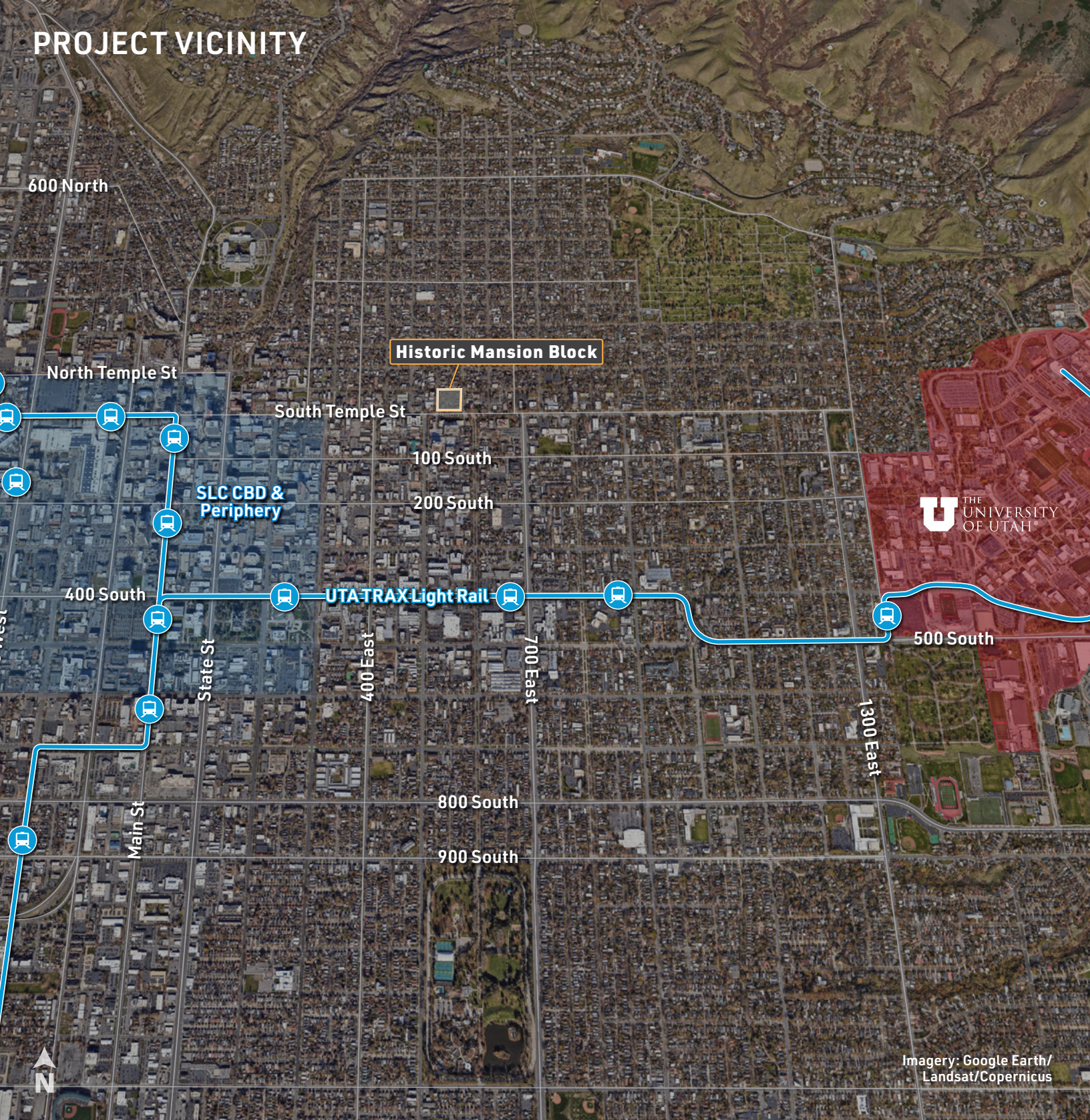
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PROJECT VICINITY



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