

# 257 TOWER

257 EAST 200 SOUTH | SALT LAKE CITY

EXPERIENCE THE  
**DIFFERENCE**



virtual tour

**BLUESKY**  
RENEWABLE ENERGY

**nearon**

**CBRE**

# Welcome to 257 Tower

257 Tower is a notable part of the Salt Lake City Skyline, situated in the SLC Downtown Business District. Surrounded by retail, entertainment, and hospitality, 257 Tower is the desired space for multiple tenants looking for a differentiated office space.



# Building Highlights



\$26-\$29/ RSF, Full Service



Excellent downtown location close to amenities



2,500 SF Common Area (257 Commons) used to host weekly social events.



24/7 Security  
First floor lobby renovation including a modern fitness center



First floor lobby renovation including a modern fitness center



On-site property management and building engineers



Ample parking



257 Commons available to tenants' use for employee lunches, corporate events, etc.

## BLUESKY<sup>sm</sup> RENEWABLE ENERGY

Rocky Mountain Power's Blue-Sky Program: 257 Tower participates in RMP's Blue Sky program which is an opt-in program that allows Landlord's to reduce the carbon footprint associated with our electricity use. Rocky Mountain Power purchases renewable energy certificates that guarantee

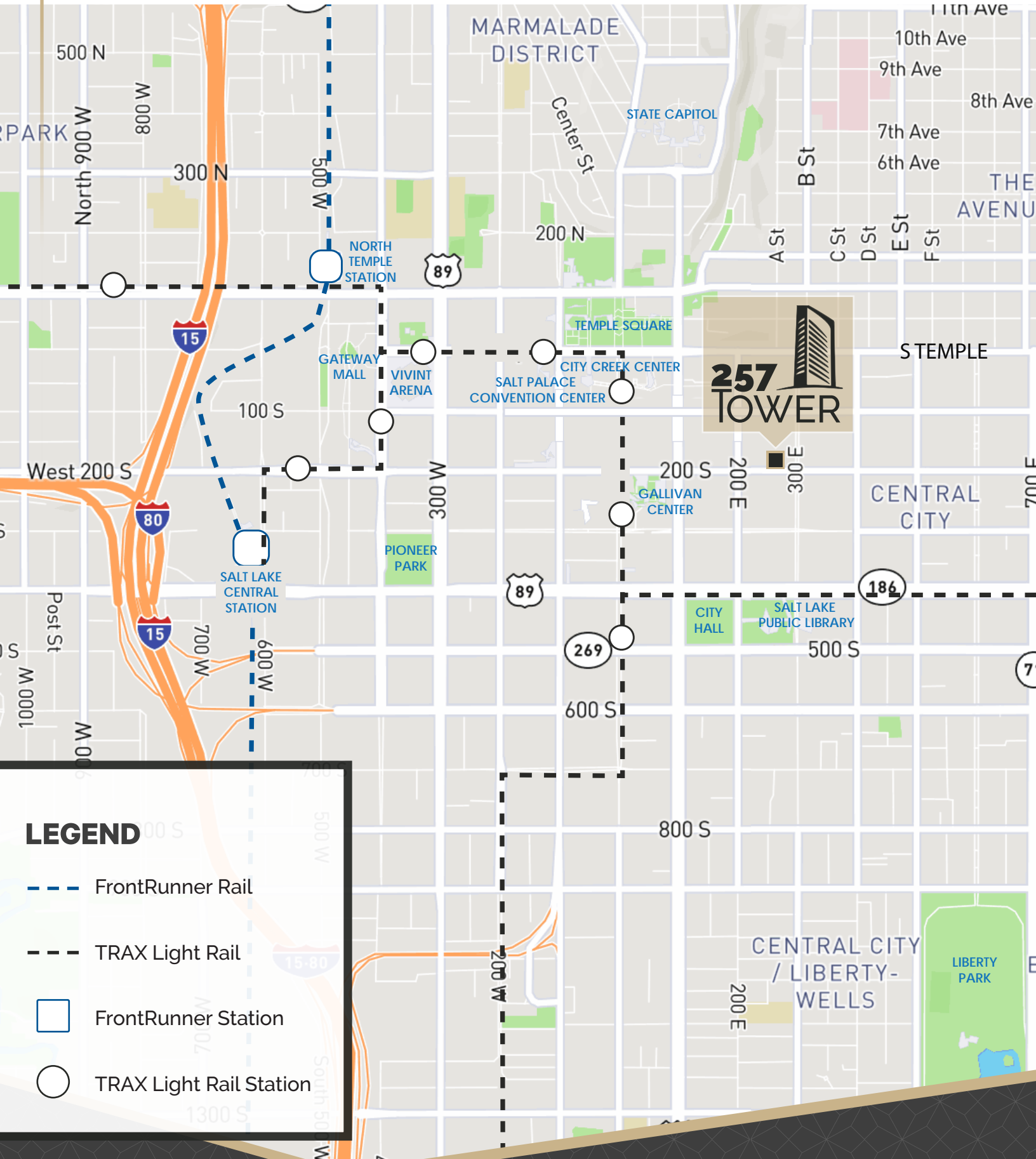
that renewable energy is produced and delivered to the grid which helps reduce the need for non-renewable resources. As a Luminary Partner, we match **100%** of our annual energy use (based on our 12 months usage). We have been a Luminary Partner for the last two years; and are 1 of the 2 downtown office landlords that participates in the Blue Sky program.

**Energy Star Rating:** 257 Tower's ENERGY STAR rating for the year ending January 31, 2023, is **96**.





**LEED Lighting Upgrade:** Ownership has been systematically upgrading our common area lighting to LEEDs. More than 90% of our common area is now LEED.



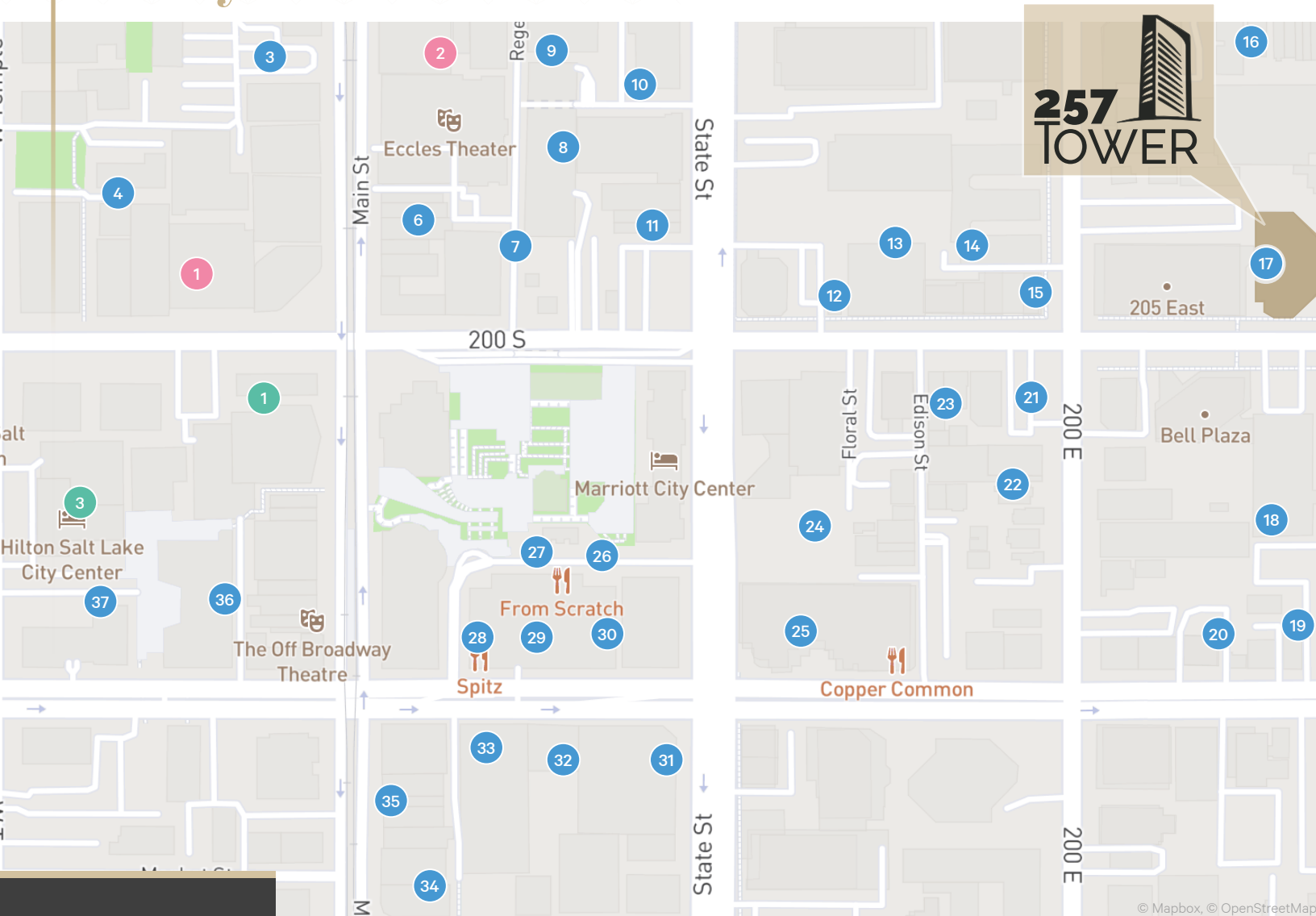
# Transit Map



## LEGEND

-  FrontRunner Rail
-  TRAX Light Rail
-  FrontRunner Station
-  TRAX Light Rail Station

# Nearby Amenities



## Restaurants

- |    |                              |    |                           |    |                                   |
|----|------------------------------|----|---------------------------|----|-----------------------------------|
| 3  | O'Shucks Bar and Grill       | 17 | Pinned Coffee Co          | 33 | Jimmy John's                      |
| 4  | Ahh Sushi                    | 18 | Gourmandise               | 34 | White Horse Spirits & Kitchen     |
| 5  | Benihana                     | 19 | Under Current             | 35 | Whiskey Street Cocktails & Dining |
| 6  | Subway                       | 20 | Salt & Olive              | 36 | Itto Sushi                        |
| 7  | Eva's Bakery                 | 21 | The People's Coffee       | 37 | Ruth's Chris Steak House          |
| 8  | Pretty Bird                  | 22 | Este Pizzeria - Downtown  | 38 | Spencer's For Steaks and Chops    |
| 9  | FreshFin Poké Salt Lake City | 23 | Curry Up Now              | 39 | Caffé Molise                      |
| 10 | Honest Eatery Downtown SLC   | 24 | ROCTACO                   |    |                                   |
| 11 | Good Burger                  | 25 | The Copper Onion          |    |                                   |
| 12 | Maize                        | 26 | Beans & Brews Coffeehouse |    |                                   |
| 13 | Cancún Café                  | 27 | MONKEYWRENCH              |    |                                   |
| 14 | Taqueria 27 Downtown         | 28 | Spitz                     |    |                                   |
| 15 | Beer Bar                     | 29 | From Scratch              |    |                                   |
| 16 | The People's Coffee          | 30 | Ramen 930                 |    |                                   |
| 17 | Nostalgia Café               | 31 | DP CHEESESTEAKS           |    |                                   |
| 18 |                              | 32 | Rich's Burgers-N-Grub     |    |                                   |

## Hotels

- |   |   |
|---|---|
| 1 | Kimpton Hotel Monaco Salt Lake City       |
| 2 | Salt Lake Marriott Downtown at City Creek |
| 3 | Hilton Salt Lake City Center              |

## Entertainment

- |   |                 |
|---|-----------------|
| 1 | Capitol Theatre |
| 2 | Eccles Theater  |



**94**  
WALK SCORE  
Walker's Paradise

# First Floor Highlights



Full-service cafe and tenant lounge



Brand new private fitness facility with individual shower suites



2,500 SF communal conference room & event space available for tenant use



Secure bike storage

## FREE TENANT EVENTS

- + Semi-annual E-waste drives
- + Weekly hosted events and giveaways
- + Charitable events such as Back to School Drives
- + Beer, wine, and spirit tastings
- + Annual BBQ
- + Restaurant gift card raffles
- + Holiday breakfast and other seasonal events such as Summer Ice Cream socials



# First Floor Highlights



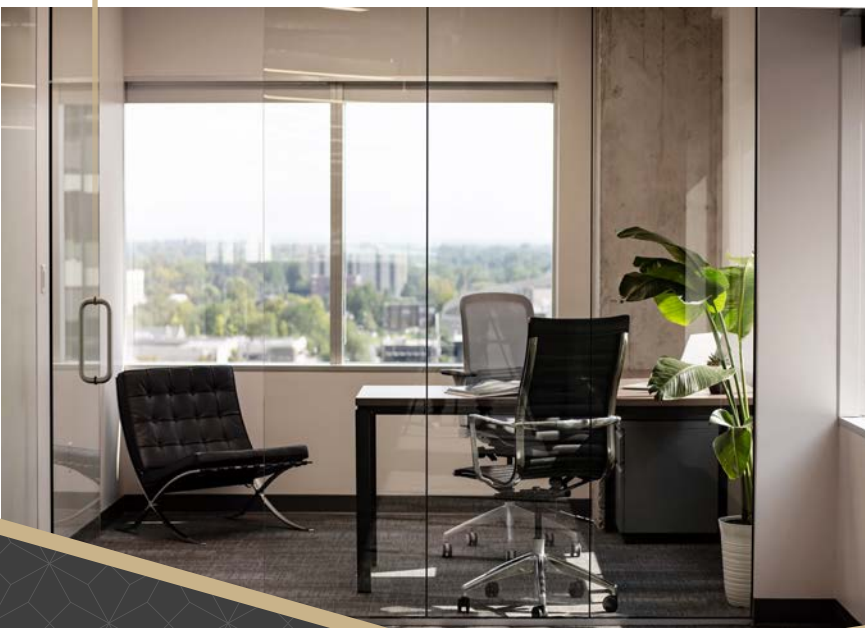
At 257 Tower, in the commons area Tenants enjoy frequent opportunities to recharge and collaborate with weekly hosted events and giveaways. This commons area is available for Tenants to reserve for trainings, meetings or collaboration events with their company.



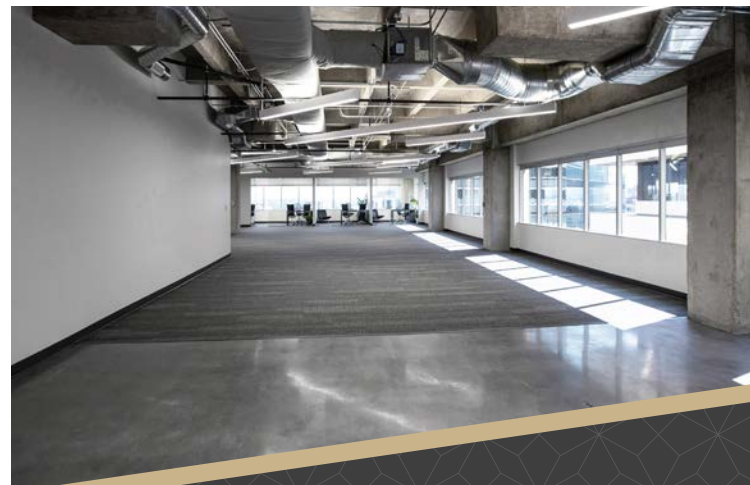
## Fifth Floor



## Sixth Floor



Ready For  
Tenant Improvements





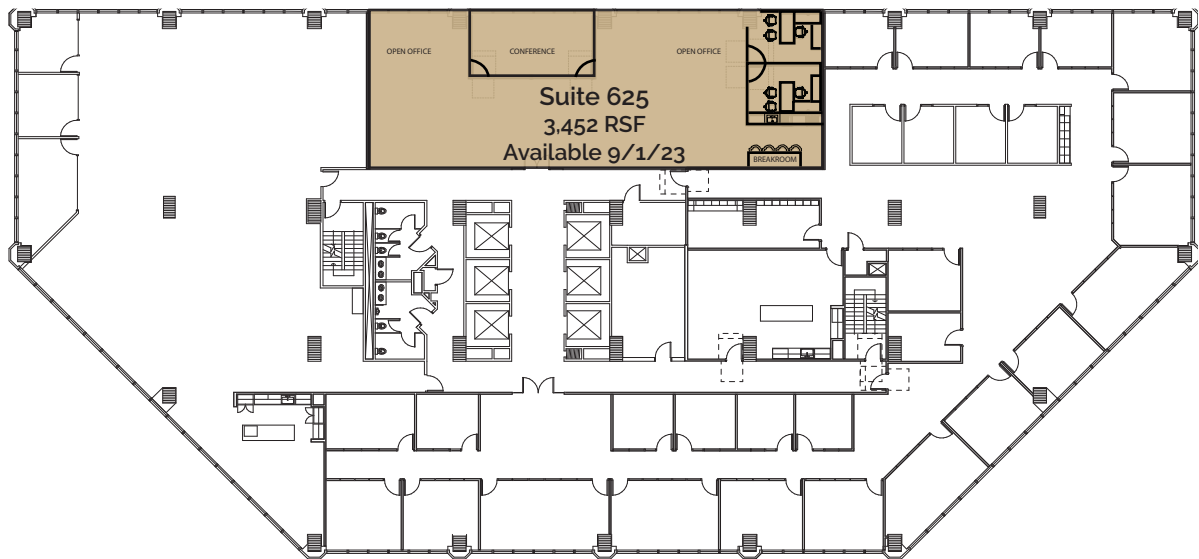
# Floor Plans

6th Floor



6TH Floor

Spec Suite Under Construction - Available 2023

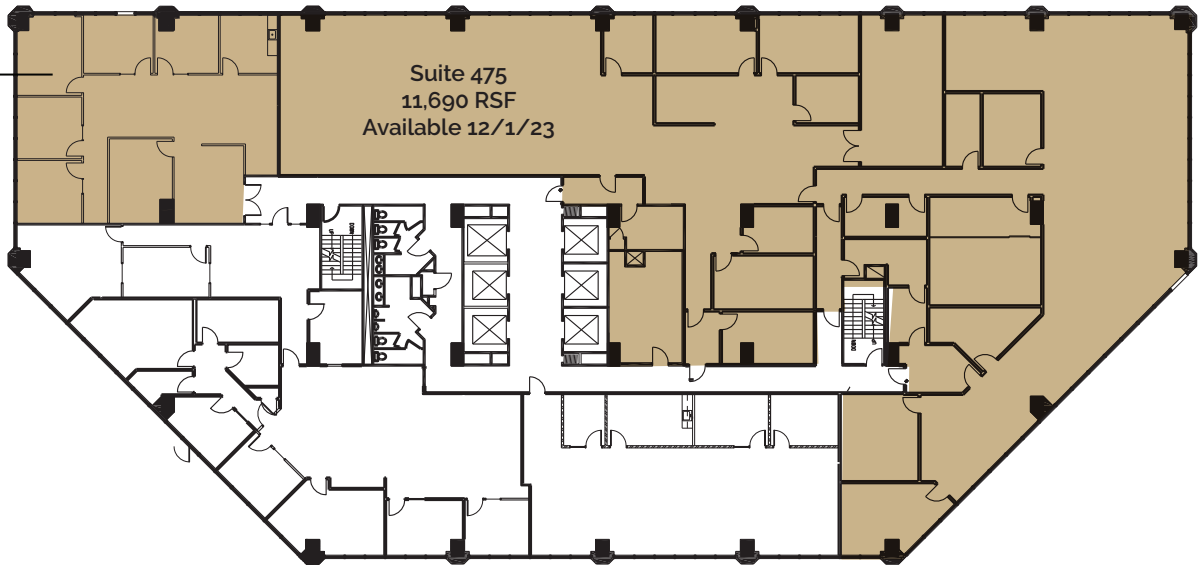


# Floor Plans

## 4th & 5th Floors

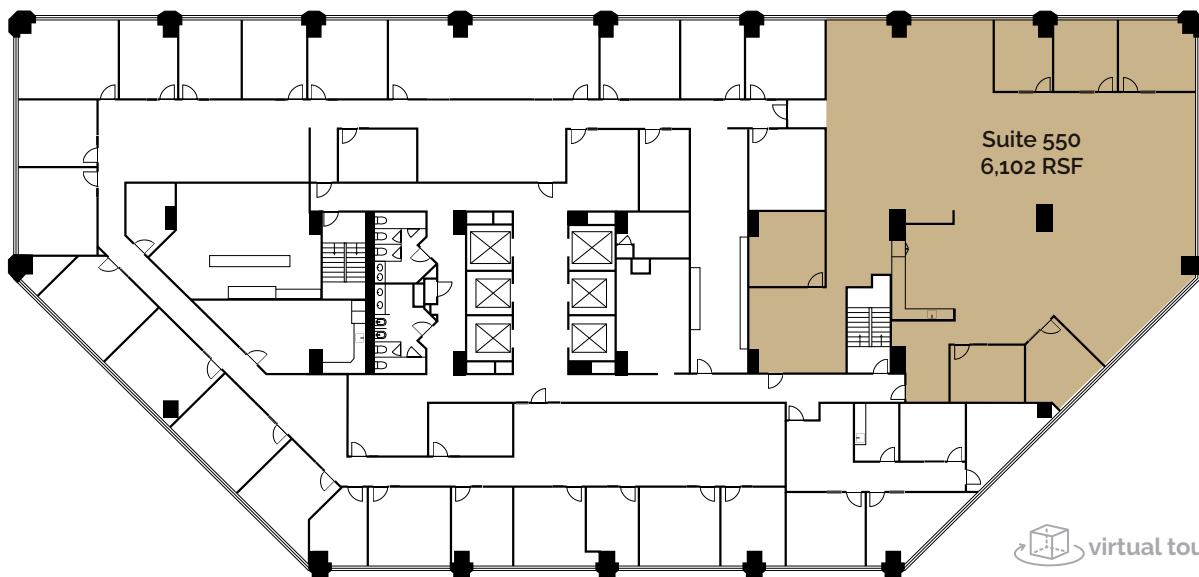
### 4TH Floor - Available 2023

Suite 410  
2,373 RSF  
Available  
10/1/23



### 5TH Floor

#### Built Out Spec Suite - Ready to occupy

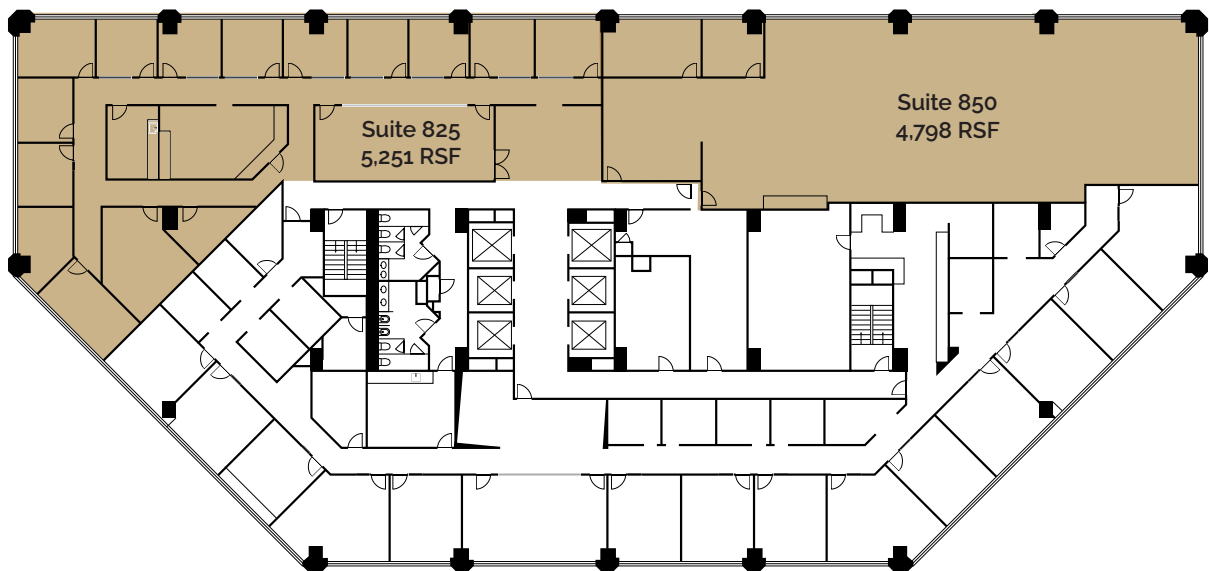


\*Floor plan shown for Suite 550 includes new glass front entrance and open breakroom.

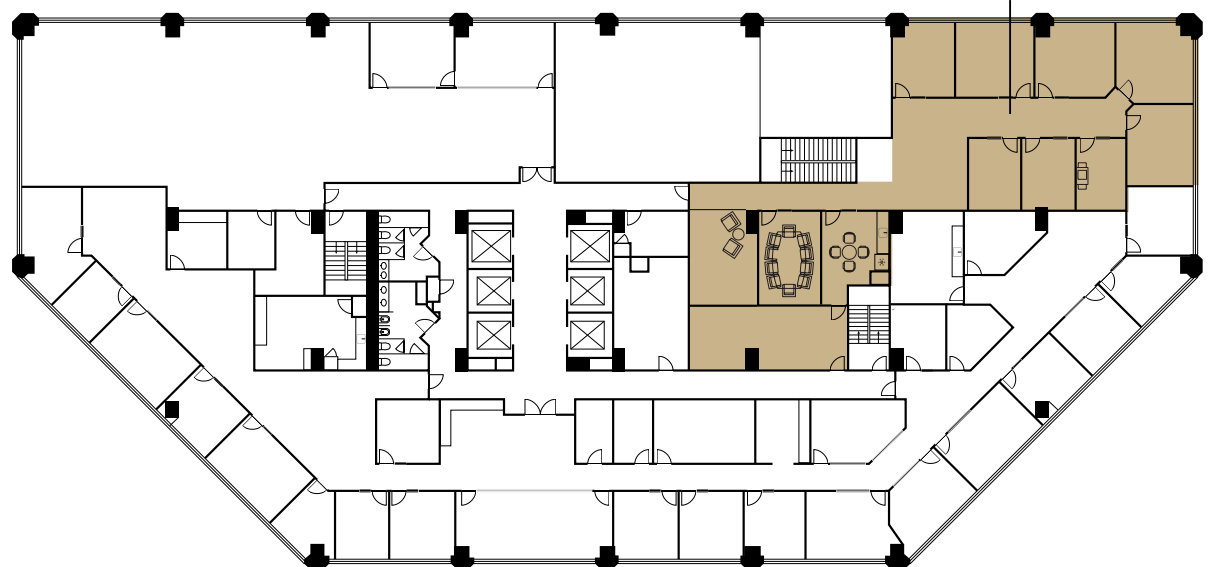
# Floor Plans

## 8th & 10th Floors

### 8TH Floor



### 10TH Floor





# 257 TOWER

## Contact

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