

AMERICAN PLAZA II

57 West 200 South, Salt Lake City, UT 84101

PROPERTY DESCRIPTION:

- Located in Heart of Downtown SLC CBD, Fronting Newly Renovated 200 South with Improved Bus Lanes and Walkability
- Across from 700 Room Hyatt Convention Center Hotel & Capital Theatre
- Hundreds of New Rental Apartments Under Construction within Walking Distance
- Patio Area Included in Lease
- Tenant Improvements Available for Qualified Tenants
- Open Floorplan with Tall Ceilings and Plumbing
- Surrounded by Hotels, Shopping, Restaurants, Bars and Entertainment

LEASE RATE:

\$26.00 SF/yr (MG)

PROPERTY DETAILS:

Suite 2: 2,810 SF

CHRISTIAN PRISKOS, CCIM

801.573.8500

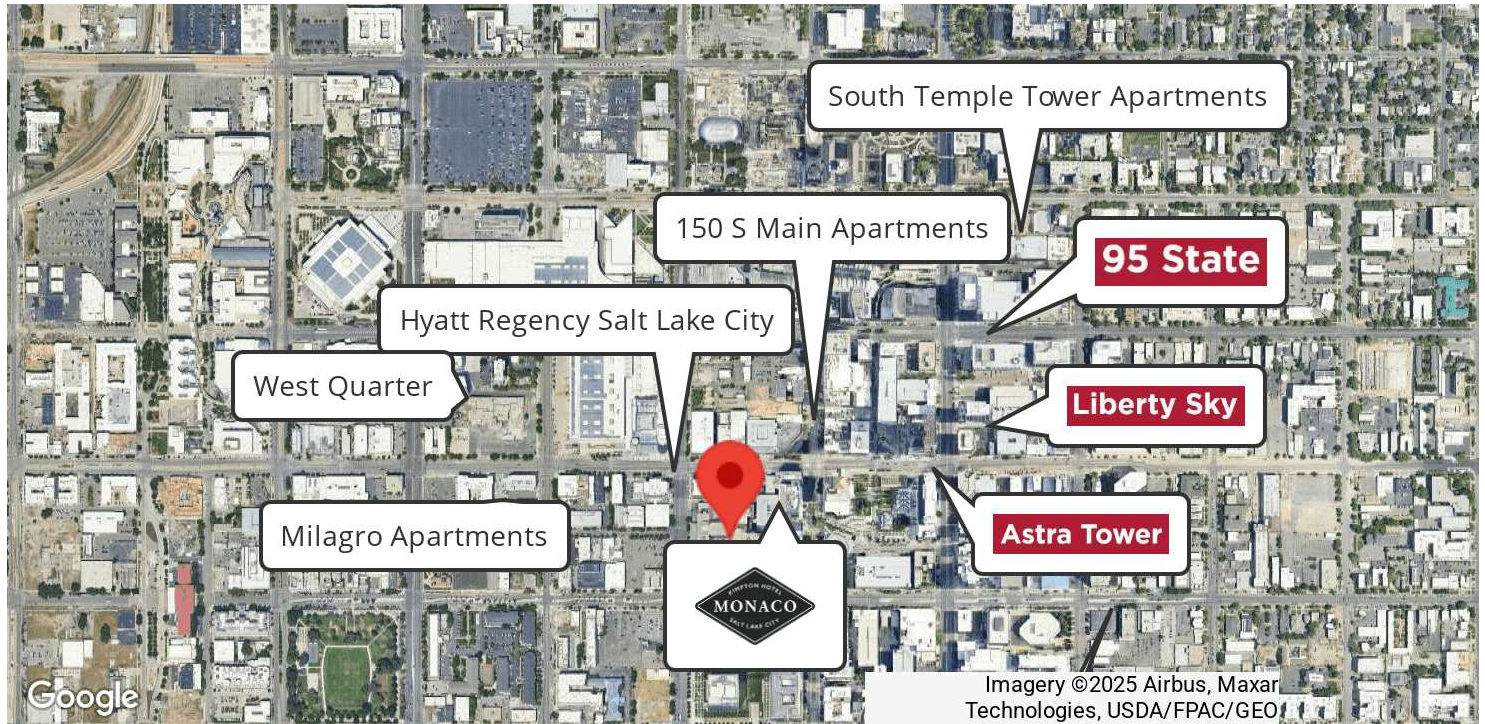
christian@iproperties.com

CHRIS METOS

801.879.7870

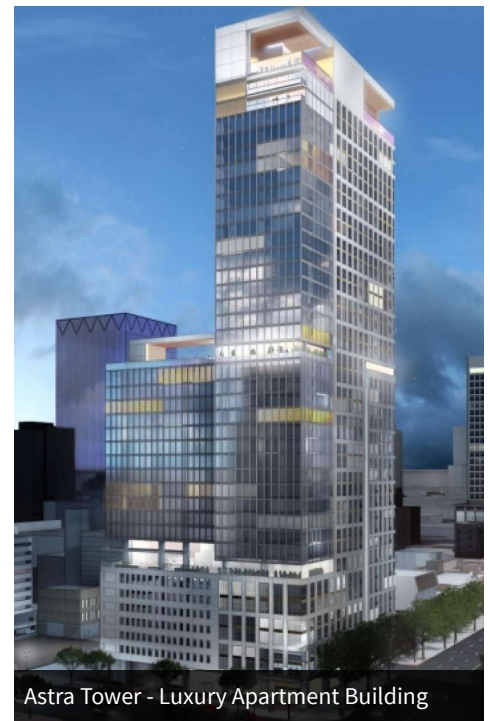
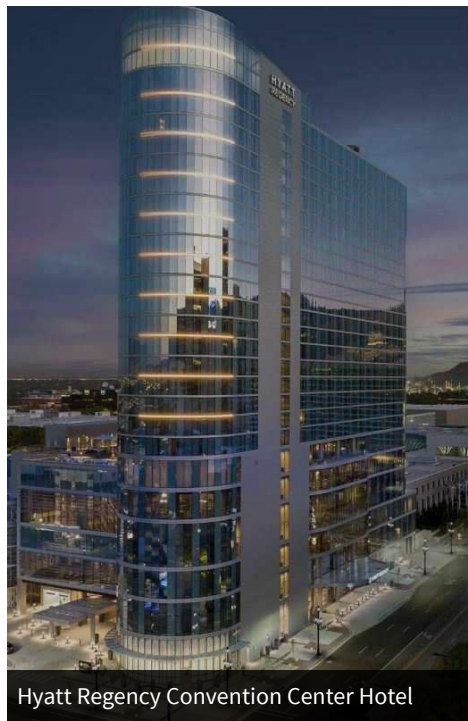
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DOWNTOWN SALT LAKE CITY

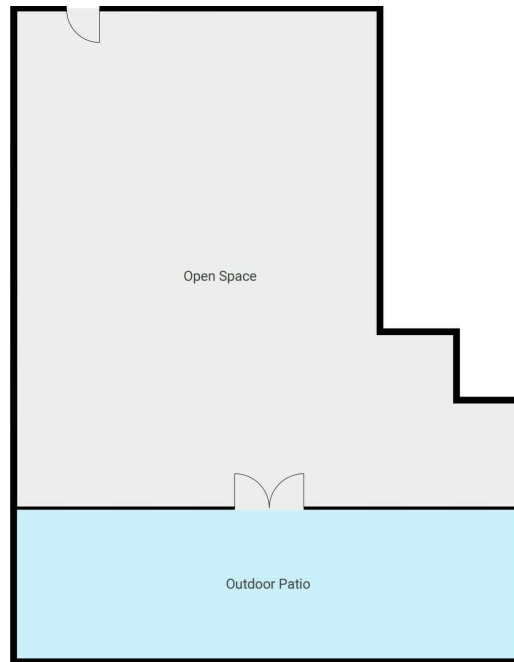
- Hyatt Convention Center Hotel is now open with 700+ hotel rooms.
- More than 2,600 apartments, 690 hotel rooms, and 425,000 SF of office are under development, or will be under development in the coming months
- Salt Lake Convention Center hosts over 500 events annually, bringing in over 1.5 million visitors.
- An estimated 10 million people visit downtown Salt Lake City each year. These visitors spend approximately 1.5 billion annually



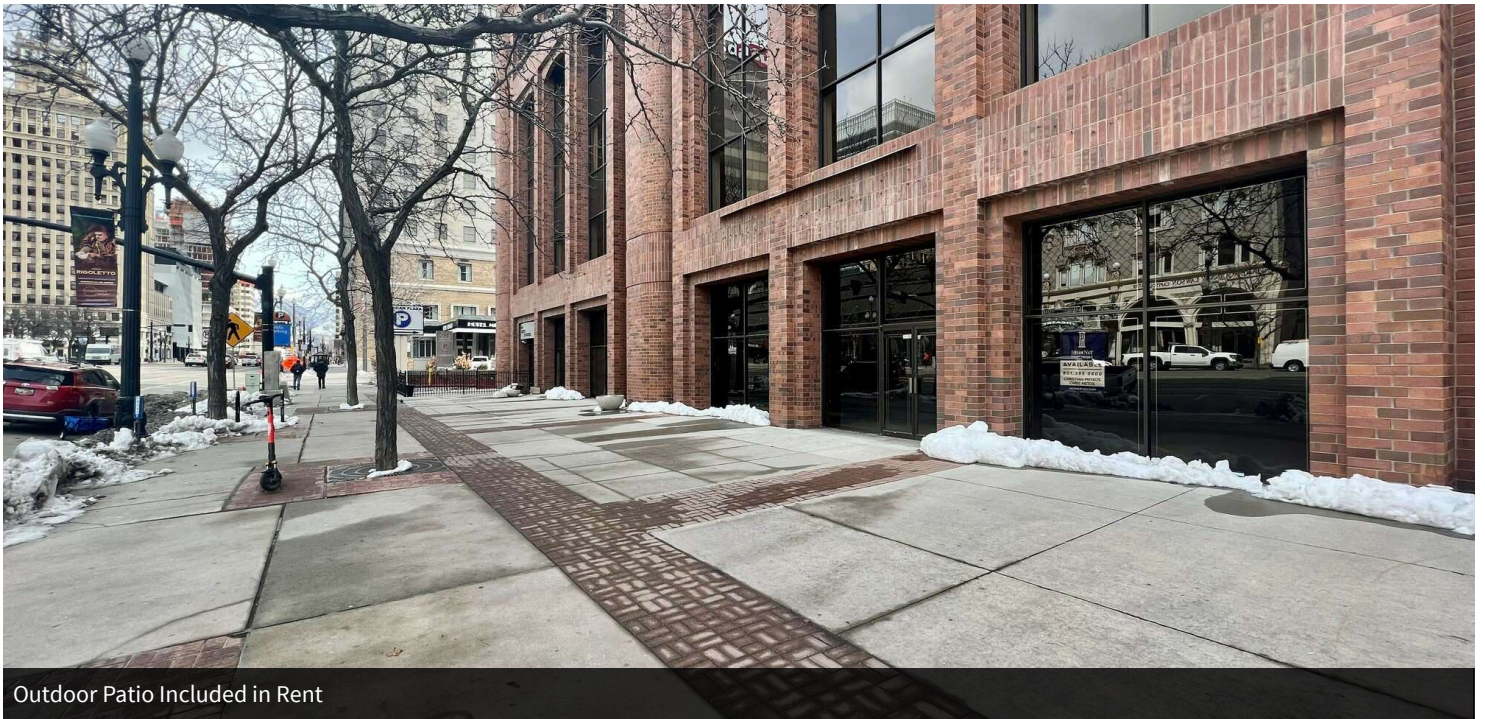
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Floorplan



Outdoor Patio Included in Rent

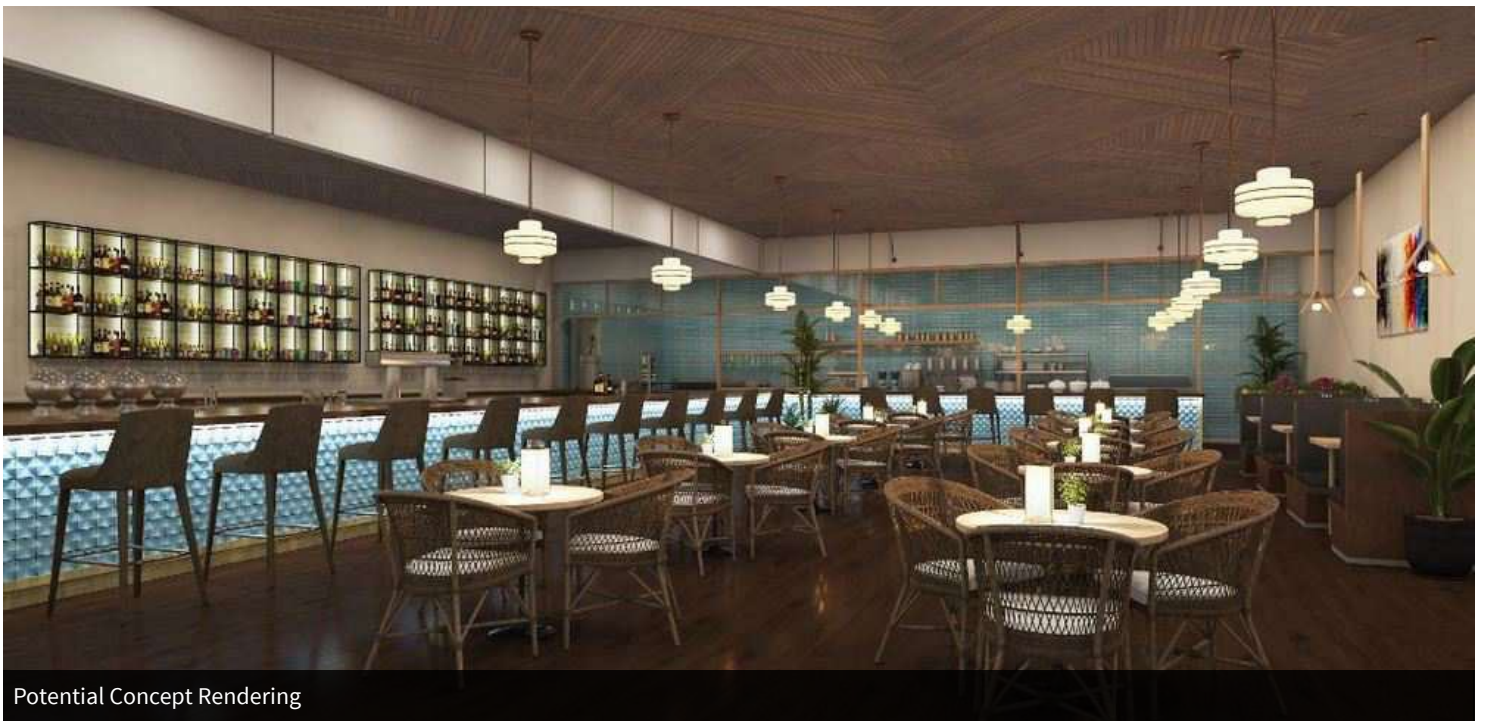
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Patio view looking at Capital Theatre



Potential Concept Rendering