



PROPERTY
RESERVE



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Address

95 South State Street, Salt Lake City, Utah 84111

95 State at City Creek Overview

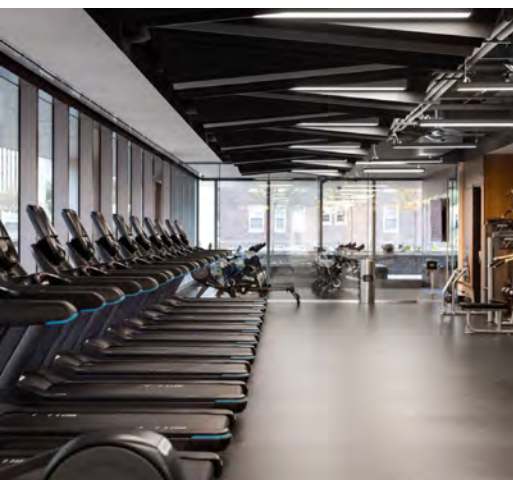
Class - A Office building

514,000 square feet

25 stories

Built in 2021

95 State at City Creek is Salt Lake City's newest state-of-the-art, Class-A office tower. Connected directly to City Creek Center through The Link, a renovated and expanded pedestrian tunnel, the building is centrally located right in the heart of downtown



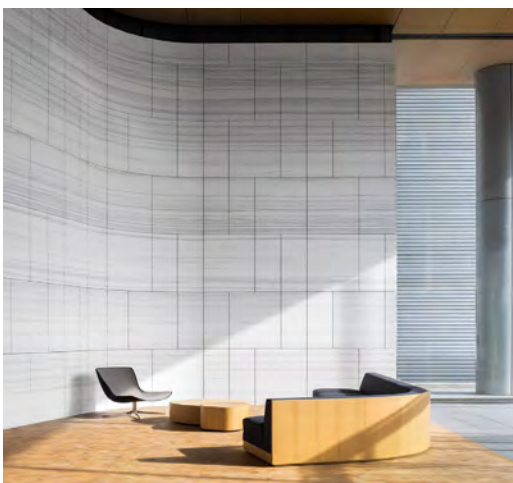
The tower features a 5th floor garden terrace with 4,000 square feet of landscaping creating a pocket park in the sky. The terrace provides tenants and their guests with a tranquil location to relax and unwind outdoors

As one enters 95 State at City Creek, the building's elegant lobby with its 75-foot 8k display screen creates an awe-inspiring impression. Top-quality stone finishes combined with natural wood and comfortable seating areas create a warm and relaxing environment

95 State at City Creek demonstrates the benefits that quality design and stunning architecture provide for the people who work there. Providing cutting-edge work space encourages people to take pride in the work they do

Elevate at City Creek

All City Creek tenants have access to the amenity center, Elevate. Equipped with fitness center, showers, pickle ball, golf simulator, and basketball



Parking

Underground, covered, and surface parking available at prevailing market rates

Lease Rate

Full-service with base-year stop

Improvements

Generous TI packages available

Amenities at 95 State



Gym



Outdoor Patio

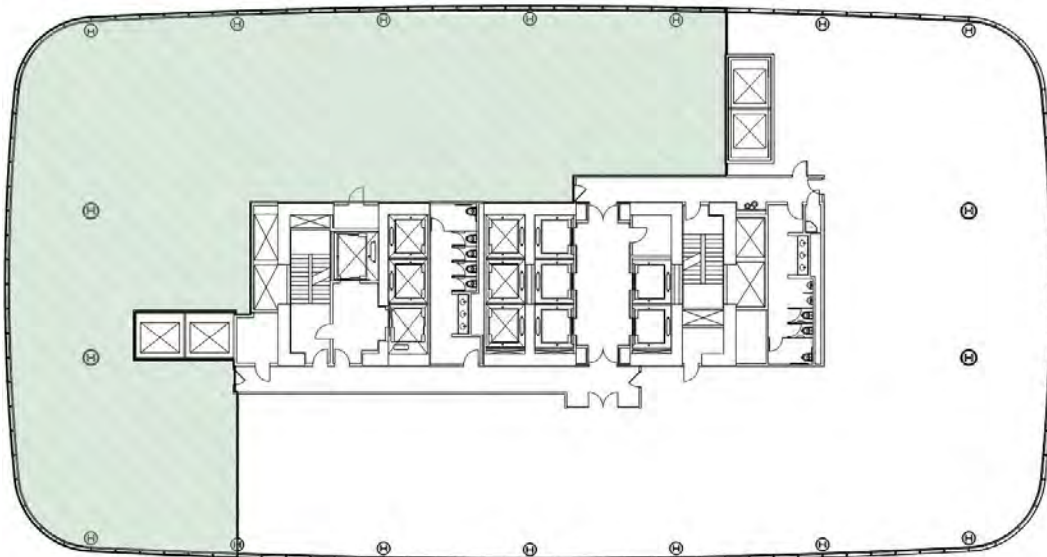
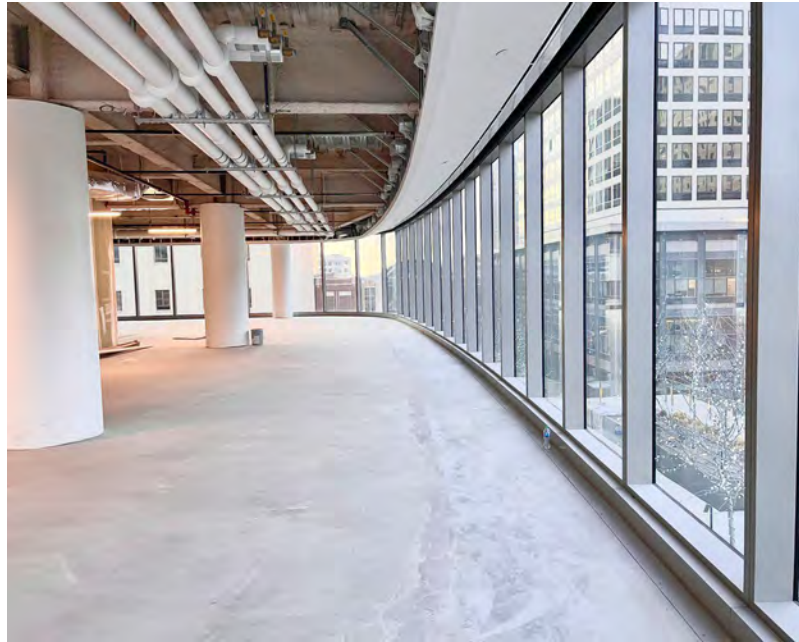


Conference Room

Suite 600

Rentable Square Feet: 10,985
Lease Rates: \$42.00-\$44.00/RSF

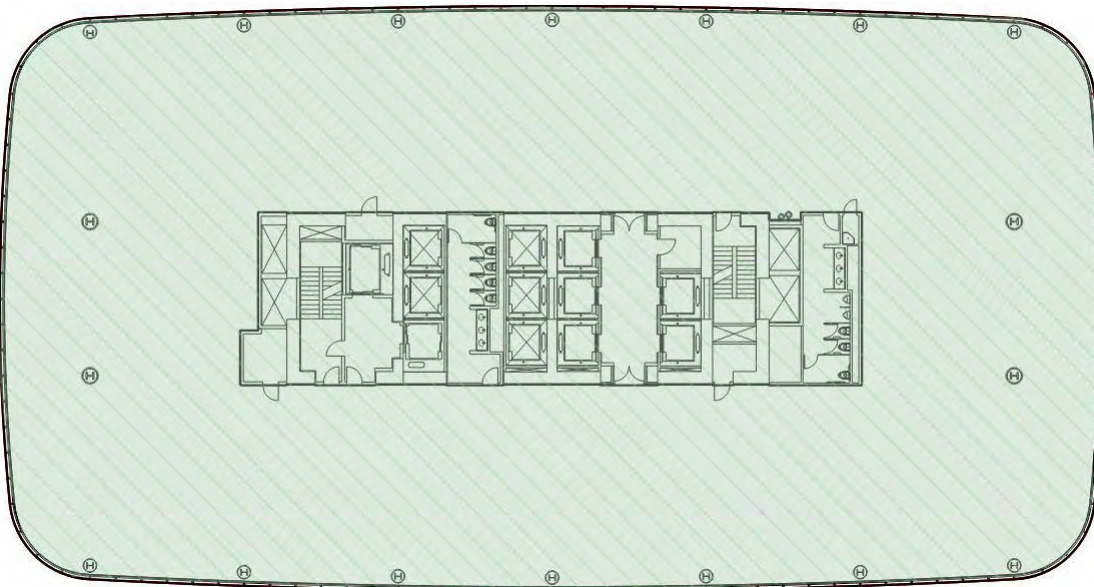
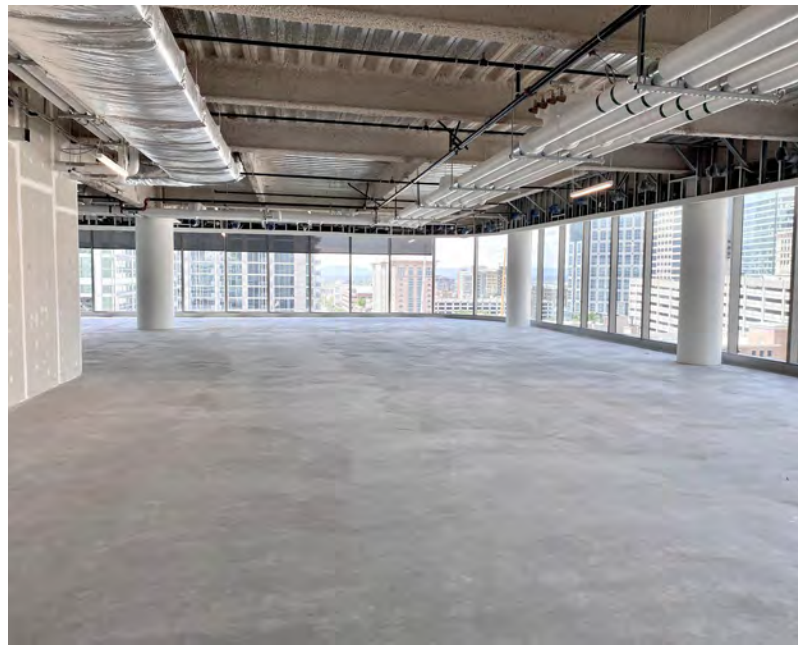
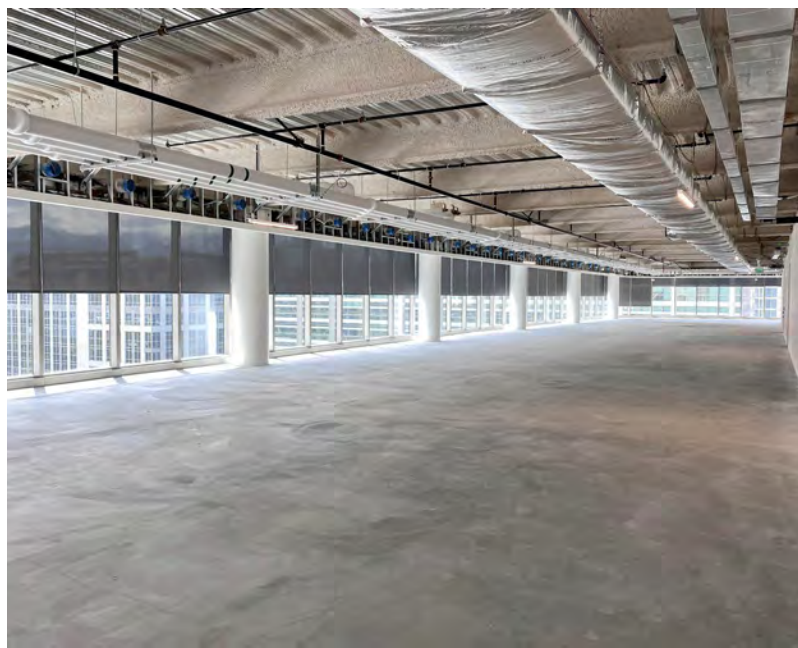
Status: Available
Condition: Gray shell ready for immediate build out



Suite 700

Rentable Square Feet: 23,936
Lease Rates: \$42.00–\$44.00/RSF

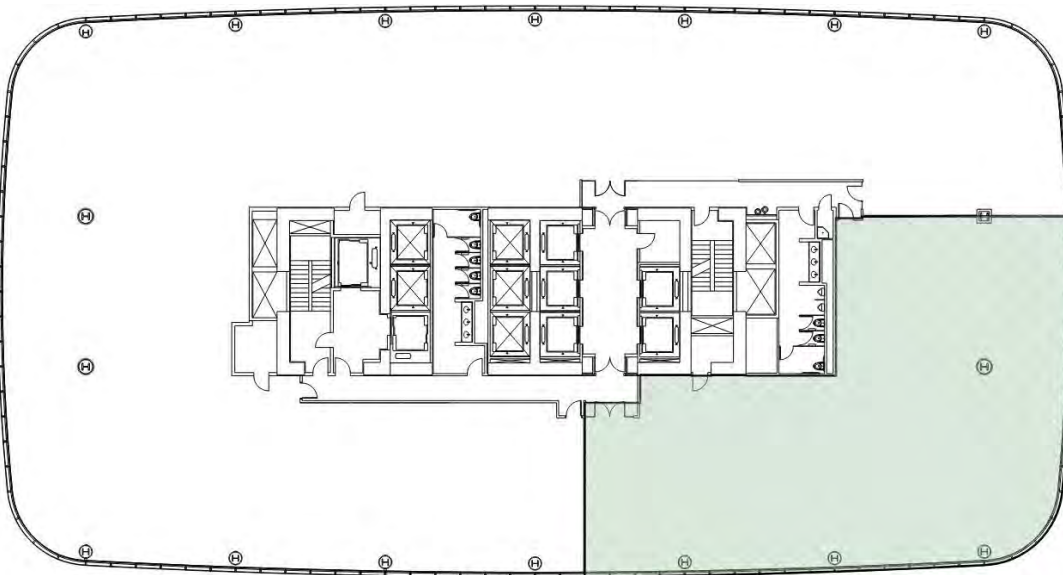
Status: Available
Condition: Gray shell ready for immediate build-out



Suite 880

Rentable Square Feet: 6,523
Lease Rates: \$43.00–\$45.00/RSF

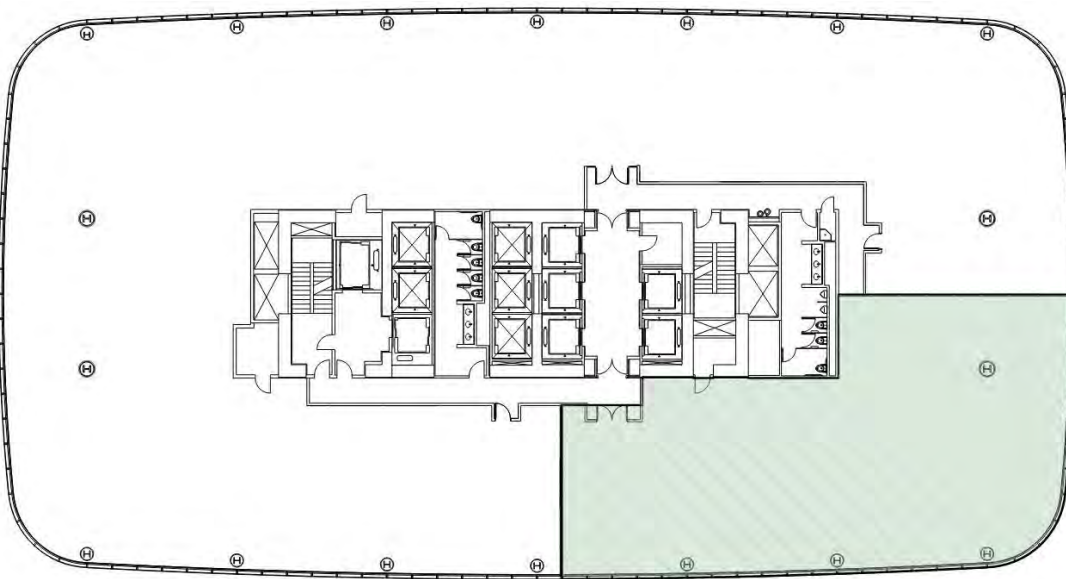
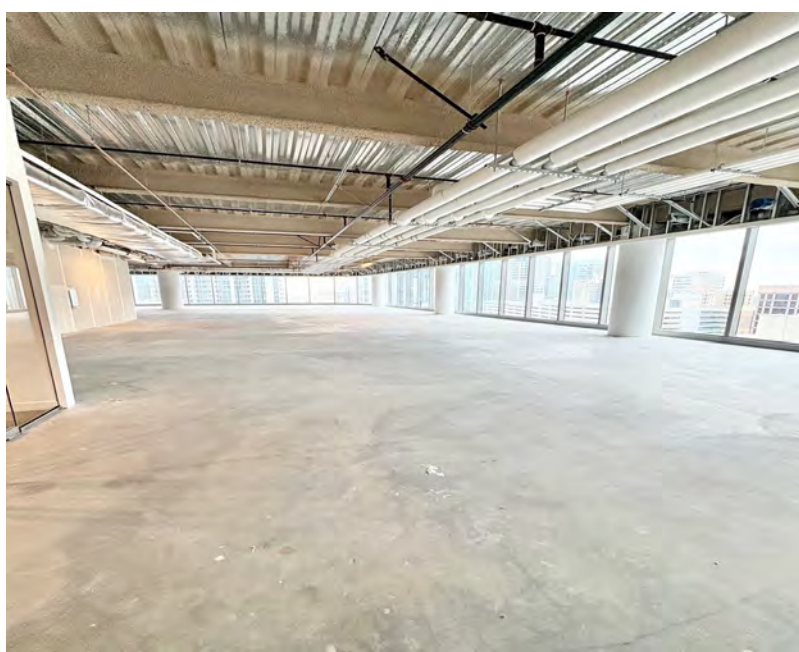
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Condition: Gray shell ready for immediate build-out



Suite 980

Rentable Square Feet: 5,829
Lease Rates: \$43.00–\$45.00/RSF

Status: Available
Condition: Gray shell ready for immediate build-out



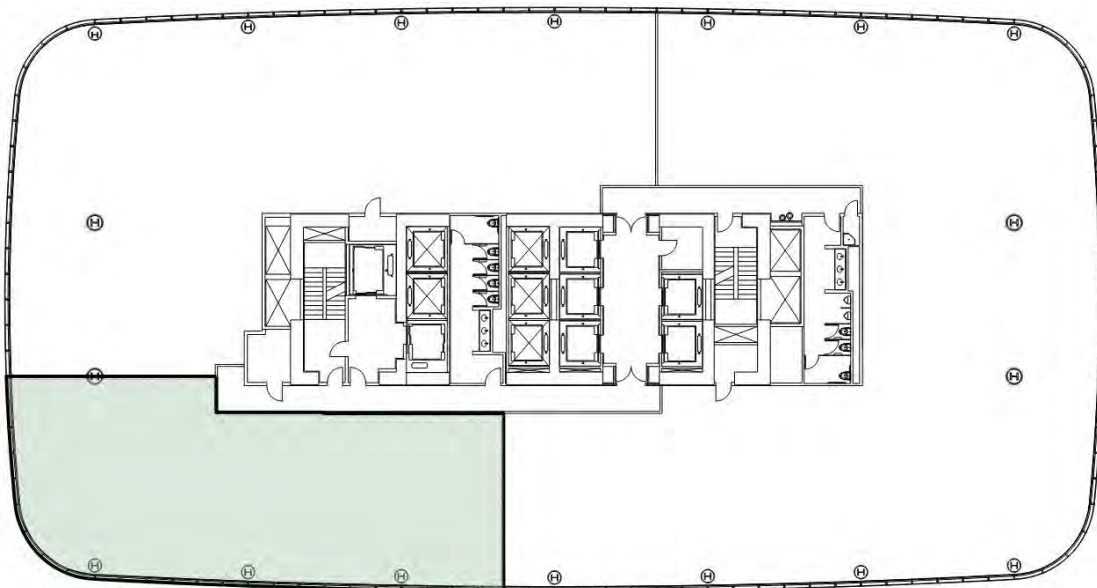
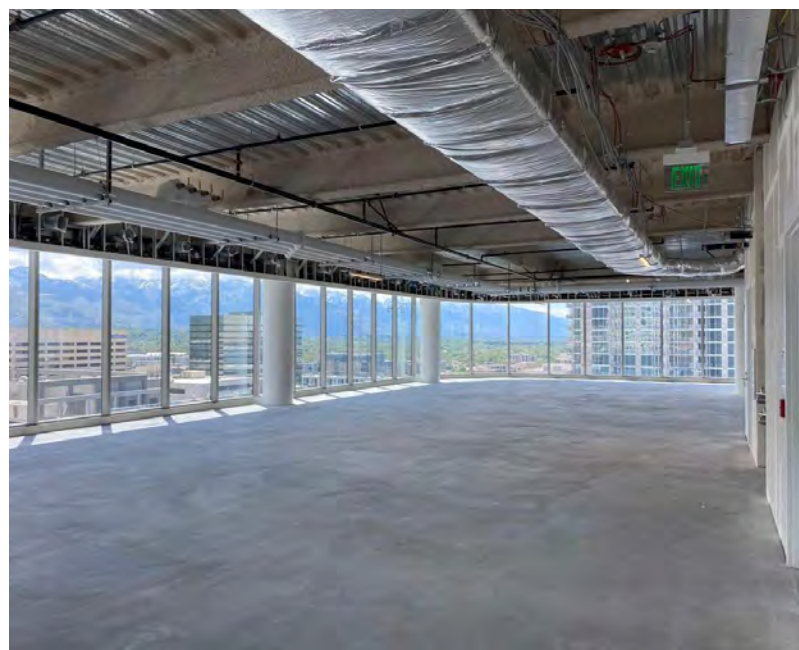
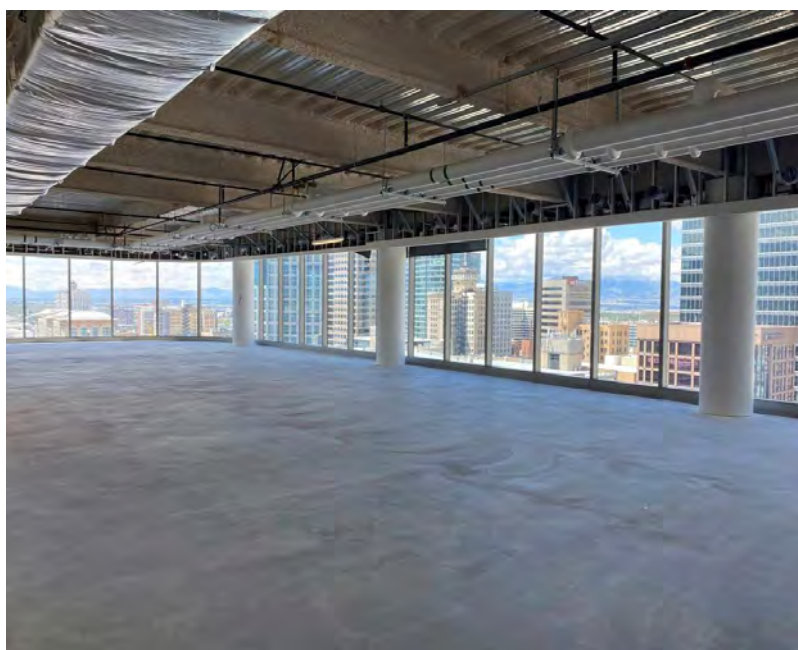
Suite 1180

Rentable Square Feet: 4,476

Lease Rates: \$44.00–\$46.00/RSF

Status: Available

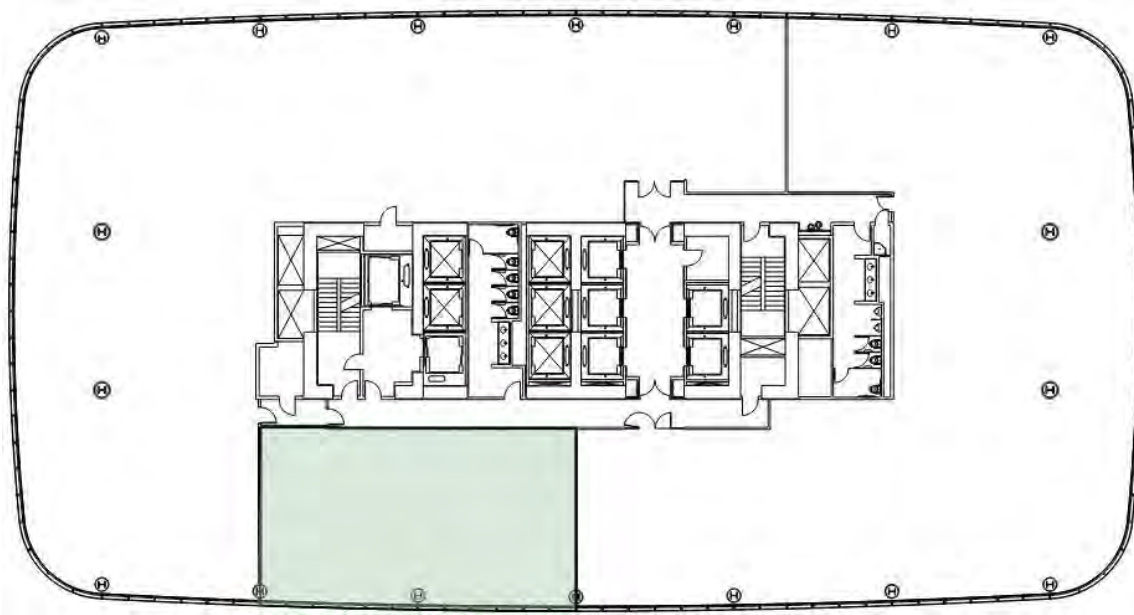
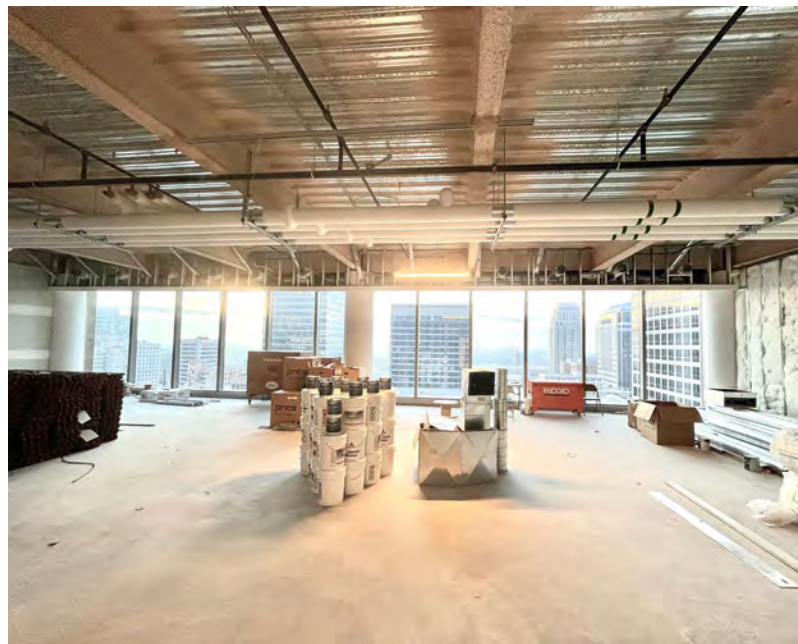
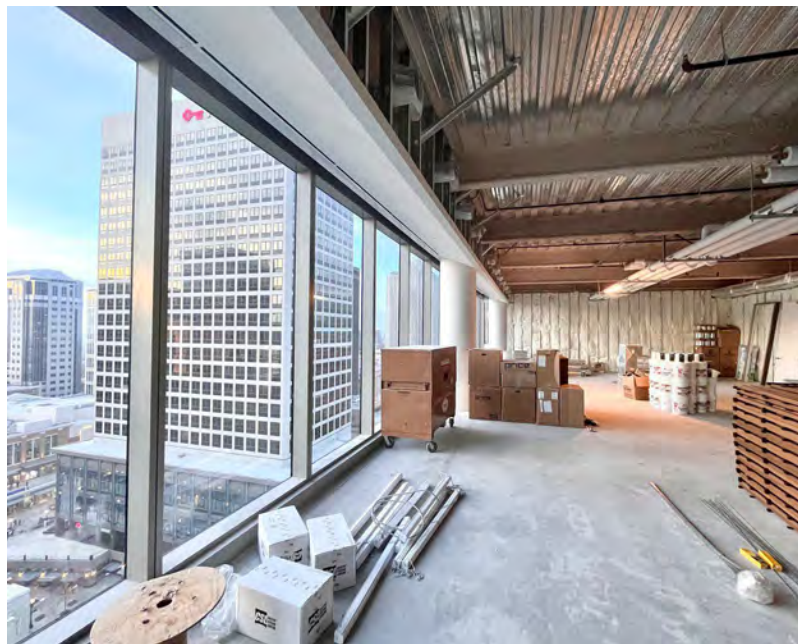
Condition: Gray shell ready for immediate build-out



Suite 1480

Rentable Square Feet: 2,598
Lease Rates: \$45.00–\$47.00/RSF

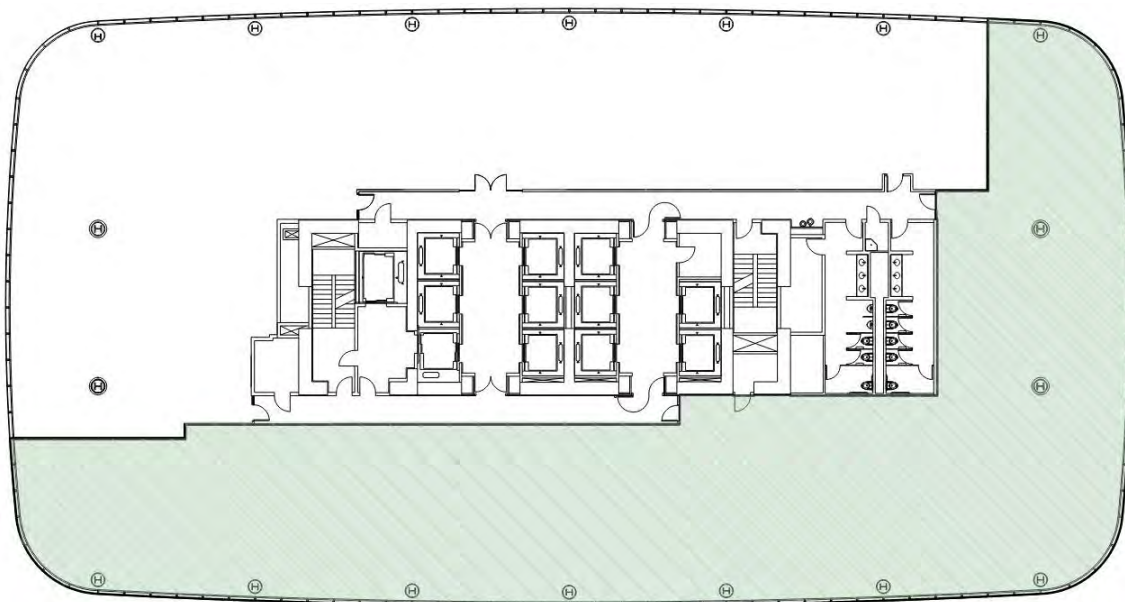
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Condition: Gray shell ready for immediate build-out



Suite 1550

Rentable Square Feet: 12,578
Lease Rates: \$45.00–\$47.00/RSF

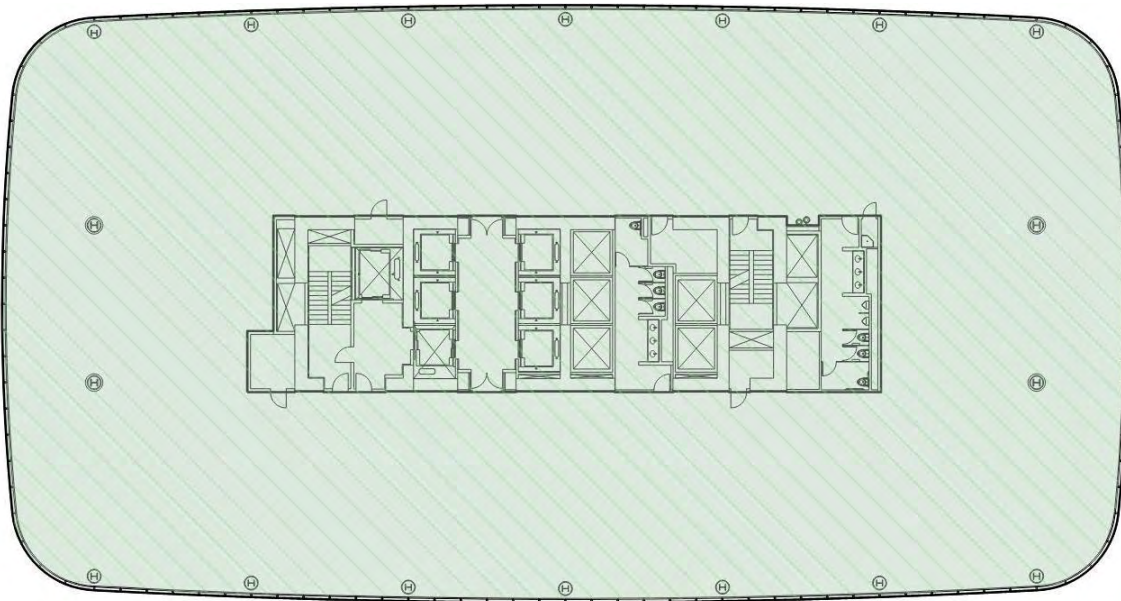
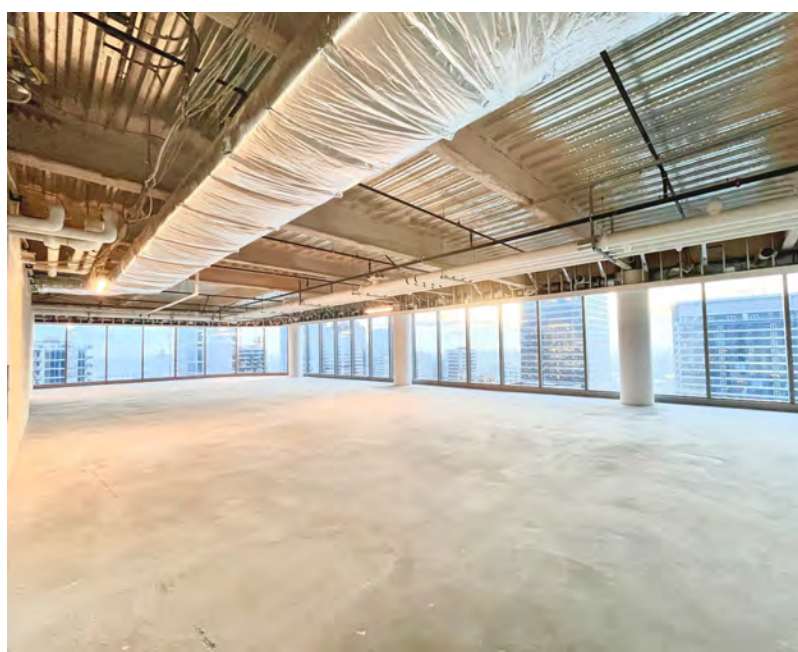
Status: Available
Condition: Gray shell ready for immediate build-out



Suite 1600

Rentable Square Feet: 23,977
Lease Rates: \$46.00–\$48.00/RSF

Status: Available
Condition: Gray shell ready for immediate build-out



In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



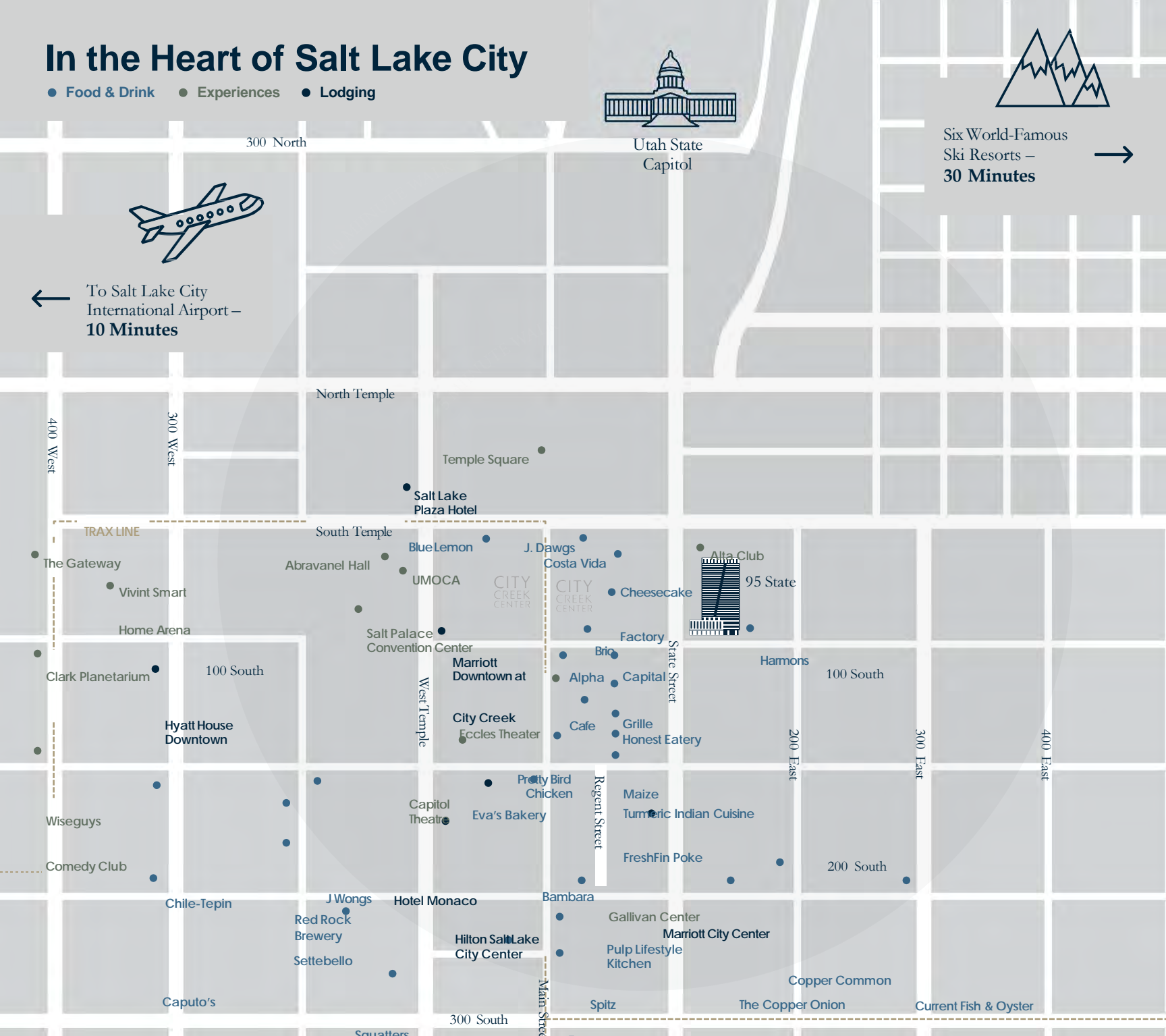
Utah State Capitol



Six World-Famous
Ski Resorts –
30 Minutes



To Salt Lake City
International Airport –
10 Minutes



Contact

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