

Building Specifications

160 West 900 South, Salt Lake City, Utah 84101

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| Year Built | 2019 |
| Building square footage | 8,127 s.f. confirmed 4/11/26 County Assessor |
| Lot size / acreage | .2 Acres confirmed 4/11/26 County Assessor |
| Property Type | 566-Office confirmed 4/11/26 County Assessor |
| Zoning | MU5 (Mixed-Use Zone 5) See Exhibit C *** |
| Owner of record | Hat Trick, LLC |

1. Building Specifications

- Construction type: II-B – [Class A](#)
- Two (2) floors, 8,127 SF Total/Rentable
- Four (4) bathrooms, Two (2) on each floor
- Single user
- Constructed to meet [LEED Silver](#) standards

2. Building Finishes

- Steel, Glass, Concrete construction. ([moment frame](#) - seismic)
- Neutral Color Palette
- Concrete (Sealed) and Carpeted Flooring (Interface)
- Built-in Millwork / Cabinetry throughout
- High-End LED lighting fixtures (various)

3. Building Features

Level 1 (Ground)

- Large Vestibule (mag lock entry)
- Janitor Closet - wash basin/running water
- Reception Desk (built-in) w/4 Monitor Grid
- Lounge Area
- Kitchenette – drawer fridge, pebble ice machine and Insinkerator
- One (1) conference room with one 65” monitor



- Two (2) Telephone Booths – one has frosted glass for use as a mother's room
- Motorized Shades – east and south facing windows
- Two (2) bathrooms on Level 1

Level 2

- Kitchen – Full refrigerator, dishwasher and Insinkerator
- Three balconies on upper level
- One (1) conference room with one 85" Monitor and two 65" monitors
- Server / Storage Room
- Motorized Shades – east and south facing windows
- Two (2) bathrooms on Level 2

4. Exterior

- Secure outdoor patio
- Six (6) secure parking stalls with auto gate access
- Efficient landscaping

5. Building Systems

- HVAC System – Electric Roof Top Units (multiple interior control zones)
 - *Complete system inspection and filters changed 04/08/26.*
- TKE Elevator
 - *TKE annual maintenance and 5-year inspection 04/01/26 including state Inspection.*
- Motorized Shades – east and south facing windows
- Lighting System Controls (panel located on Level 2)
- LED lighting fixtures throughout the building
- Radiant heating units in each bathroom
- Fiber (First Digital)
- T-6 Network throughout
- WiFi repeaters
- Tinted Double Pane Insulated Glass

