



# KEARNS BUILDING

136 South Main Street | Salt Lake City



Jones Lang LaSalle  
Brokerage, Inc.

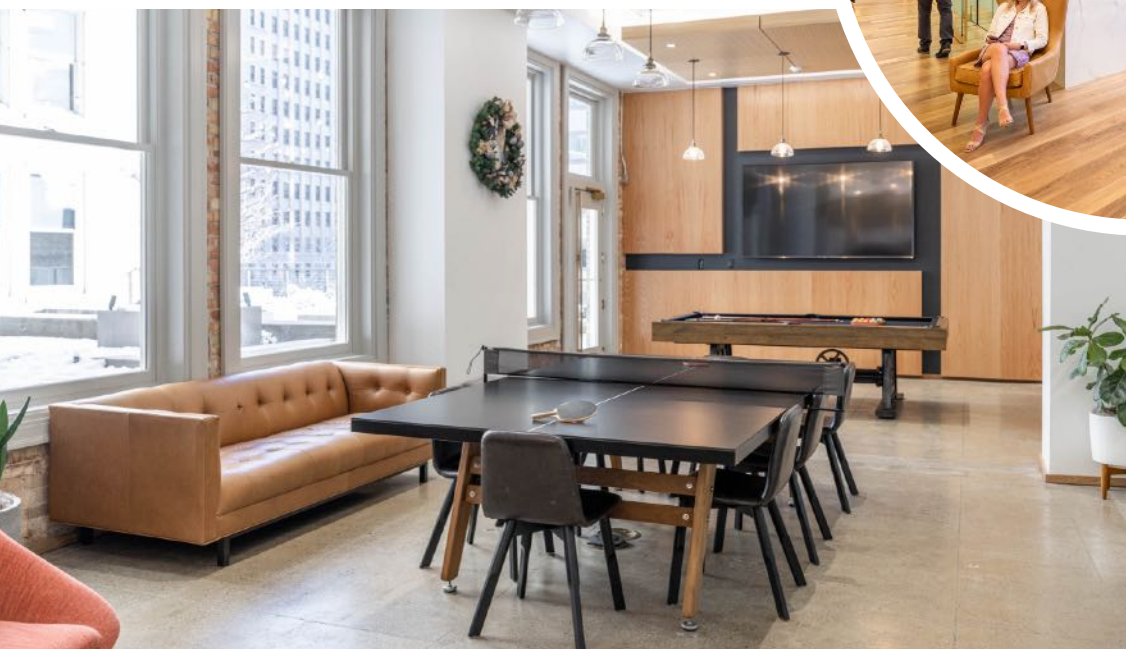




## Embark on your next office space while seated in a piece of history at the Kearns Building.

In 2020, Hines brought this historic 1911 building into the 21st century with an extensive renovation, featuring high-end modern updates and customizable spaces that can be tailored to fit the needs of every tenant. Prices starting at \$31.00 full service gross.

- ENERGY STAR designation annually since 2001 and BOMA The Office Building of the Year award winner in 2008.
- Fiber providers: Century Link, Comcast, Cogent Communications and various others through the Utah Fiber Network
- High ceilings throughout – up to 12'6"







## Onsite Amenities



Fitness center with yoga studio, on demand virtual classes and Peloton bikes



Tenant lounge/game room with outdoor patio  
(Tenant lounge can be booked for tenant events)



Bike storage



Onsite property management and security



2/1,000 USF parking ratio

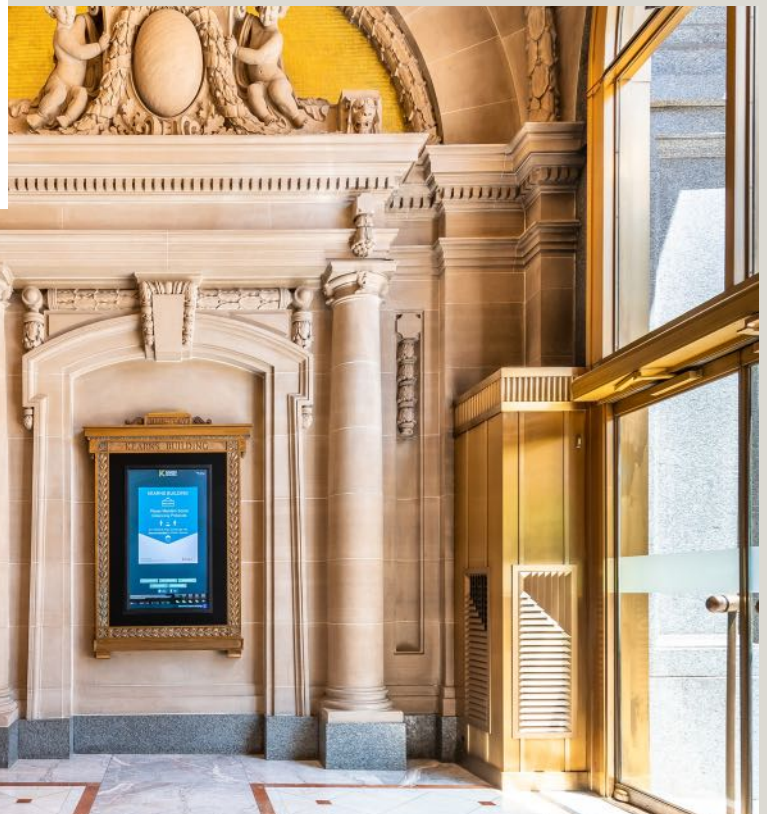






Step into a world where  
timeless elegance  
meets contemporary  
luxury.

This magnificent 1911 edifice has been  
meticulously transformed for the 21st  
century, offering an unparalleled fusion  
of historic charm and modern opulence.









## Second Floor

### Suite 250 5,578 RSF

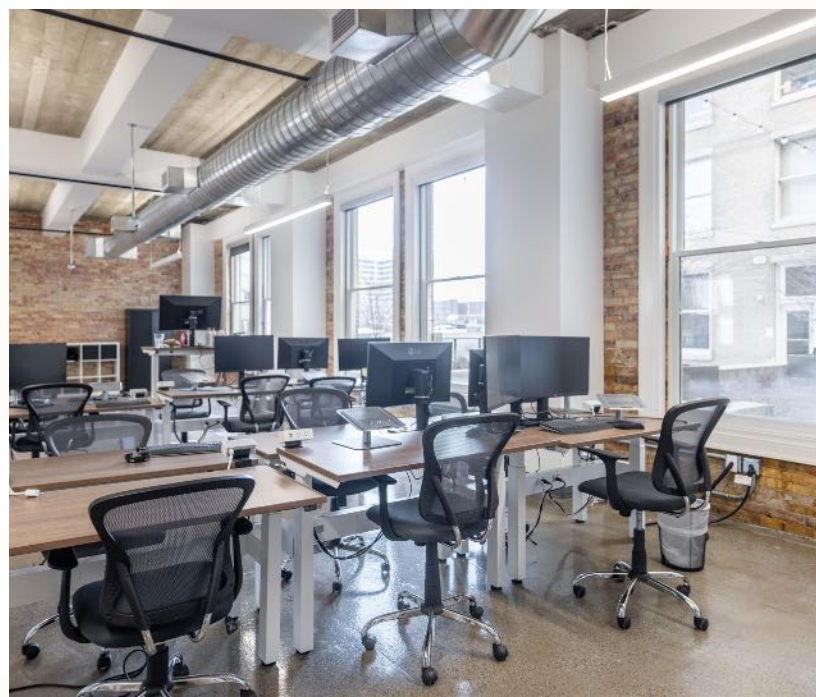
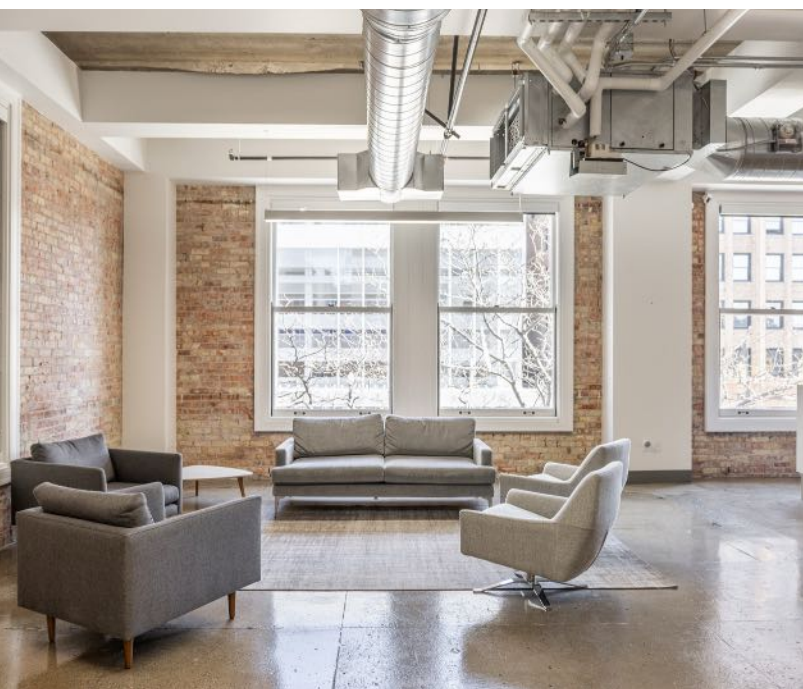
- Move-in ready space
- Abundance of natural light
- Glass front offices, bullpen space, and huddle rooms



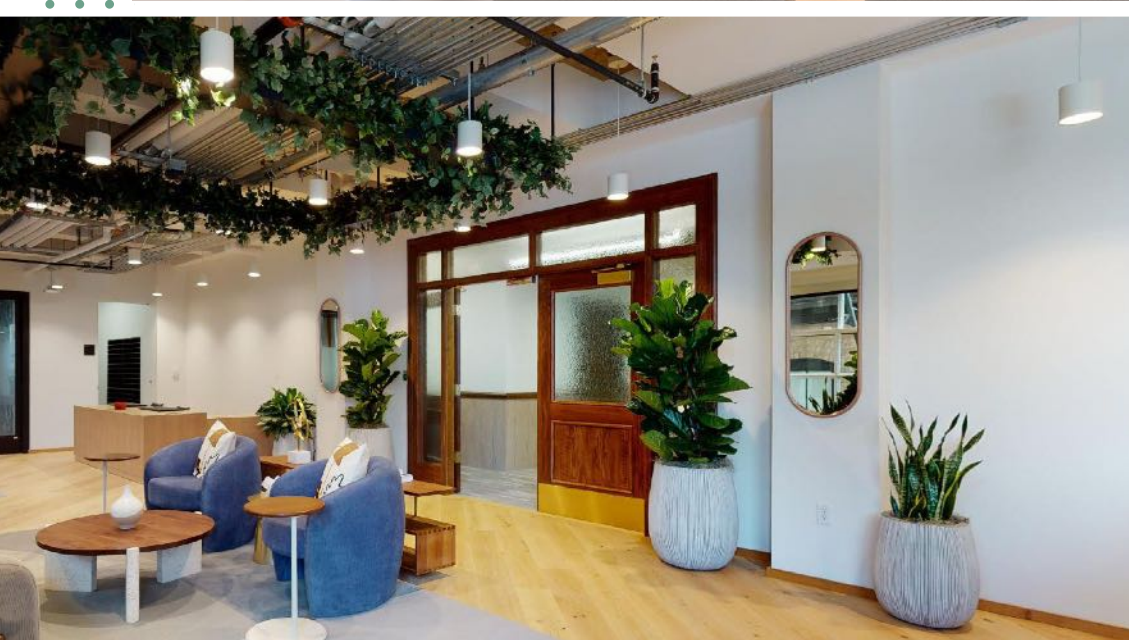
## Second Floor Space Photos









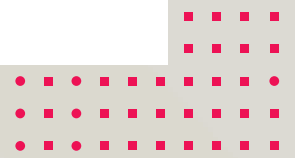






## The Square is a flexible office option available for tenants.

The Square, located on the third and fourth floors of the building, is a collaborative co-working space. Offering tenants private call booths, dedicated mother's rooms, flexibility to rent conference rooms, and office spaces on a month-to-month basis.



## Fifth Floor

Suite 520  
6,641 RSF

- Natural light throughout
- Ready for TI's
- East facing views





## Sixth Floor

### Suite 600 4,385 RSF

- Open layout
- Ready for TI's
- Exposed ceilings
- Abundance of natural light

### Suite 610 2,731 RSF

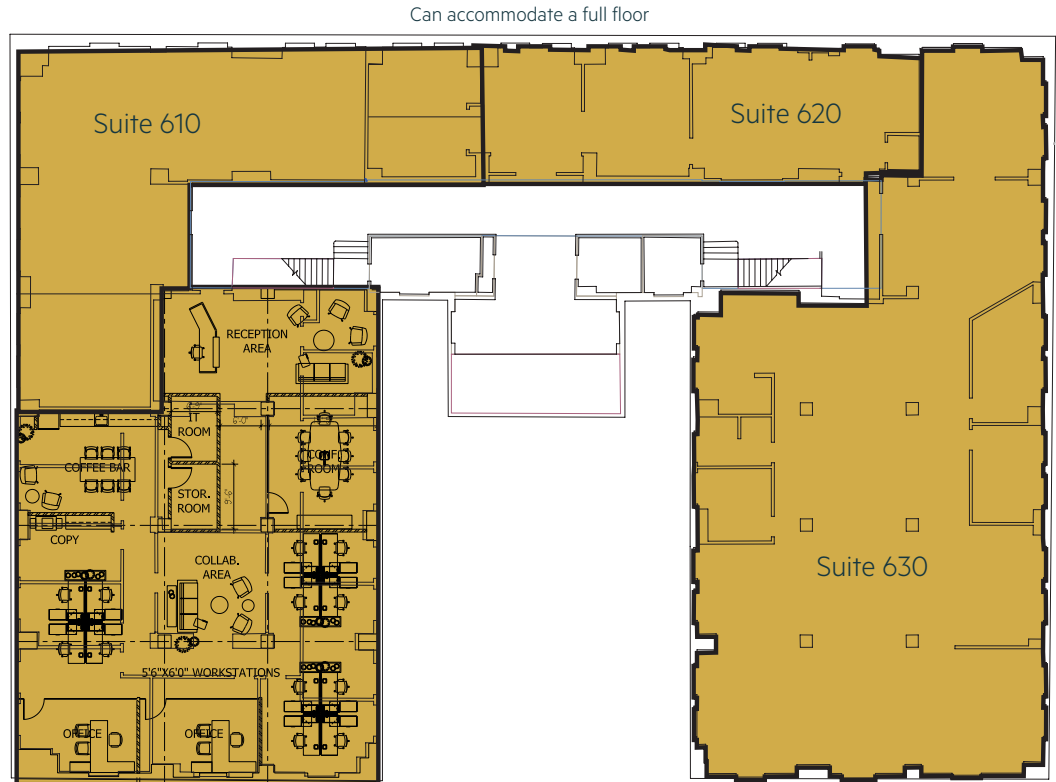
- Move-in ready
- High tech suite
- Exposed ceilings
- Plug and Play
- Glass offices and conference room

### Suite 620 1,646 RSF

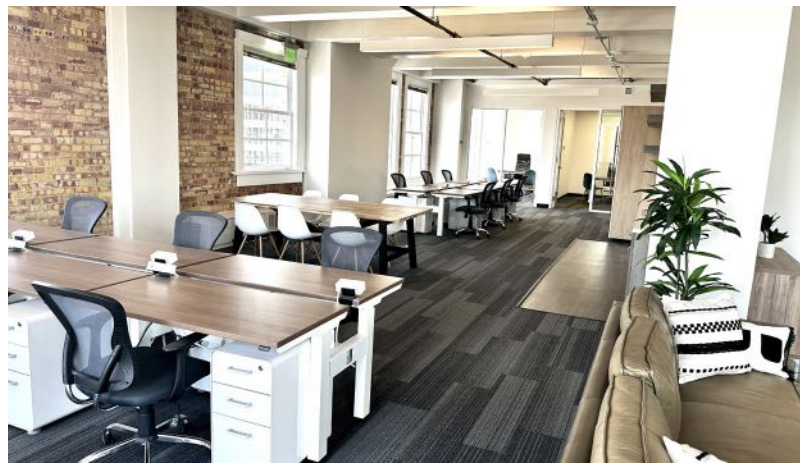
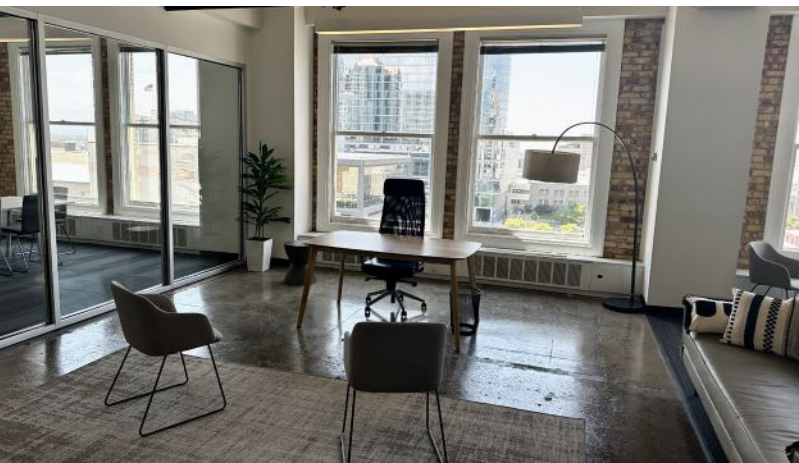
- Elevator presence
- Open layout
- Ready for TI's

### Suite 630 5,721 RSF

- Move-in ready
- East facing views
- Open layout
- Exposed ceilings
- Open kitchen



Suite 600  
conceptual floor plan shown

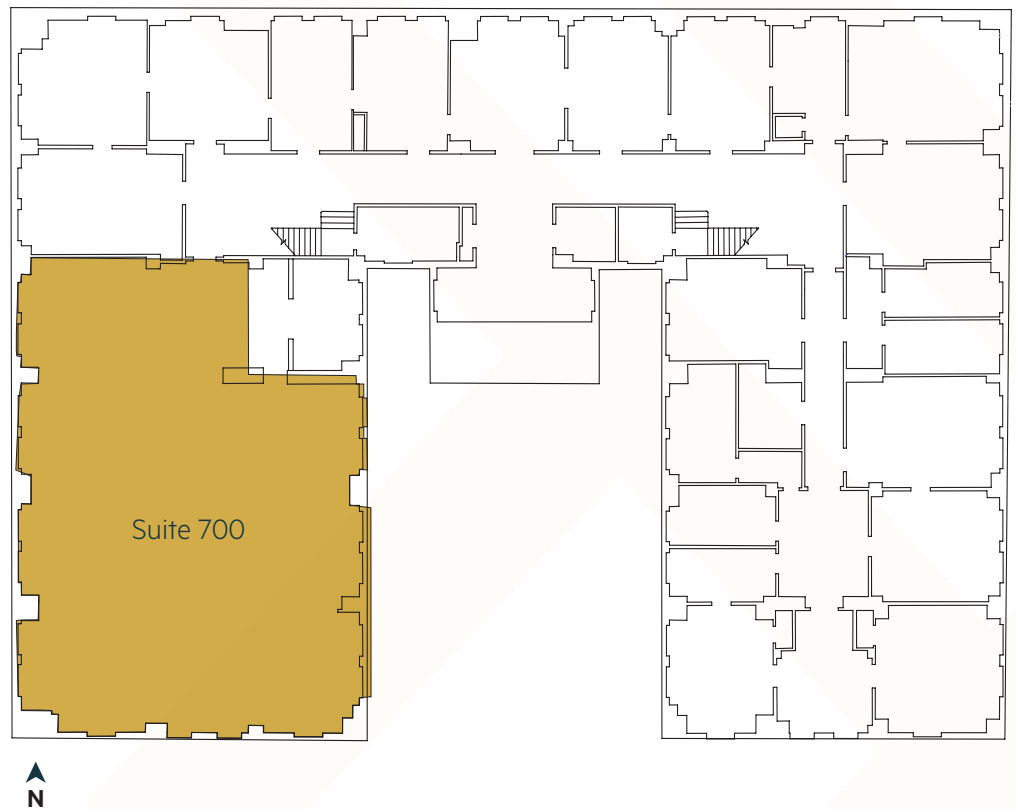




## Seventh Floor

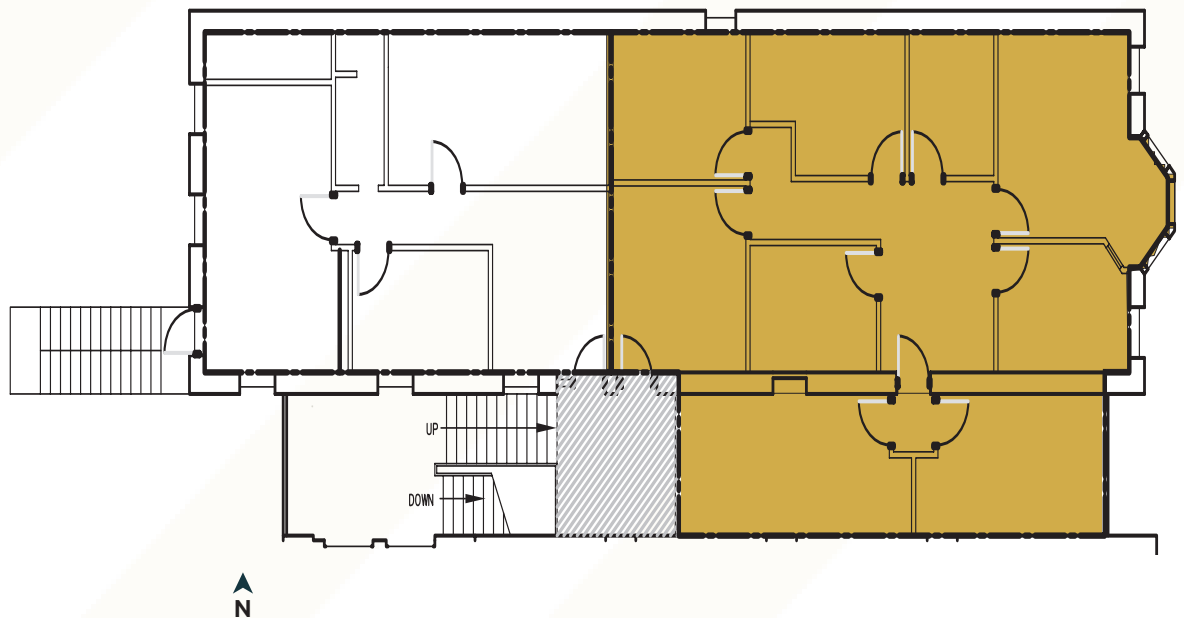
Suite 700  
4,446 RSF

- Natural light throughout
- Ready for TI's
- White Shell



## Daynes A401

2,231 RSF



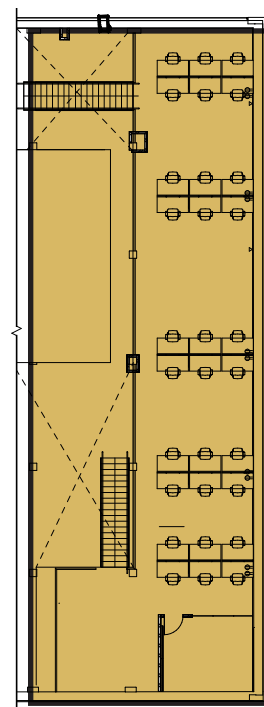


## Tenth Floor

Suite 1000

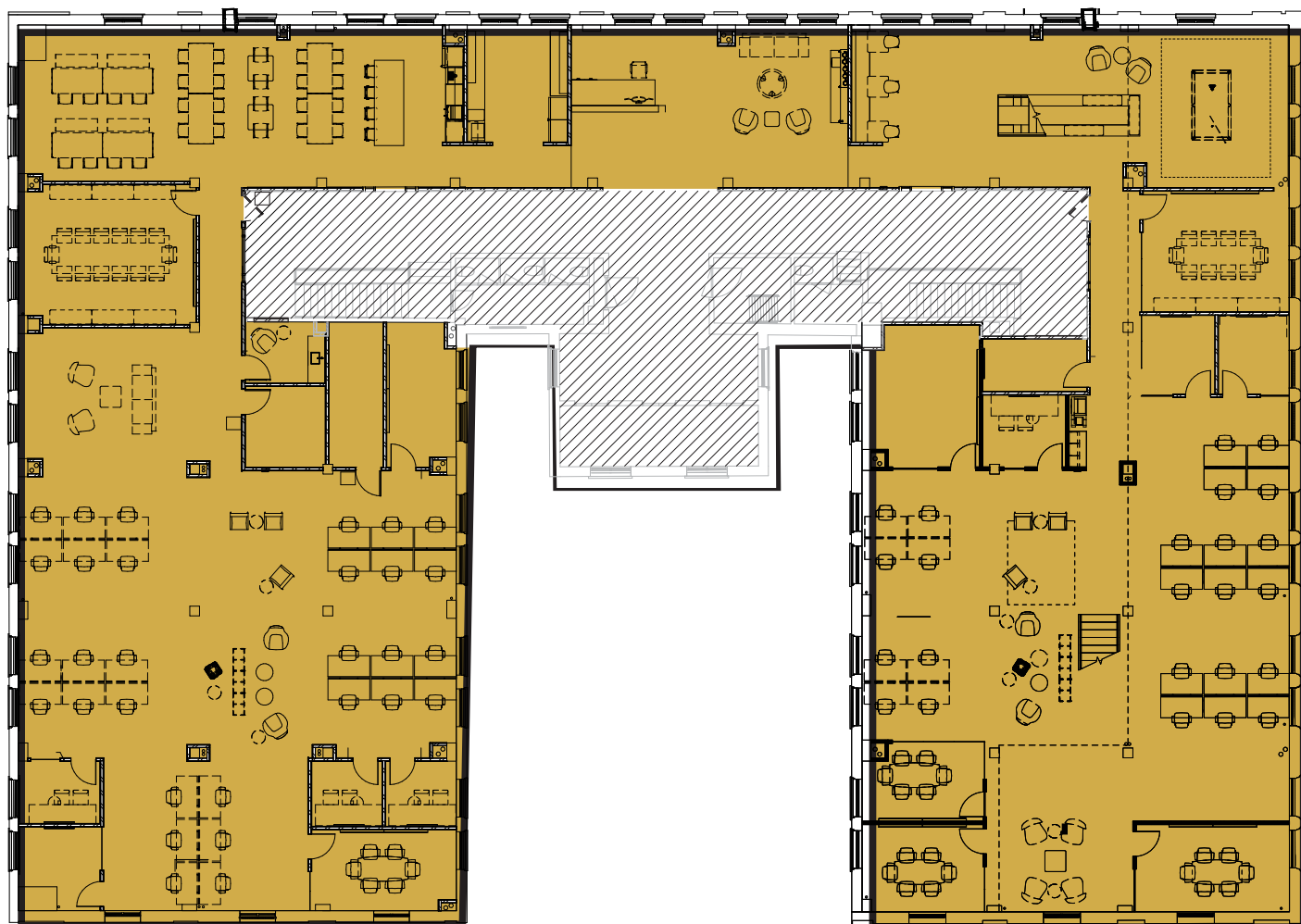
17,493 RSF - Full Floor With Mezzanine

- Premier Penthouse Suite
- 20 foot ceilings
- Strong lobby presence
- Full Floor Opportunity
- Gorgeous East to West views
- High tech build-out with glass
- Collaborative meeting areas throughout
- Mother's Room
- Large kitchen and refreshment areas
- Private Mezzanine with Internal Staircase
- Furniture shown for exemplary purposes but is not included

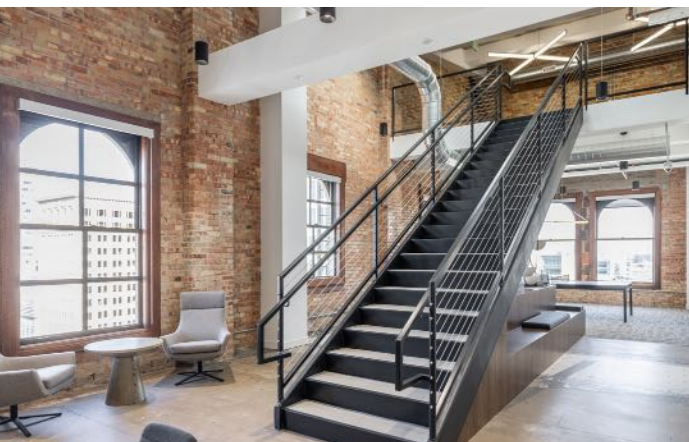
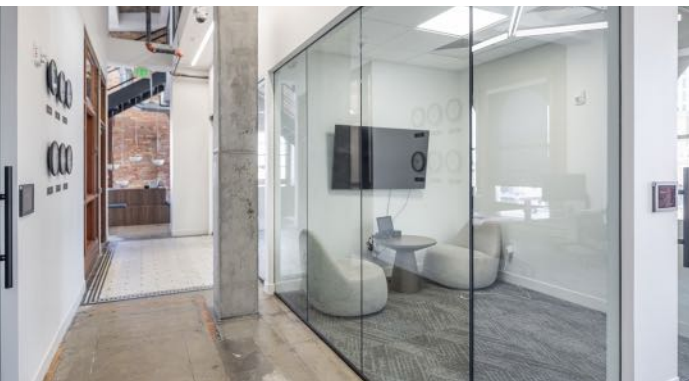


MEZZANINE

Can accommodate a full floor

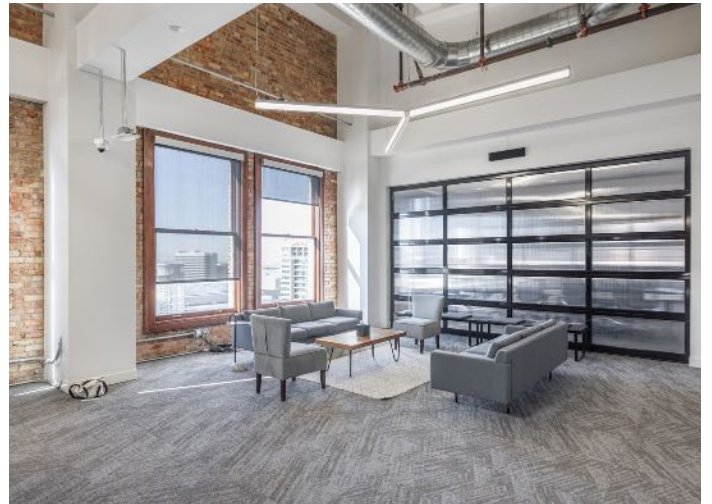
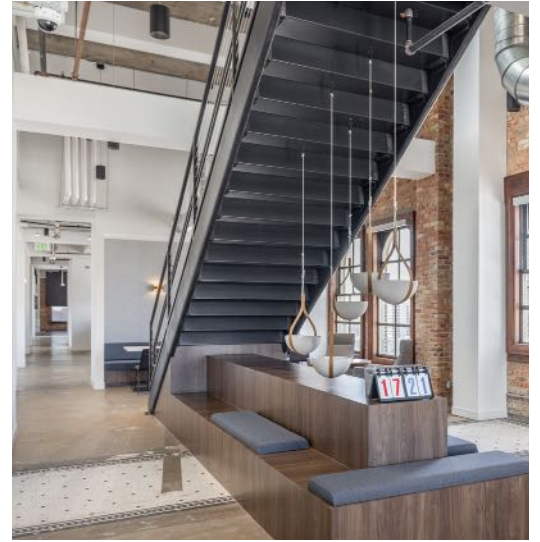








## Tenth Floor Space Photos







## The Neighborhood

Standing 10 stories on 136th South Main Street, the Kearns Building is in the heart of the central business district and in the midst of the city's coveted downtown amenities.

Within a 4 block radius of the Kearns Building



**51+** Dining & Coffee



**13** Arts & Entertainment



**6** Hotels







# KEARNS BUILDING

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