



BUILDINGSIX

FOR SUBLEASE

# EXCEPTIONAL VIEWS



303 CHIPETA WAY, SLC, UT 84108

CBRE



## PROPERTY FEATURES 125,555 RSF



5 STORIES AVAILABLE



PLUG AND PLAY



READY FOR OCCUPANCY JUNE 1, 2023



MASTER TERM ENDS MARCH 31, 2036



BUILDING SECURITY  
SIELOX ACCESS CONTROL SYSTEM



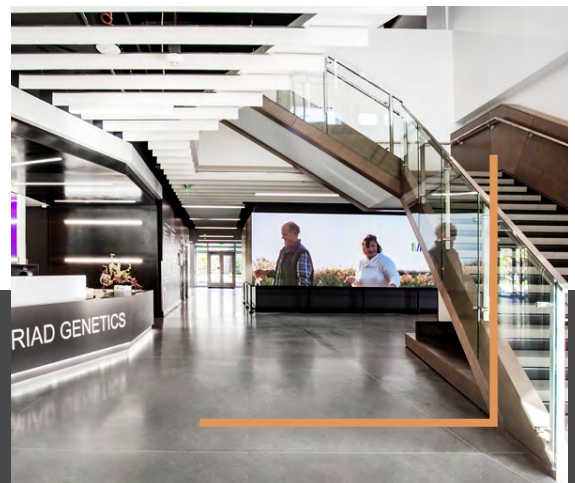
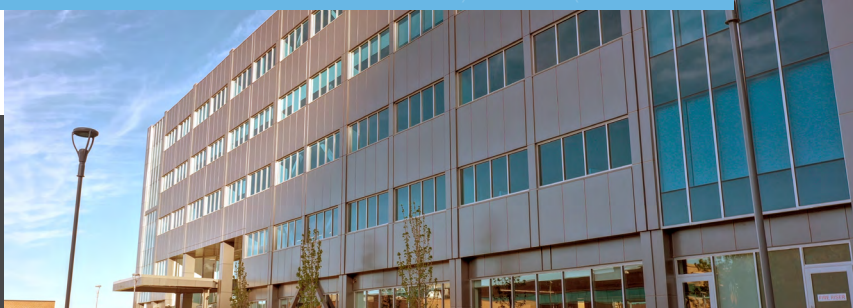
3 VERIZON BOOSTERS FOR  
ENHANCED CONNECTIVITY



10 MINUTE DRIVE TO DOWNTOWN, 16  
MINUTE DRIVE TO SALT LAKE INTL. AIR-  
PORT, 35 MINUTE DRIVE TO PARK CITY

## ABOUT THE PROPERTY

Located in the University of Utah's prestigious Research Park, known for leading the charge in science and medicine innovation, Building 6 is surrounded by a legacy of world class research and development. The property is nestled against the foothills of the Wasatch Mountains, within an ecologically minded framework. It is a walkable district between professional collaborators and nearby amenities such as the indigenous landscape gardens and summer concert series of Red Butte Gardens, the awe inspiring architecture of the Utah Natural Museum and the Marriott University Park Hotel. The University Of Utah Campus is minutes away, with many restaurants, coffee shops and retail all within a 5 minute drive.



# BUILDING AMENITIES

Building 6 is a modern 5-story 125,000 SF office building with spreading views from sunrise to sunset. It hosts a 600-stall adjacent parking structure with on-site amenities including a plaza and courtyard, outdoor seating, and new front entry to the campus. With a spacious up to-the-minute lobby, cafe/deli, gym and locker facility, bicycle storage and multi-purpose training rooms, the new office building provides an ambiance of innovation and purpose in a high-tech campus environment.



FITNESS AREA + SHOWERS



BOULDERING WALL



ON-SITE CAFE / COFFEE BAR



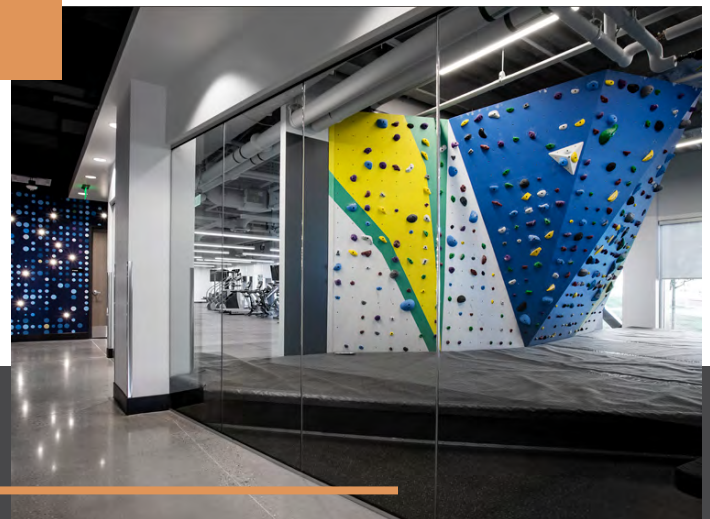
ON-SITE LOUNGE + PRIVATE LOUNGE CHAIRS ON EACH FLOOR



BICYCLE STORAGE



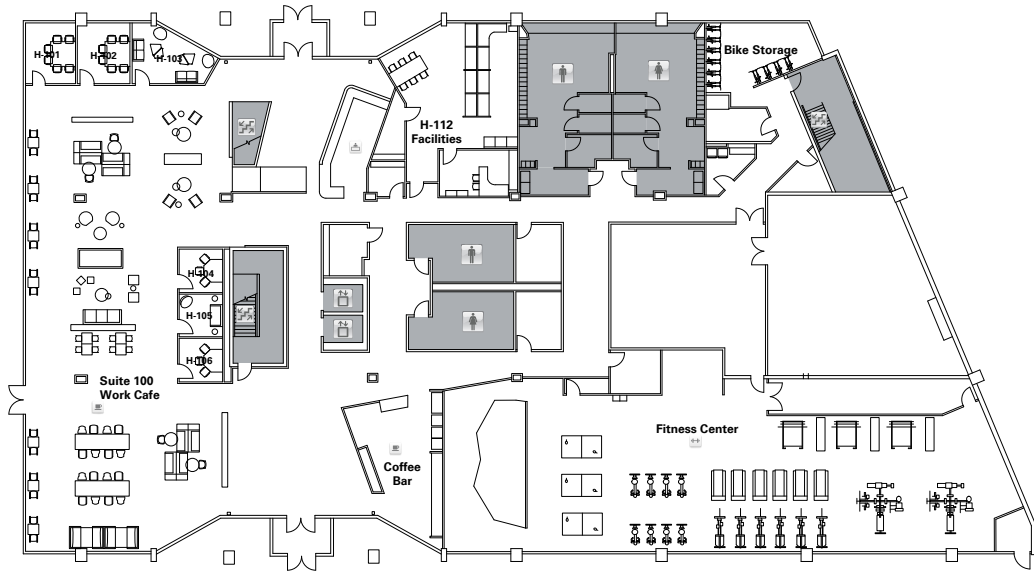
PARKING 600 STALLS + 12 EV CHARGING STATIONS



# FLOOR PLANS

## LEVEL 1

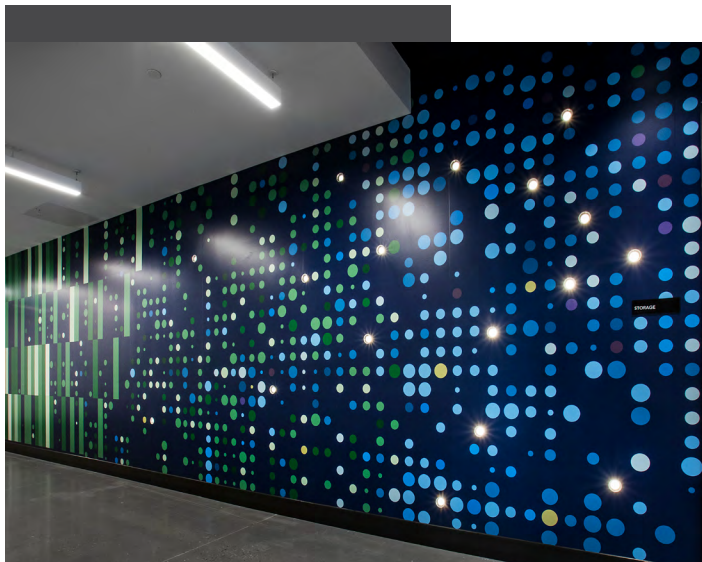
LEVEL 1 +/- 25,111 SF



# LEVEL 1

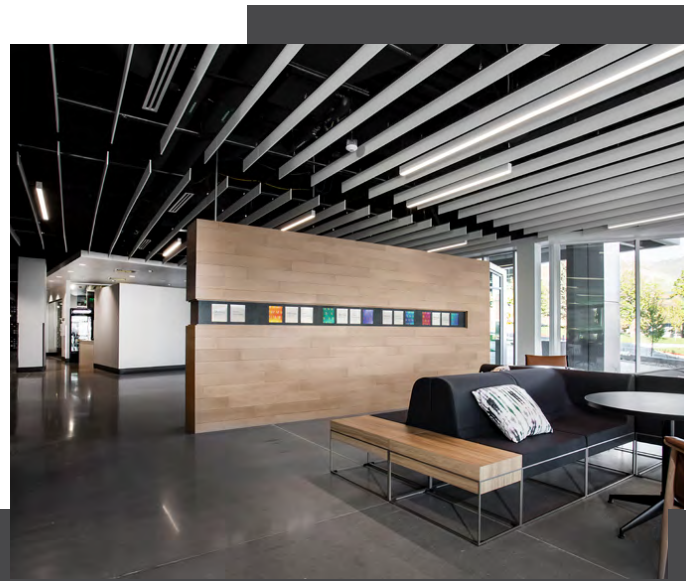
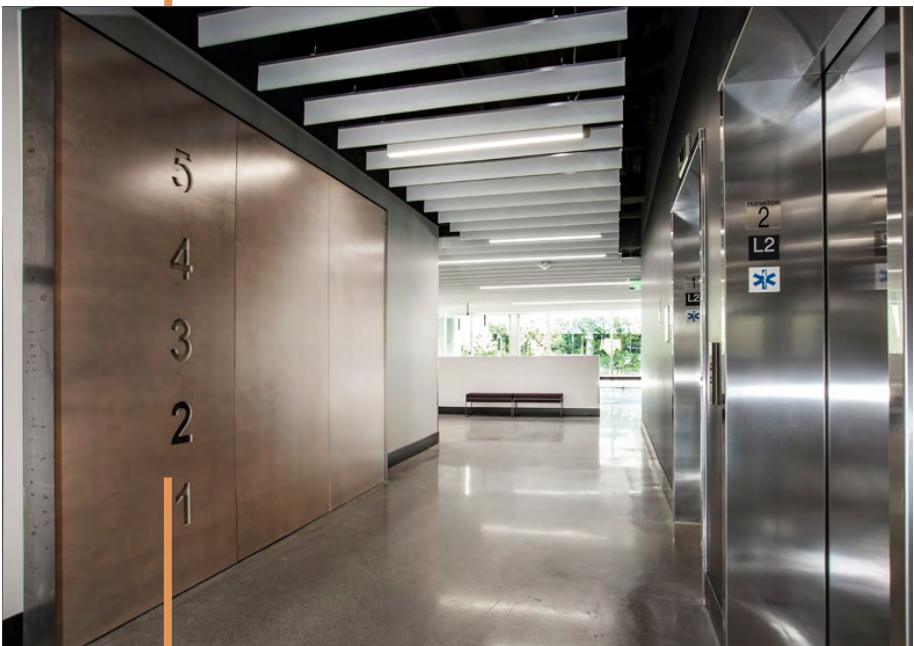
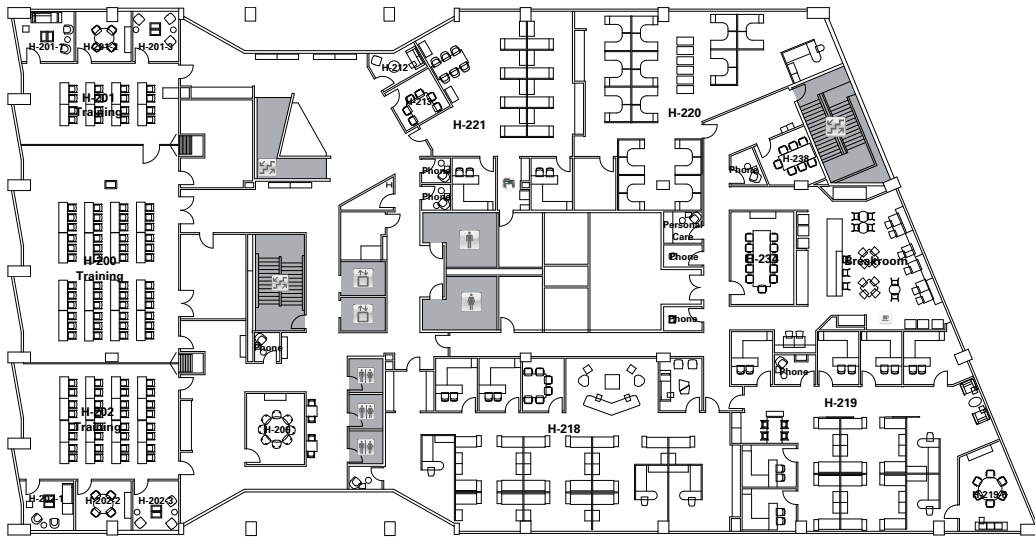
LEVEL 1 +/- 25,111 SF

- +6 CONFERENCE ROOMS/HUDDLE ROOMS
- +FRONT DESK
- +CAFE SEATING
- +COFFEE BAR
- +FITNESS CENTER
- +ROCK WALL
- +BIKE STORAGE
- +SHOWERS
- +1 PRIVATE OFFICE
- +1 BREAKOUT AREA
- +8 DESKS
- +5 STORAGE ROOMS



# FLOOR PLANS LEVEL 2

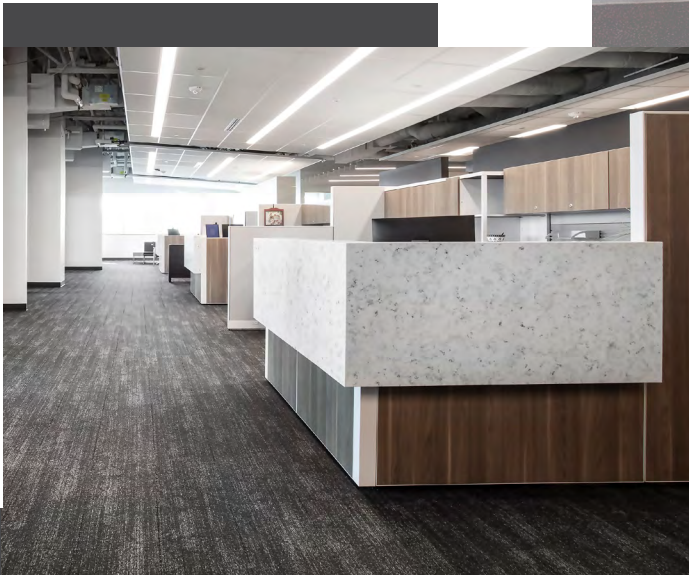
LEVEL 2 +/- 25,111 SF



# LEVEL 2

LEVEL 2 +/- 25,111 SF

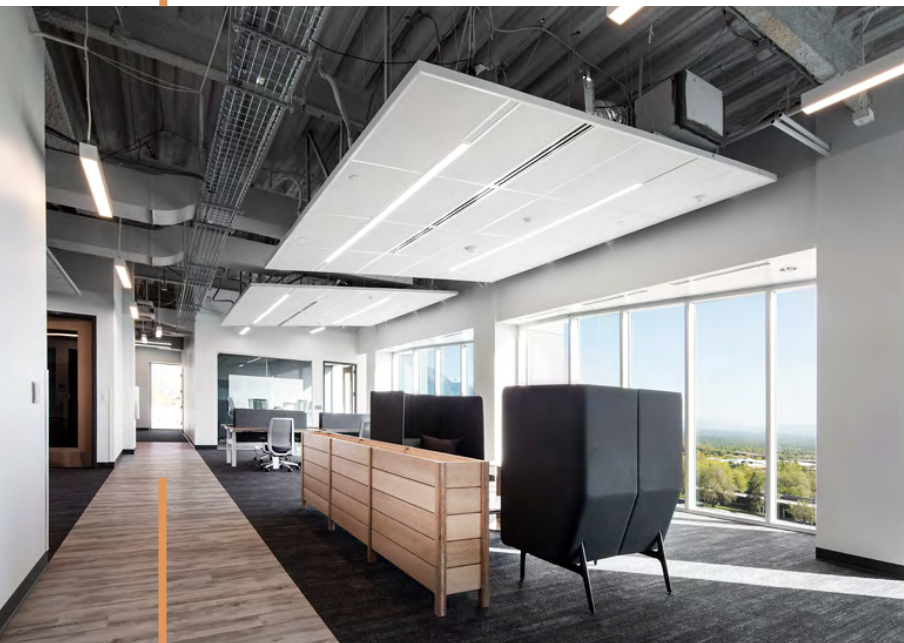
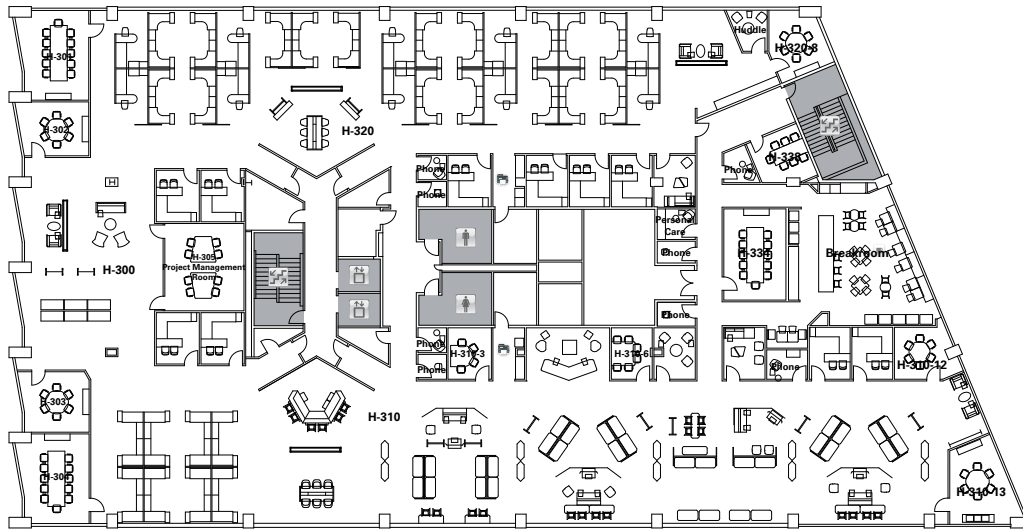
- +13 CONFERENCE ROOMS/HUDDLE ROOMS
- +3 TRAINING ROOMS
  - TRAINING ROOM 1 (SEATS 16)
  - TRAINING ROOM 2 (SEATS 48)
  - TRAINING ROOM 3 (SEATS 32)
- +7 PRIVATE PHONE BOOTHS
- +MOTHERS ROOM
- +PERSONAL CARE ROOM
- +12 PRIVATE OFFICES
- +3 BREAKOUT AREAS
- +1 BREAK ROOM
- +5 STORAGE ROOMS
- +1 PRINT AREA
- +69 DESKS



# FLOOR PLANS LEVEL 3

LEVEL 3 +/- 25,111 SF

- +16 CONFERENCE ROOMS/HUDDLE ROOMS
- +1 BREAK ROOM
- +9 BREAKOUT AREA
- +10 PRIVATE OFFICES
- +8 PRIVATE PHONE BOOTHS
- +2 PRINT AREAS
- +1 PERSONAL CARE ROOM
- +7 STORAGE ROOMS
- +CAFE SEATING
- +60 DESKS



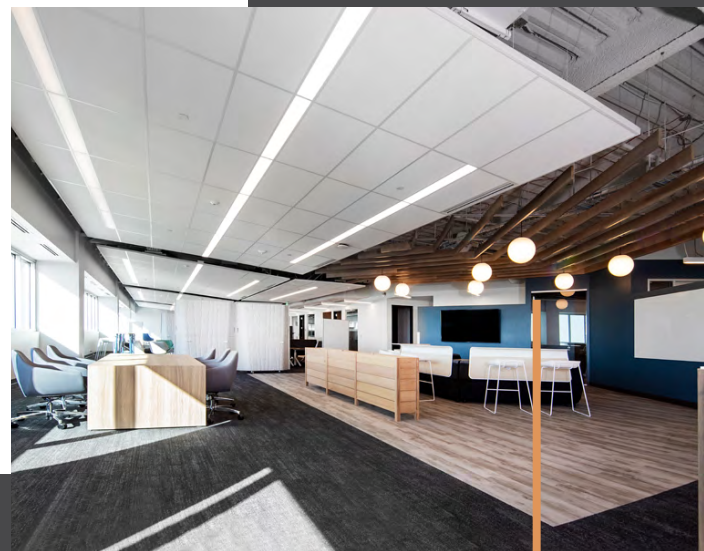
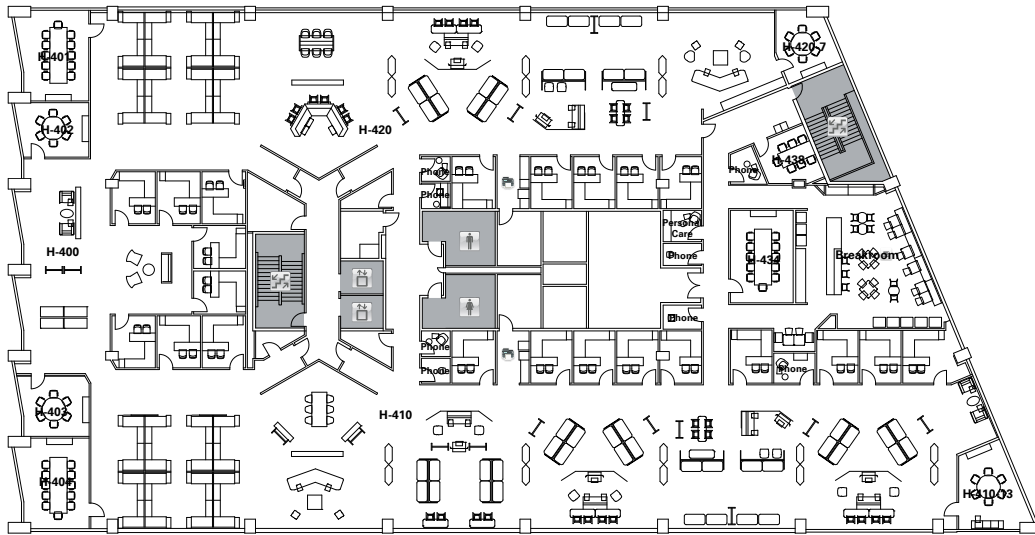


# FLOOR PLANS

## LEVEL 4

LEVEL 4 +/- 25,111 SF

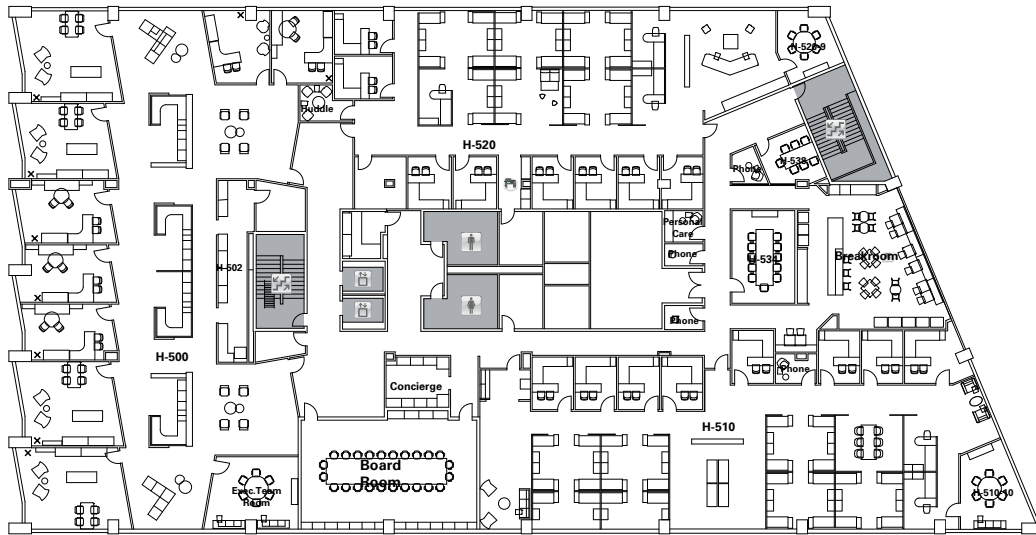
- +8 CONFERENCE ROOMS/HUDDLE ROOMS
- +21 PRIVATE OFFICES
- +8 PRIVATE PHONE BOOTHS
- +1 BREAK ROOM
- +10 BREAK OUT AREA
- +6 STORAGE ROOMS
- +1 PRINT AREA
- +2 PERSONAL CARE ROOMS
- +32 DESKS



# FLOOR PLANS LEVEL 5

LEVEL 5 +/- 25,111 SF

- +7 CONFERENCE ROOMS/HUDDLE ROOMS
- +9 EXECUTIVE OFFICES
- +16 PRIVATE OFFICES
- +1 BREAK ROOM
- +5 BREAK OUT AREA
- +4 PRIVATE PHONE BOOTHS
- +1 PERSONAL CARE ROOM
- +5 STORAGE ROOMS
- +1 PRINT AREA
- +1 CONCIERGE AREA
- +46 DESKS



# AREA MAP





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