

WELLS FARGO CENTER

BUILDING



John Dahlstrom
WASATCH COMMERCIAL MANAGEMENT

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PROPERTY OVERVIEW



The Wells Fargo Center offers 587,404 square feet of class A office space throughout our 24 floors in the CBD of Salt Lake City.

It is located on the Gallivan Center and is within walking distance of many great Restaurants, Shops, Businesses, and Food Trucks. We are well connected to SLC's public transportation network through the TRAX stop right outside our doors on Main Street.

The building has great panoramic views of the valley. It is 15 mins from the SLC International Airport and 45 mins from several different world class Ski Resorts. You also have easy access to I-15 and I-80 for commuters.

AMENITIES

- Fitness Center with east facing views for morning light
- Fully equipped Conference Center
- 17 high speed elevators servicing the building and parking structure
- Gated and covered garage connected via sky bridge
- 24/7 on-site security
- 24/7 building and parking structure access
- On site property manager
- Signage opportunities for tenants

PARKING INFORMATION

- 1500 stall parking structure with options for Unreserved, Reserved, and Premium spots.
- Pricing on par with market rates.
- 6 total gates for entry and exit with 3 on Gallivan Ave and 3 on E Broadway.

LOBBY RENOVATIONS

Our lobby renovations include new screens, a whole new layout with updated seating, and waiting areas for visitors. We also have new security desks, new walls, and new elevator lobbies on both floors. We are updating the common area break room on the 3rd floor which will include a kitchen.

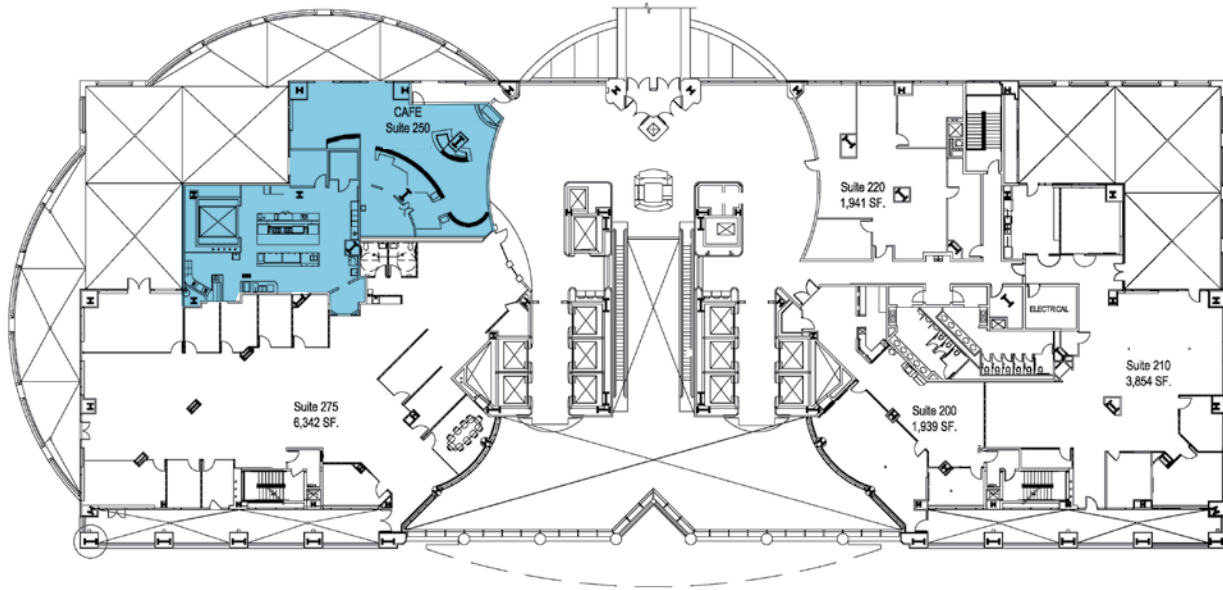


2ND FLOOR

SUITE 250 - Restaurant Space

AVAILABLE

Rentable Square Footage: **3,579**



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3RD FLOOR

SUITE 355

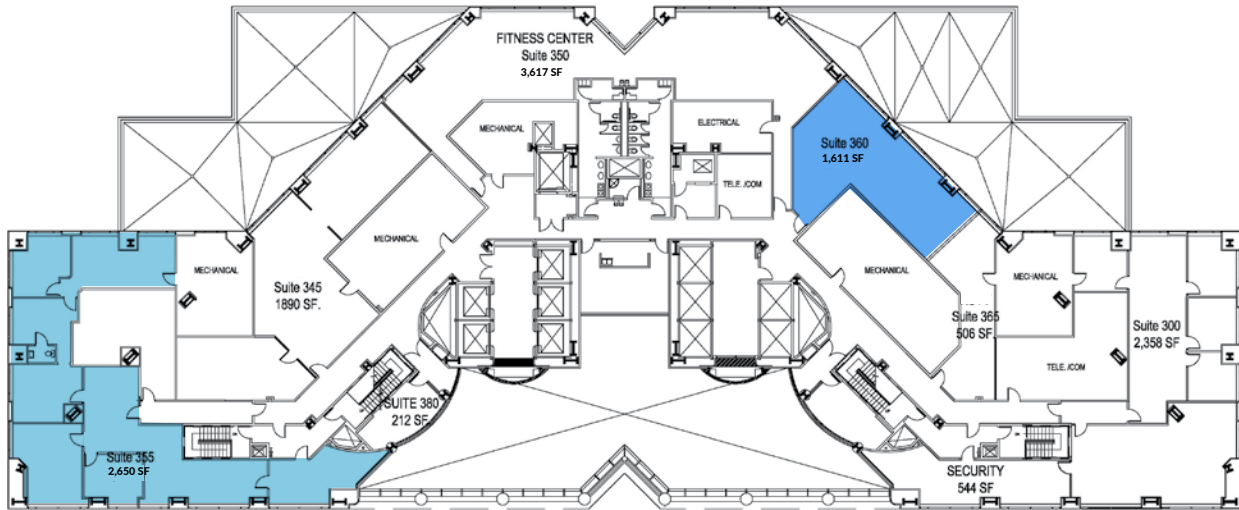
 AVAILABLE

Rentable Square Footage: **2,650**

SUITE 360

 AVAILABLE

Rentable Square Footage: **1,611**



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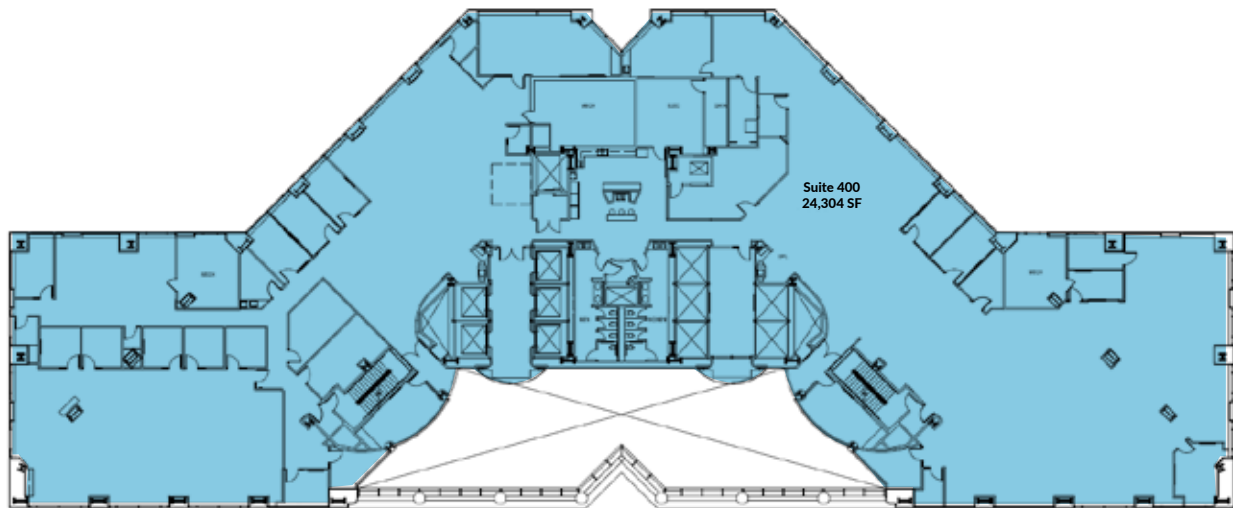
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4TH FLOOR

SUITE 400

 AVAILABLE

Rentable Square Footage: 24,304



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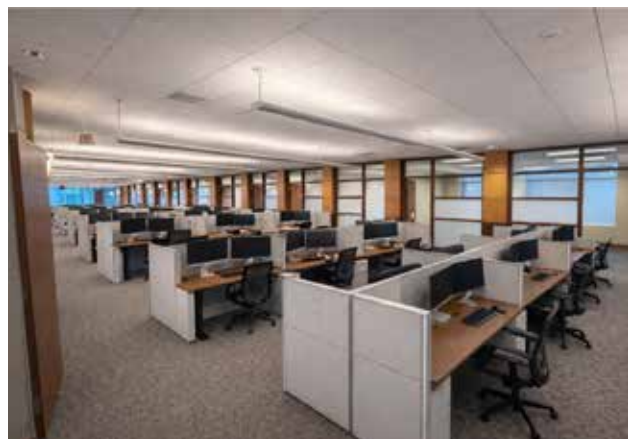
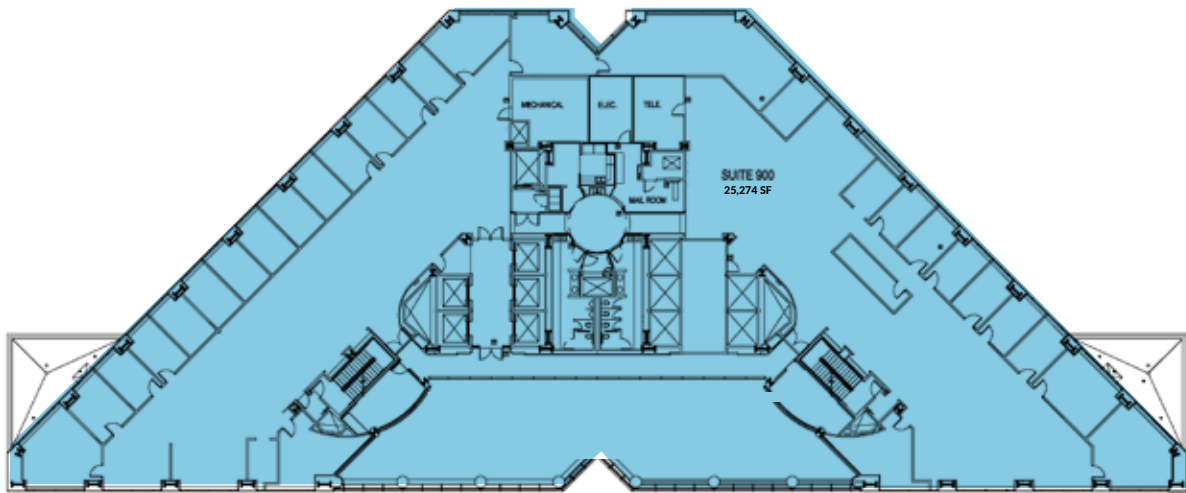
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9TH FLOOR

SUITE 900

 AVAILABLE

Rentable Square Footage: **25,274**



Renderings are conceptual and provided to illustrate potential build-out. Current conditions differ.

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10TH FLOOR

SUITE 1010



AVAILABLE

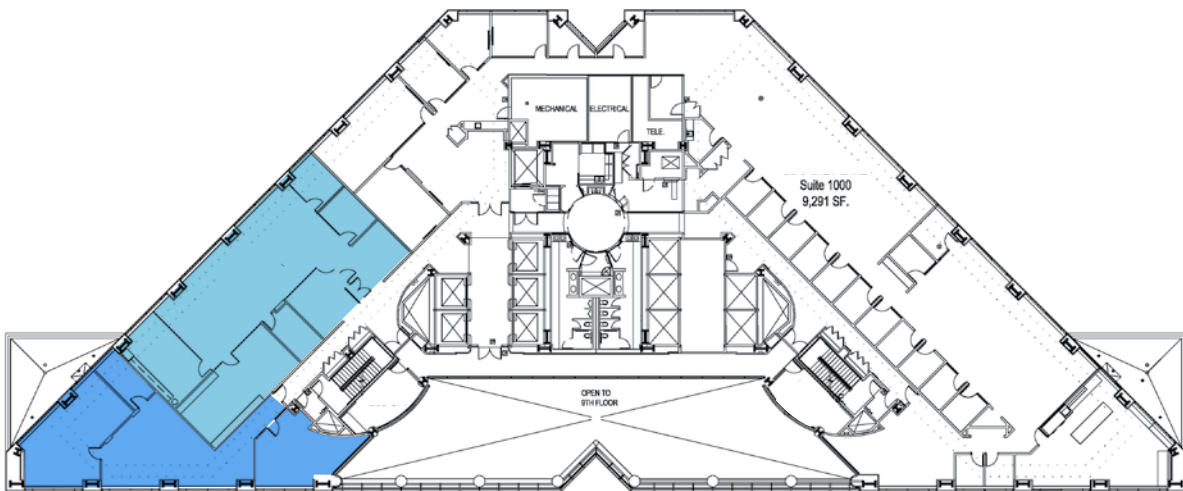
Rentable Square Footage: **5,865**

SUITE 1050



AVAILABLE

Rentable Square Footage: **3,722**



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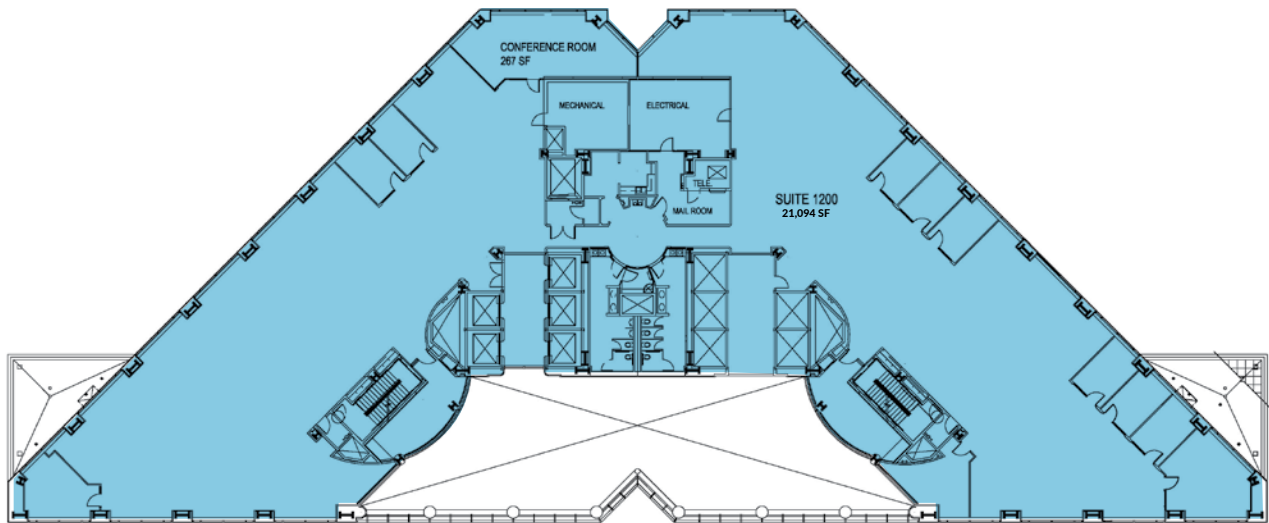
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12TH FLOOR

SUITE 1200

AVAILABLE

Rentable Square Footage: **21,094**



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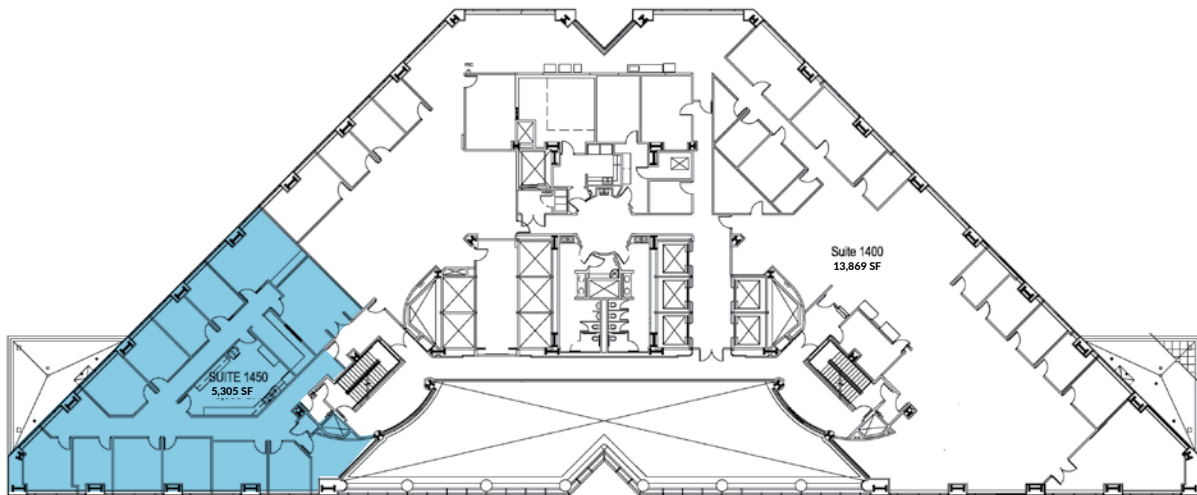
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14TH FLOOR

SUITE 1450

 AVAILABLE

Rentable Square Footage: 5,305



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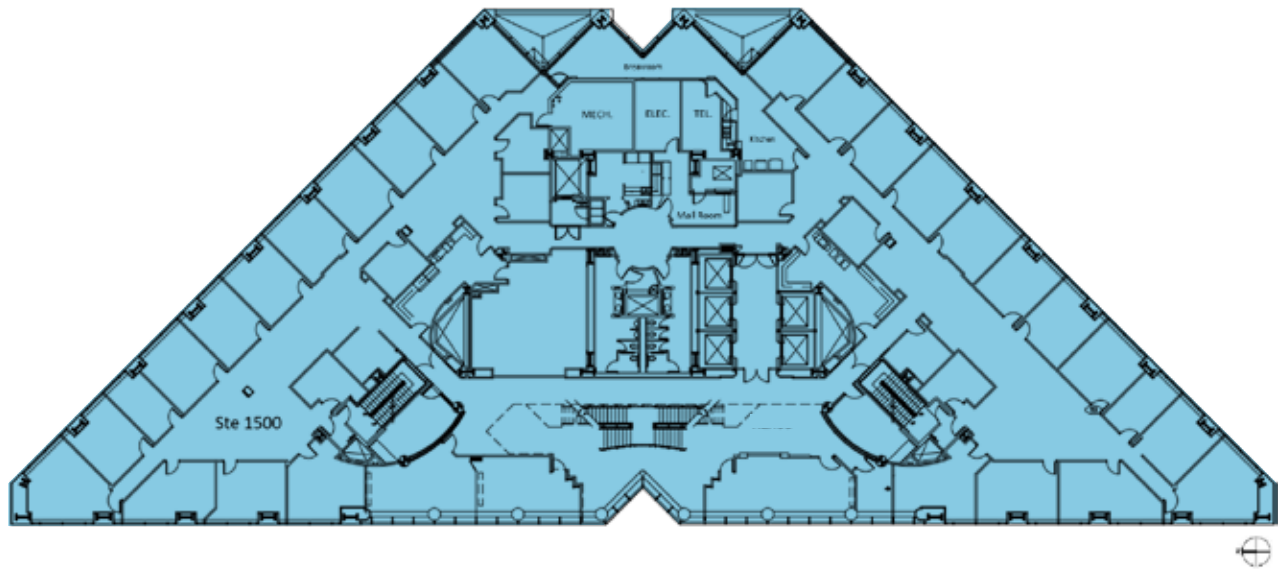
15TH FLOOR

SUITE 1500

 AVAILABLE

Rentable Square Footage: **25,068**

Notes: Interior stairway
provides direct access to the
16th floor



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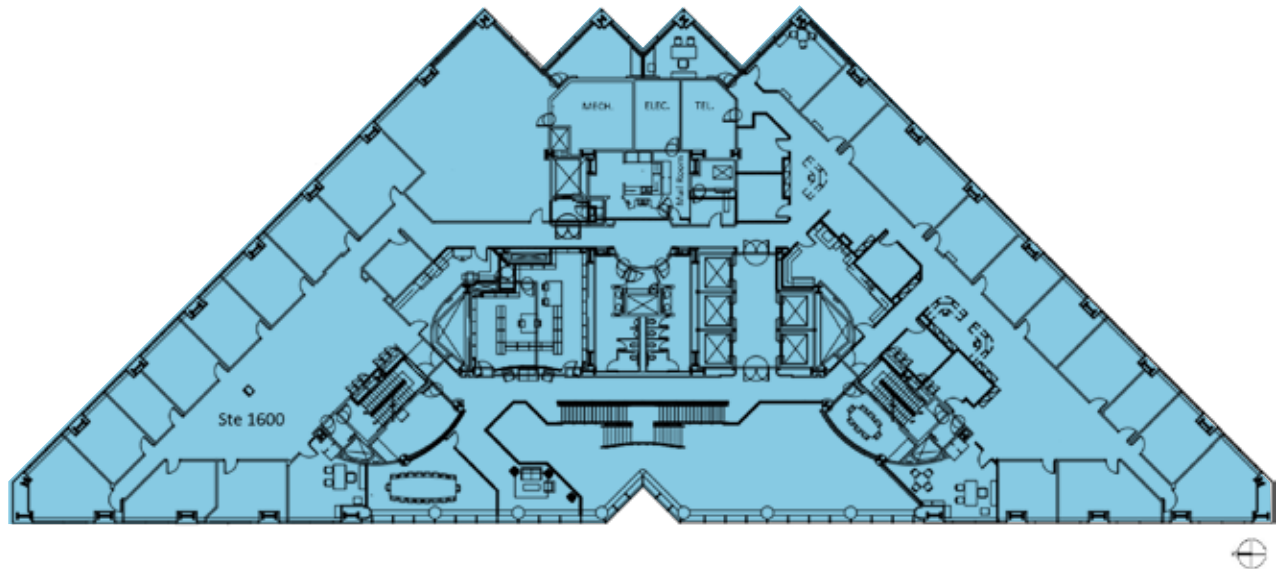
16TH FLOOR

SUITE 1600

 AVAILABLE

Rentable Square Footage: **22,688**

Notes: Interior stairway
provides direct access to the
15th floor



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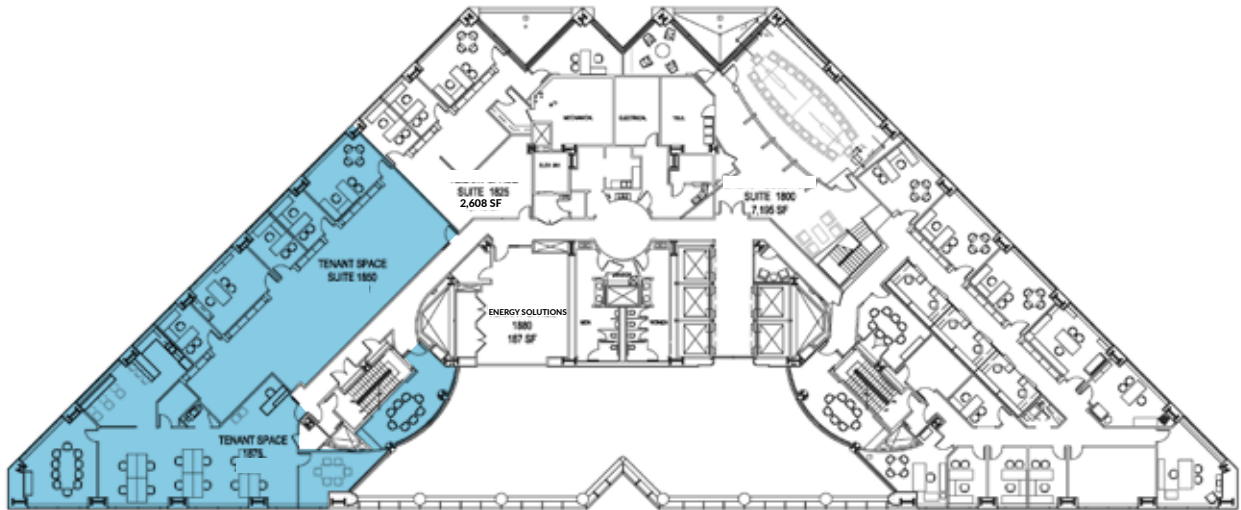
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18TH FLOOR

SUITE 1850/1875

 AVAILABLE

Rentable Square Footage: 7,289



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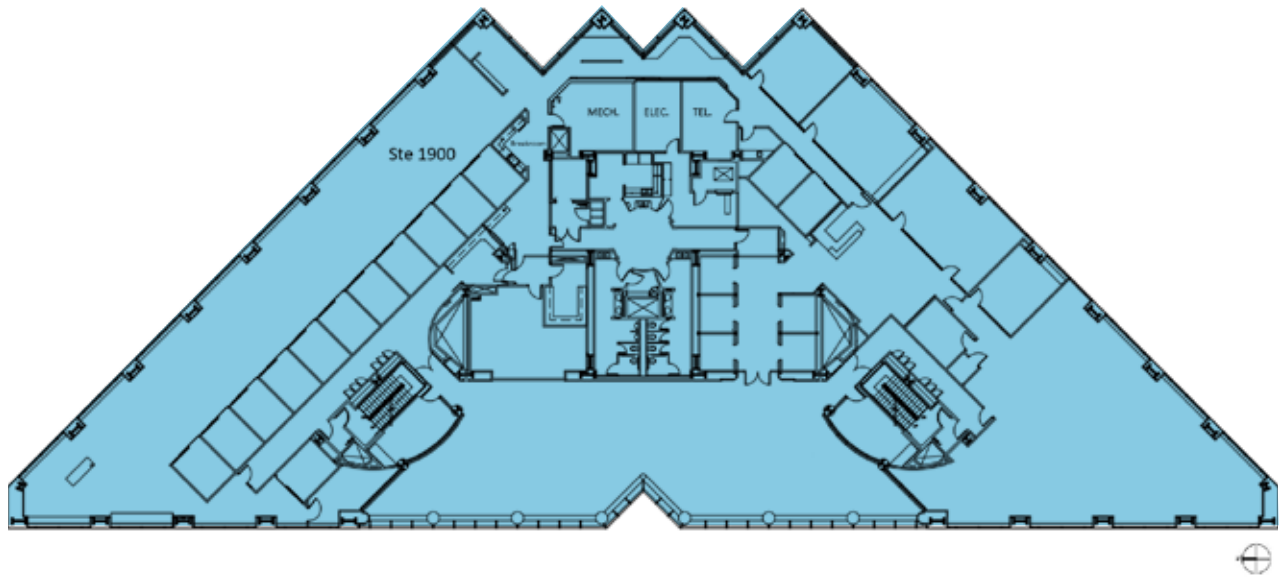
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19TH FLOOR

SUITE 1900

 AVAILABLE

Rentable Square Footage: 25,238



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20TH FLOOR

SUITE 2000



AVAILABLE

Rentable Square Footage: **10,724**

SUITE 2050



AVAILABLE

Rentable Square Footage: **5,133**

SUITE 2070



AVAILABLE

Rentable Square Footage: **3,120**



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21ST FLOOR

SUITE 2100

 AVAILABLE

Rentable Square Footage: **12,667**

SUITE 2150

 AVAILABLE

Rentable Square Footage: **9,074**



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