

For Lease

255 Admiral Byrd

Salt Lake City, UT 84116



~38,000 SF Available for Occupancy - Full Floor Opportunity
New Ownership, Recently Completed Interior & Exterior Upgrades



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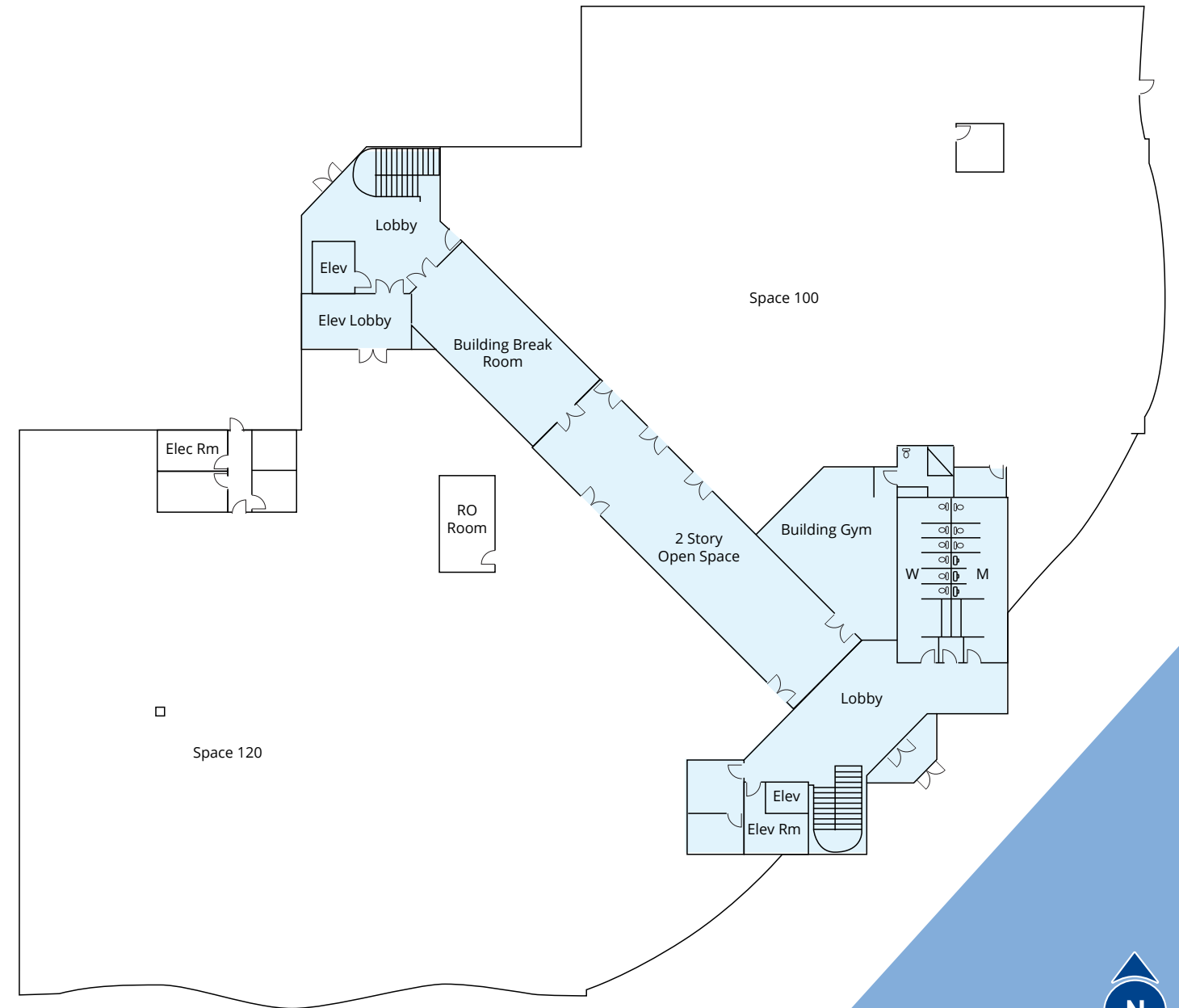
Property Highlights

- ▶ Up to ±38,000 RSF available - Full Floor Opportunity
- ▶ Asking Lease Rate: \$23-27 PSF FS
- ▶ Ready for Tenant Improvements - Landlord will provide a generous & market TI Package
- ▶ Landlord open to adding shared amenities to the 2nd floor (i.e. conference room, training room, lounge area etc.)
- ▶ Crown signage opportunity
- ▶ M-1 Zoning: Light Manufacturing - ideal for office, lab, life science, medical, flex, light industrial
- ▶ New grade level roll-up door and freight elevator
- ▶ New rooftop units and HVAC system
- ▶ New 500 KW Cummins DFEK diesel generator with UPS
- ▶ Recent upgrades to better suit lab and life science users (multiple floor drains, ventilation with rooftop exhaust fans, etc.)
- ▶ 13.5' Floor-to-slab clearance
- ▶ Shared building break room
- ▶ 4 / 1,000 parking ratio with six EV charging stations
- ▶ On-site gym, basketball court and BBQs
- ▶ Immediate & convenient access to I-80
- ▶ Minutes from Salt Lake City International Airport
- ▶ Seven hotels directly adjacent to the building



Level 1

Common Areas





Salt Lake City
International Airport



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