



## THE HERALD BUILDING

165 South Main Street, Salt Lake City, UT 84111

### PROPERTY DESCRIPTION:

- Restored Historic Office Space Located in the Heart of Downtown on Main Street
- Interior Atrium Skylight Adds Light to All Floors
- Direct Access From Floors to Structured Parking
- Kitchenette and Private Restrooms on Each Floor
- No Load Factor
- Surrounded by Downtown Restaurants with Three Pines Coffee Shop Located in the Building

### LEASE RATE:

\$16 SF/YR (FS)

Basement: \$10 SF/YR (FS)

### PROPERTY DETAILS:

5th Floor: 5,600 SF

4th Floor: 5,600 SF

Basement: 2,573 SF

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## PROPERTY DESCRIPTION

The Herald Building, from the drawing board of architect John C. Craig of Chicago to its completion in 1905, was destined for landmark status.

As Salt Lake's skyline grew after the turn of the century, so also did the contributions of John Craig to that skyline. Taking their places of prominence in Salt Lake's history and tradition along with the Herald Building were Salt Lake's Stock Exchange, the New Grand Hotel and the Eagle Gate apartments.

The tradition of the past in the Herald Building is restored with the turn of the century tin cornices sitting atop the twin towers featuring broken pediments, volutes, lions heads, cove moldings, brackets, and flag poles. Two central atriums serve as the focal points to the building's upper floors, with the second floor having physical access while floors three through five enjoy the open and visual ambiance.

Located one building north of Second South on Main Street, the Herald has regained the outward charm of a bygone era while being completely redesigned and restructured internally to offer modern and functional office space in Salt Lake City.

The Herald being in the heart of Salt Lake's Central Business District (CBD) is only a few steps away from the City Creek Center, Eccles Theatre, Galivan Plaza, Capital Theater, Temple Square, The Salt Palace, major banks, government offices, State and Federal Courts, and many restaurants, bars, and coffee shops.

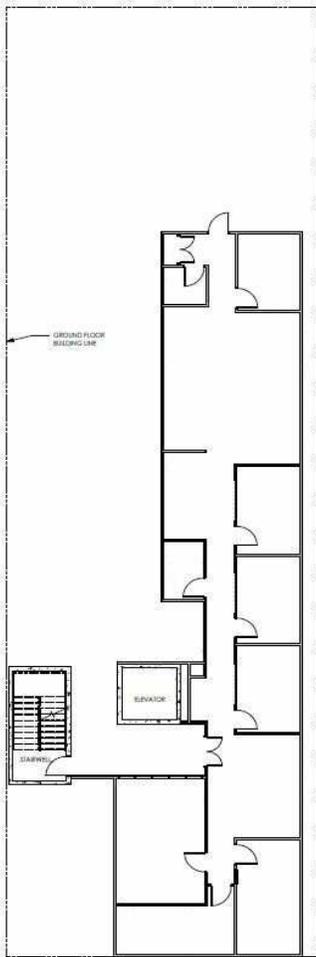
## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Full Service)
5th Floor:	5,600 SF
4th Floor:	5,600 SF
Lease Rate:	\$10.00/SF/yr (Full Service)
Basement:	2,573 SF
Building Size:	32,440 SF

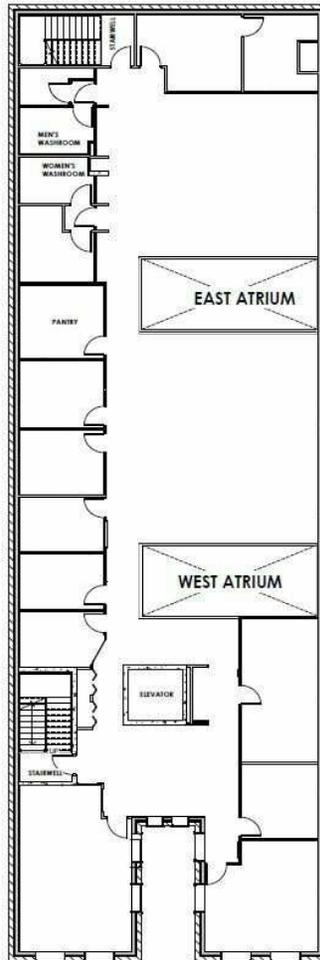
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10,334	101,193	265,816
Total Population	18,238	250,858	716,834
Average HH Income	\$42,911	\$57,671	\$65,837

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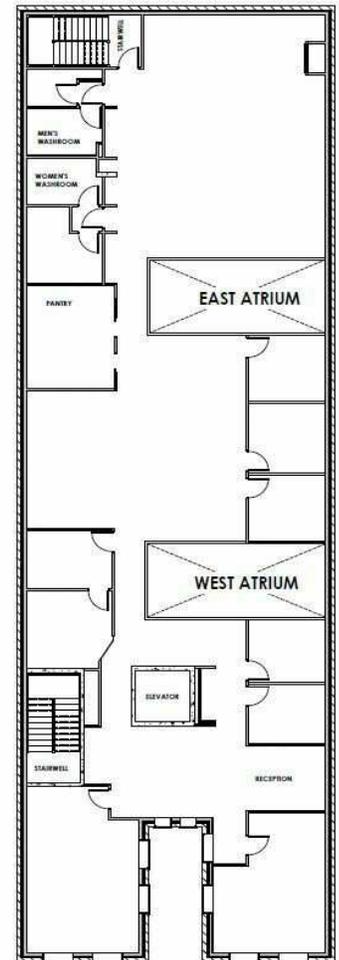
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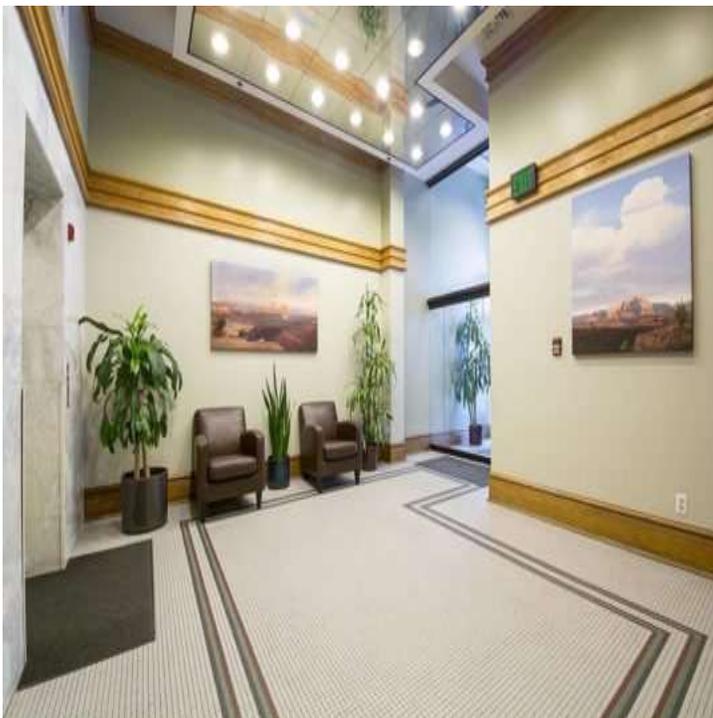
A1 BASEMENT  
SCALE: 1/8" = 1'-0"



A3 FOURTH LEVEL  
SCALE: 1/8" = 1'-0"



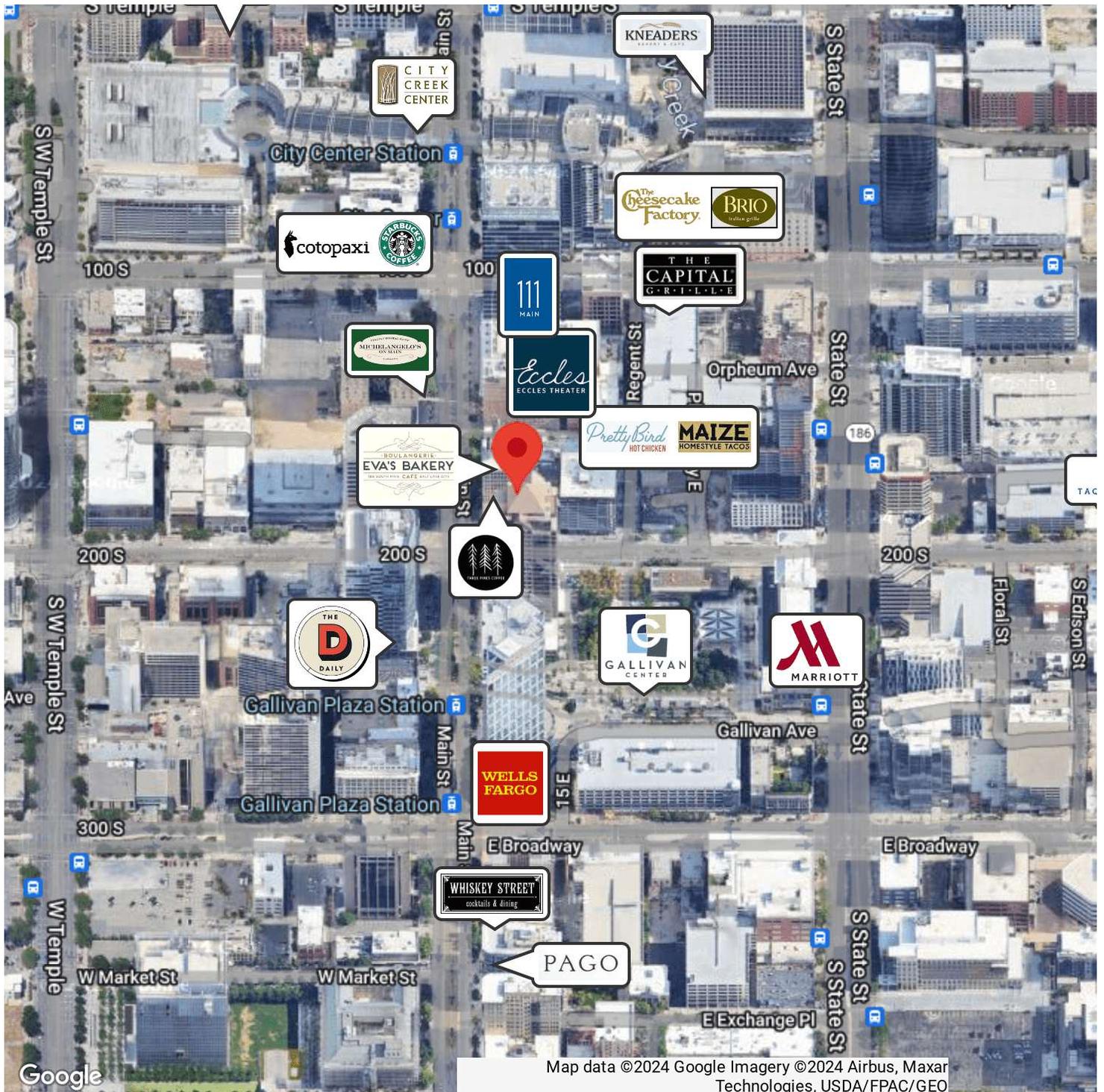
A5 FIFTH LEVEL  
SCALE: 1/8" = 1'-0"



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