



the

# BOSTON

BUILDING



9 EXCHANGE PLACE  
SALT LAKE CITY, UT



# INTRODUCING

# āker

RESTAURANT & LOUNGE

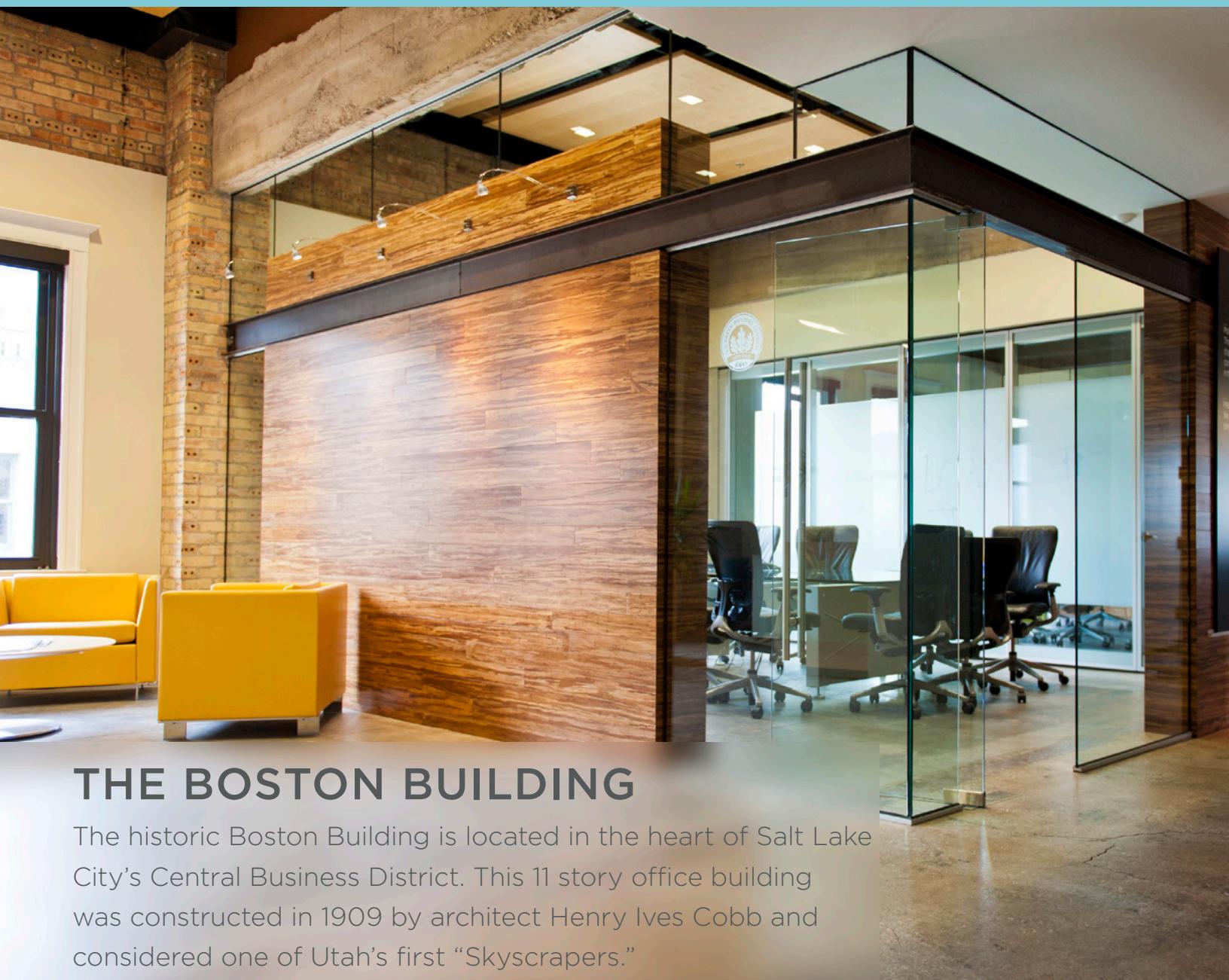
Established as a distinguished restaurant management company, HP Management Group, LLC proudly presents its latest visionary endeavor: Aker Restaurant & Lounge. With an illustrious history of a decade long success managing premier dining establishments, we are excited to introduce Aker, a groundbreaking concept that seamlessly marries the culinary finesse of upscale cuisine with the dynamic allure of downtown Salt Lake City's nightlife.

*A Fusion of Culinary Excellence & Captivating Experience*

At Aker, we are redefining the parameters of sophisticated dining and entertainment. Our innovative concept harmoniously blends the mastery of high-end Japanese culinary art, centered around the captivating robata grill tradition, with the vibrant energy of Salt Lake City's nightlife scene. Aker aims to be the ultimate destination for discerning patrons who seek an unparalleled synthesis of exceptional gastronomy and immersive entertainment.



# THE BOSTON BUILDING

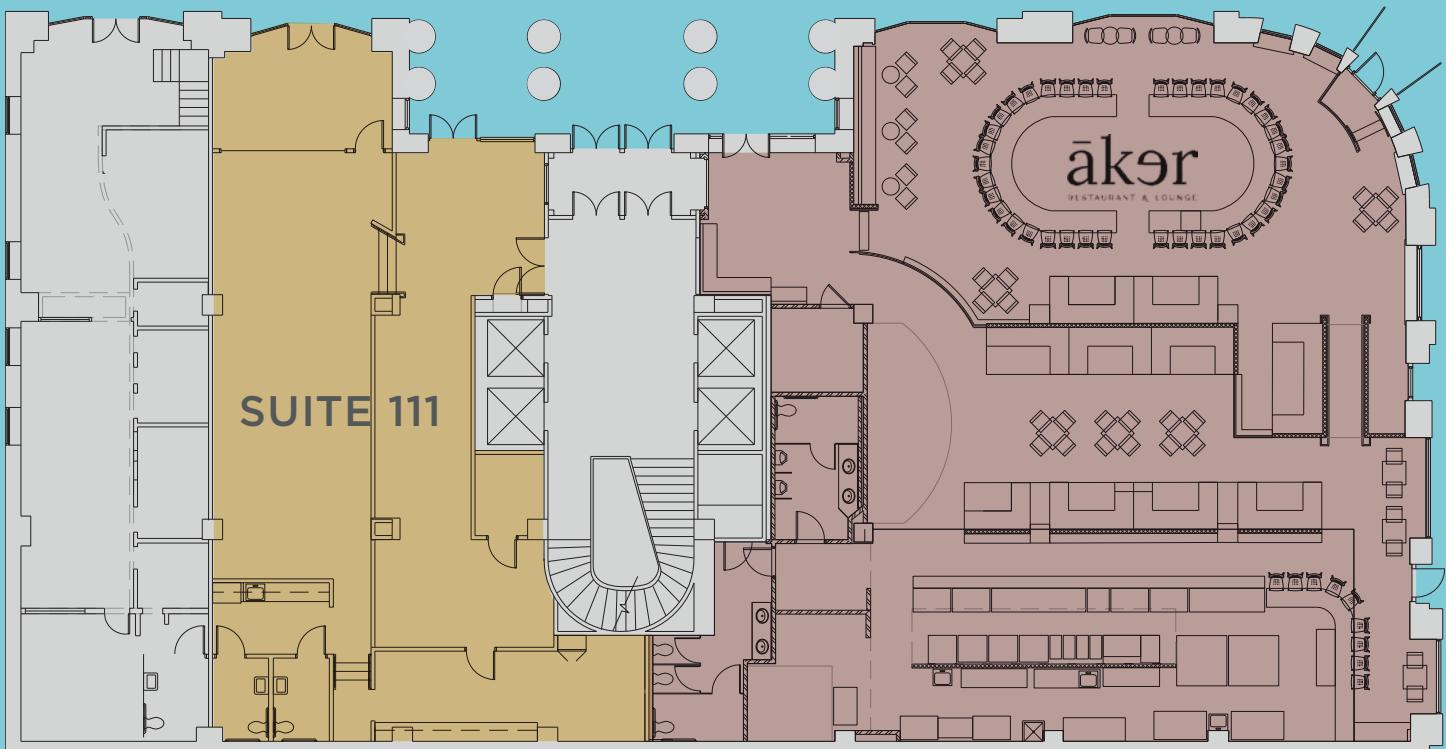


## THE BOSTON BUILDING

The historic Boston Building is located in the heart of Salt Lake City's Central Business District. This 11 story office building was constructed in 1909 by architect Henry Ives Cobb and considered one of Utah's first "Skyscrapers."

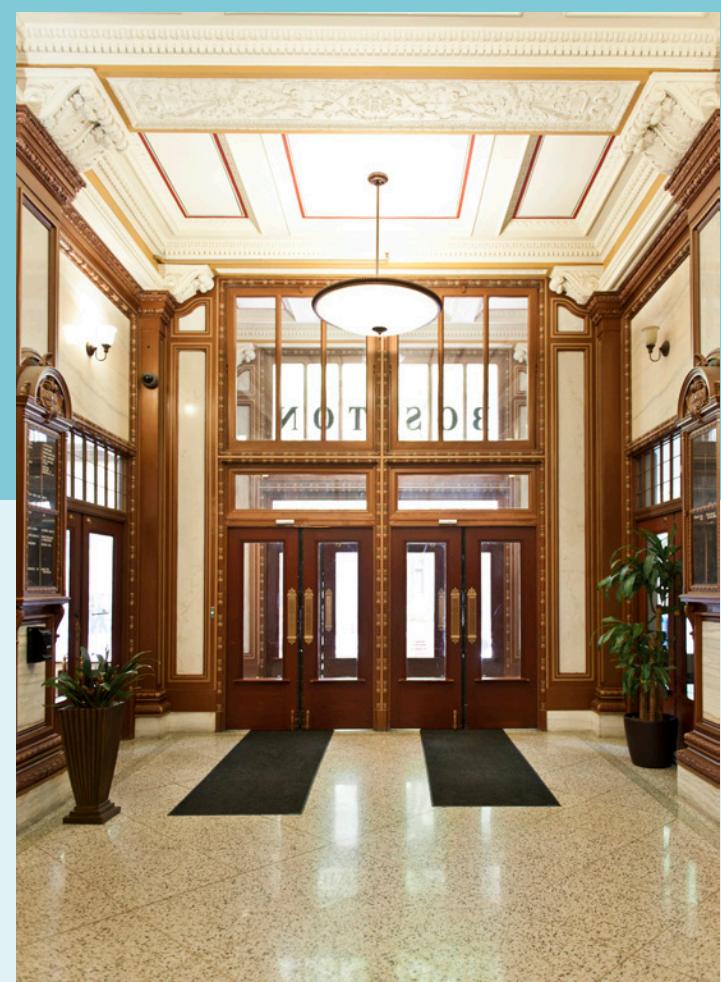
## BUILDING FEATURES

- The building was fully renovated in 2009 while still maintaining the original charm
- Asking Rate of \$28.00 - \$32.00 per RSF, full service
- On site restaurant Summer 2024
- AIA 2021 Favorite High-Rise in Utah
- Direct access to TRAX
  - Red Line: University of Utah to West Jordan
  - Blue Line: Downtown Salt Lake City to Draper
  - Green Line: West Valley to Airport
- LEED Platinum Certification

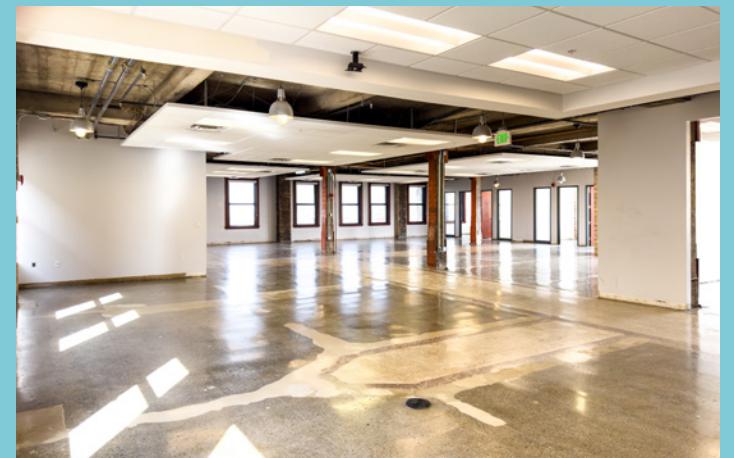
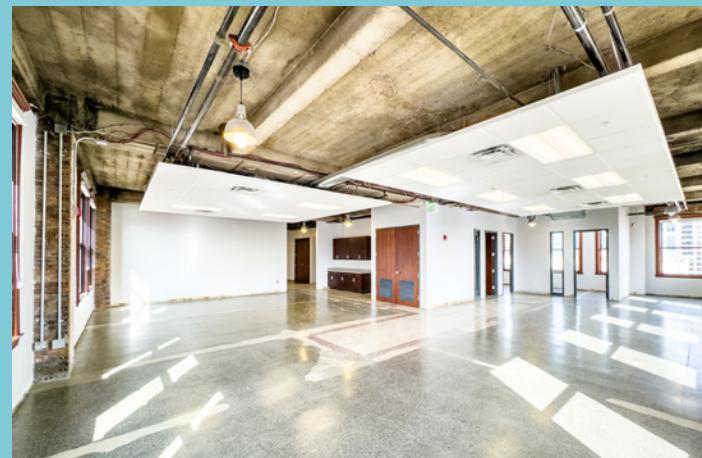
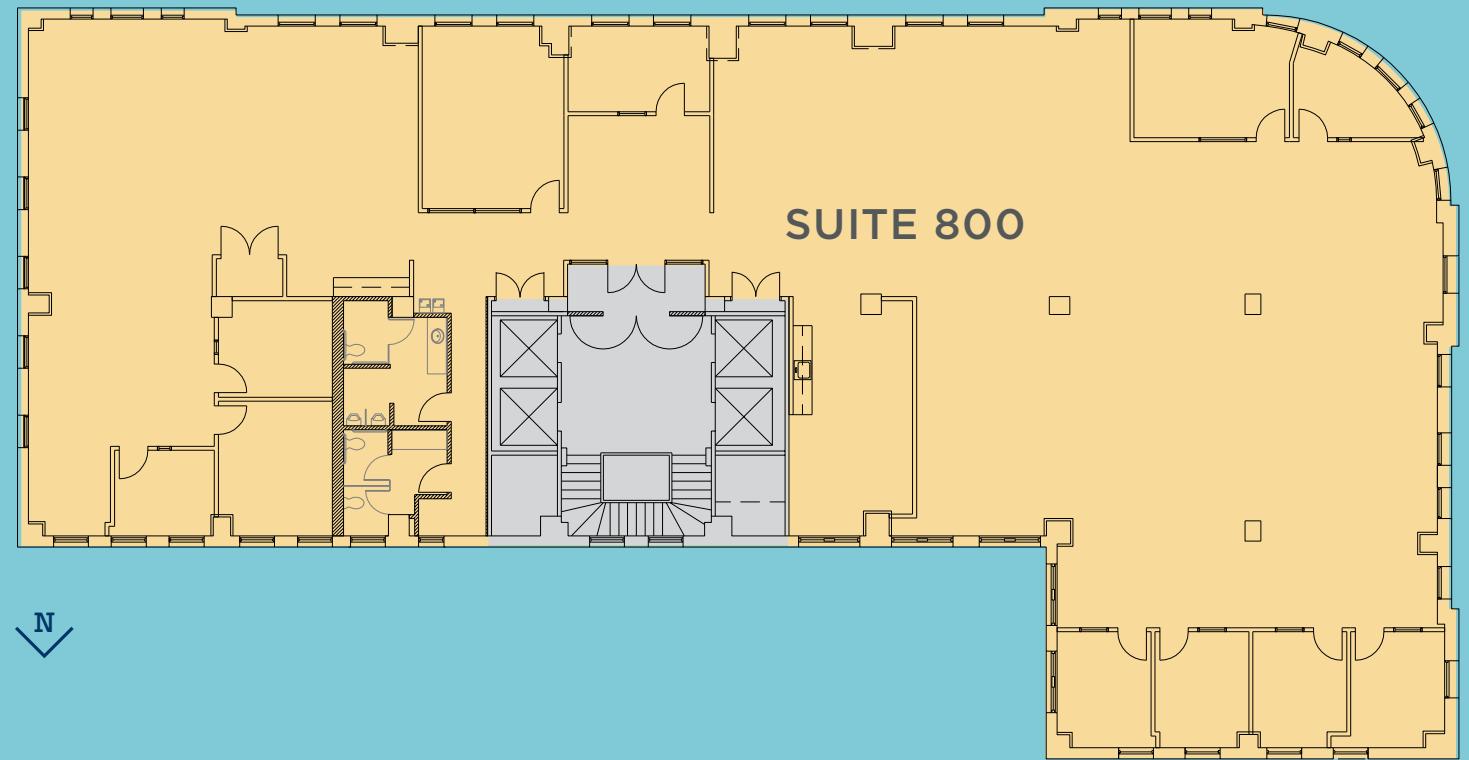
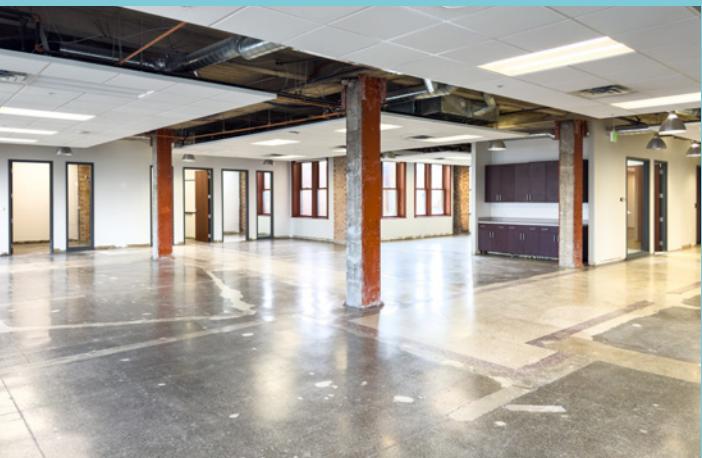
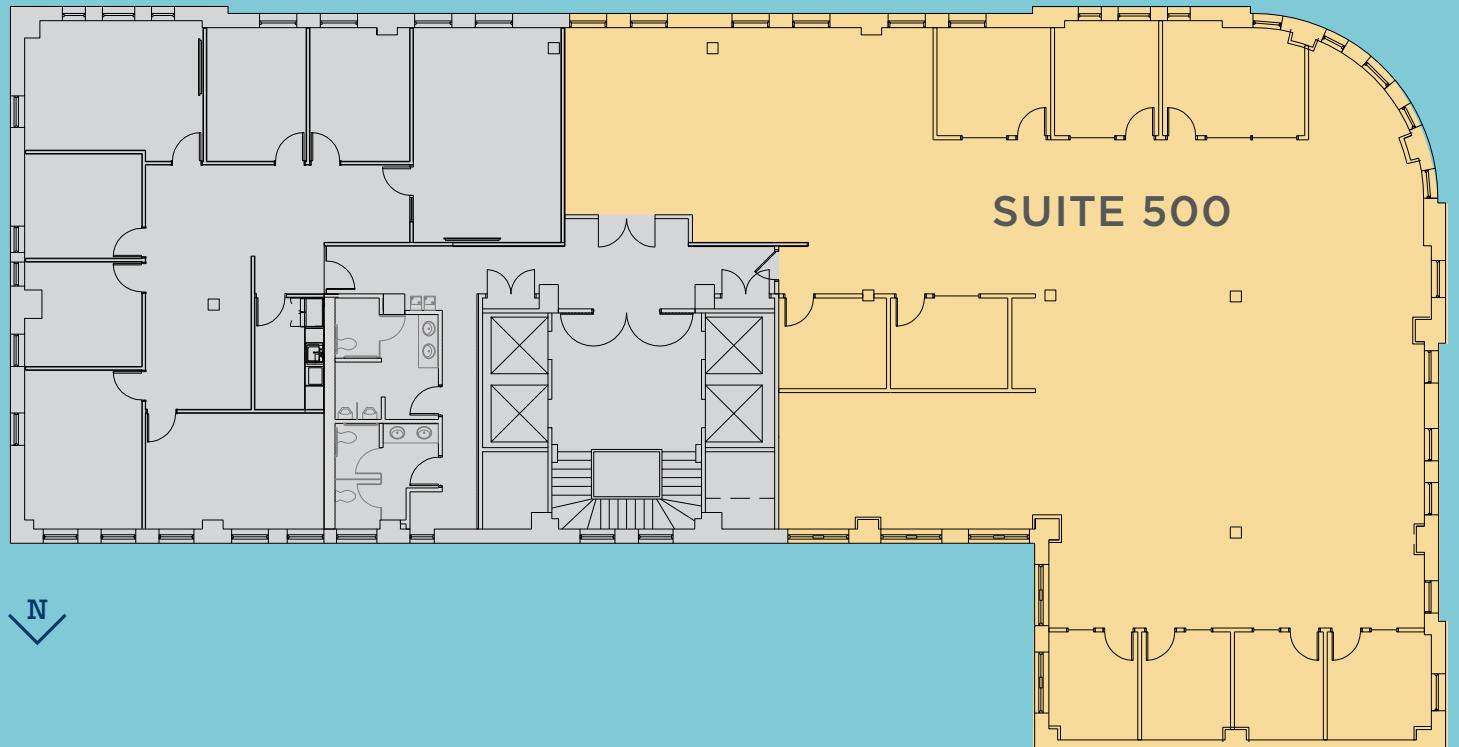


## FIRST FLOOR

- Suite 111 - Retail or Office
- 2,613 RSF
- Available Immediately

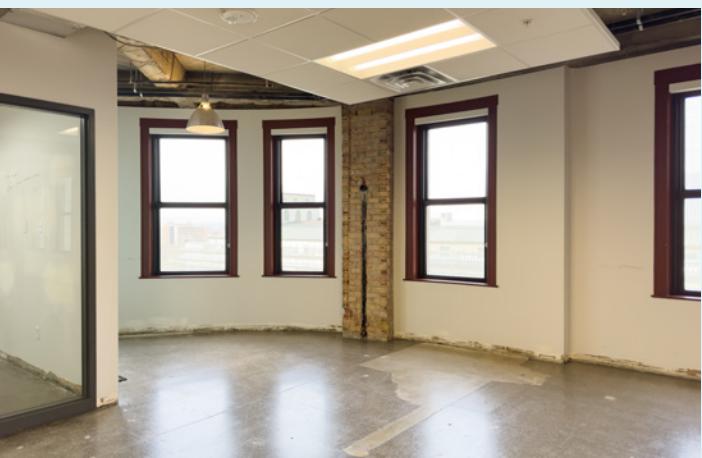


# THE BOSTON BUILDING



## FIFTH FLOOR

- Suite 500 - Office
- 6,008 RSF
- Available Immediately
- Southern and Western Views

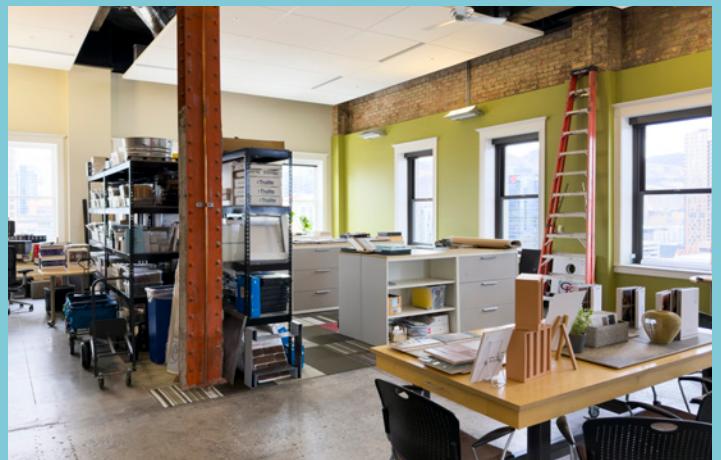
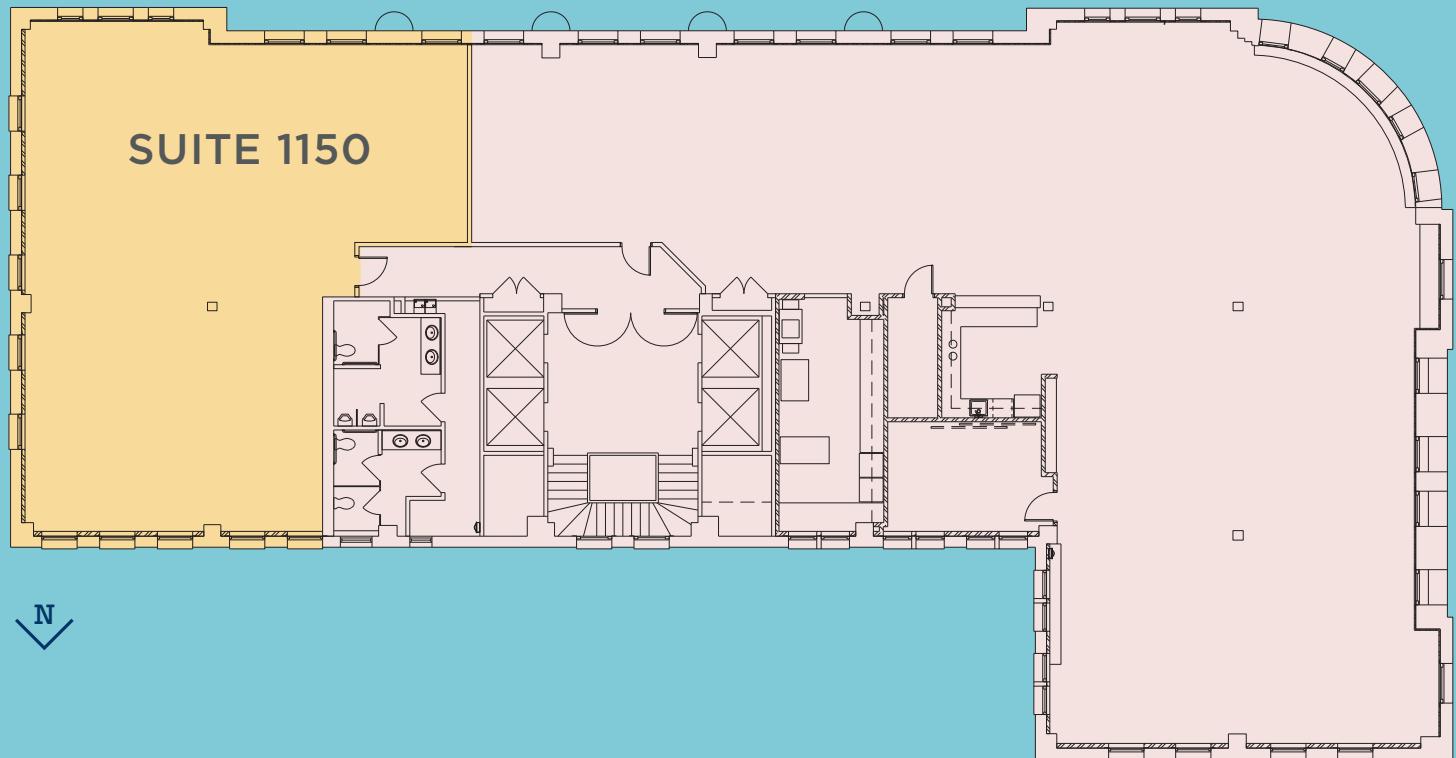


## EIGHTH FLOOR

- Suite 800 - Office
- 8,701 RSF
- Available Immediately
- Southern, Eastern, and Western Views



# THE BOSTON BUILDING



## ELEVENTH FLOOR

- Suite 1150 - Office
- 2,229 RSF
- Available April 1, 2026
- Top floor opportunity
- Southern, Northern and Eastern, Views
- Amazing space with high ceilings



# THE BOSTON BUILDING

## THE GYM



## AKER RESTAURANT AND LOUNGE



# THE BOSTON BUILDING



TRAX STOP



HOTEL



DINING



SHOPPING



10  
MINUTE DRIVE  
AIRPORT



3  
MINUTE DRIVE  
I-15



5  
MINUTE WALK  
CITY CREEK



2  
MINUTE WALK  
TRAX STOP



# THE BOSTON BUILDING

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