



MARKETING FLYER

NINIGRET XI

4750 WEST 2100 SOUTH | SALT LAKE CITY, UT



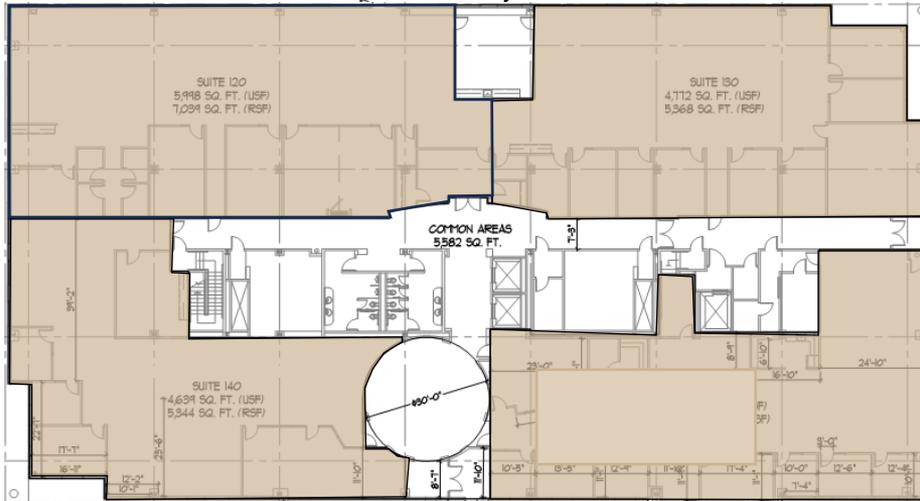
ANDREW PACE

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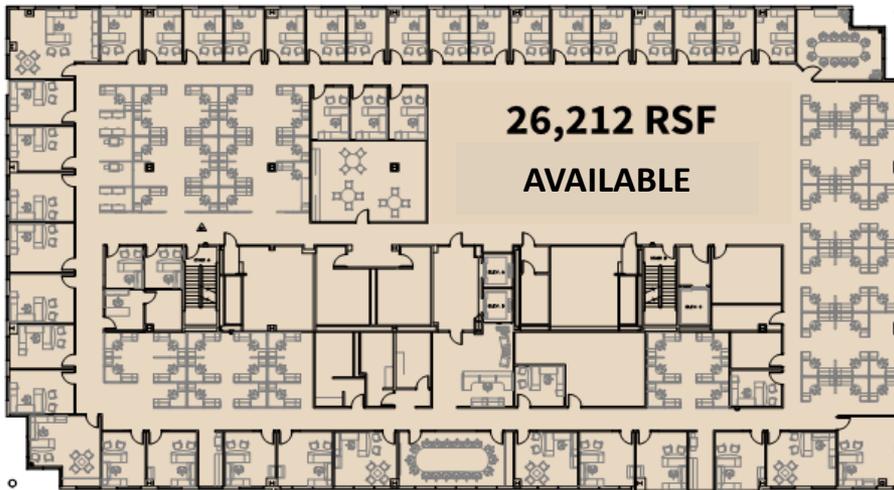
FIRST FLOOR

23,355 RSF AVAILABLE



SECOND FLOOR

26,212 RSF AVAILABLE



PROJECT HIGHLIGHTS

- 68,408 RSF available
- \$22/RSF full service
- Premier visibility along 201 Fwy
- Class A finishes
- Outdoor patio
- Open floorplan with high ceilings
- Redundant fiber and backup generator
- Lobby renovation coming soon
- 8/1,000 parking ratio
- Freight elevator
- Full building generator

