



PARK^{AVE}_{SLC}

**THE PERFECT MIX.
THE PERFECT
LOCATION.**

60 PARK
NOW LEASING

 Westport Capital Partners LLC

CBRE

**150,000 SQUARE FEET OF
CLASS A OFFICE SPACE**

THE PERFECT SPACE WITHIN THE PERFECT LOCATION



60 Park is a new, premier office development located at the intersection of I-80 and 1300 East in Sugar House. Totalling 150,000 square feet of office space, the site is situated near dozens of restaurants and retail shops and has been designed to enhance its surroundings, with ease of access and convenience. 60 Park provides premier visibility and identity with its location on I-80 with 101,370 daily traffic counts.



60 Park is the ideal facility nestled in the ideal Sugar House location. The site features unobstructed views of the surrounding mountains and valley, easy accessibility, outstanding employee amenities, and a unique peaceful, park-side location. This area is known for its eclectic mix of shopping and dining, vintage neon signs, abundant green space and vibrant walkability.

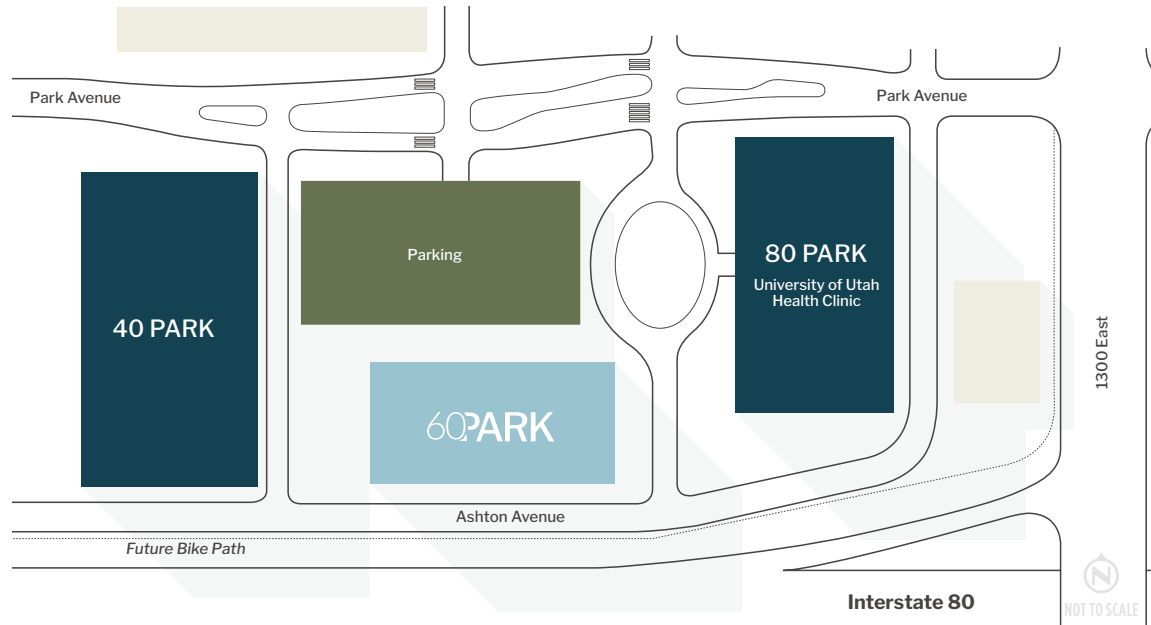


Providing tenants with the opportunity to be located in one of the most active neighborhoods in the Salt Lake Valley, 60 Park's unique construction satisfies the desires of many of today's employees. It is a transit-oriented development which encourages a variety of uses. There is direct access to Sugar House Park through the newly constructed pedestrian tunnel under 1300 East. It is also within walking distance of the new Sugar House Streetcar (S-line) which connects to the main TRAX line. Office tenants will have four parking stalls per 1,000 RSF and easy direct access to I-80, which runs adjacent to the property.

By channeling pedestrian traffic through the development, and preserving the natural green space near the site, 60Park will foster the vibrant community that defines the Sugar House neighborhood.



60PARK



Amenities with an Environmental Edge

Park Avenue is designed with sustainability in mind. Building materials use less water and energy, contributing to a healthier environment. Located in one of the city's most walkable communities, 60 Park encourages employees to lead healthy and active lifestyles with secure bike racks, a dedicated fitness facility and employee locker rooms.

Convenient Podium Parking

60 Park provides ample parking for employees and clients in a shared, covered parking podium located in front of the building. The parking podium's more than 1,200 parking spaces serve as a backdrop for an active art gallery space on the street front. Tenants will be given a generous parking ratio of 4/1,000 RSF.

**PREMIER
OFFICE SPACE
IN SUGAR HOUSE**



TAKE A LOOK BETWEEN THE PARKS



Park Avenue is located in the southeast quadrant of the bustling Sugar House Business District. This premier location provides immediate access to I-80 via the interchange at 1300 East, and a variety of public transportation options, including the Sugar House streetcar line, and the Parley's trail system. The area is minutes away from downtown Salt Lake City, the Salt Lake City International Airport, and several institutions of higher education. Many world-renowned resorts are also just a 30-minute drive from the property.

15 MINUTES

5 MINUTES

1 MINUTE

5 MINUTES

25 MINUTES



SALT LAKE CITY INTERNATIONAL AIRPORT

Serving 93 cities with non-stop flights.



SUGAR HOUSE PARK & McCLELLAND TRAIL

Direct access to Sugar House Park & connecting trail systems.



PARLEY'S TRAIL

On-site access to an 8-mile paved path from the foothills of the Wasatch to the Jordan River.



S-LINE STREET CAR

Walk to the connecting TRAX lines throughout Salt Lake County.



PARK CITY

A vibrant mountain town offering year-round resorts and a preeminent living environment.



45%



residents with bachelor's degree or higher

Esri (Salt Lake City)

7th



best city for business and career

Forbes (Salt Lake City)

\$74,346



average household income in Sugar House

City-Data.com (2015)

8th



fittest city in America

CBS News (Salt Lake City)

36,220



residents residing within Sugar House

City-Data.com (2015)



SUGAR HOUSE AMENITIES

- | | | | |
|---------------------------|------------------------------|--------------------------------|------------------------------|
| 1 McDonald's | 14 Buffalo Wild Wings | 18 Zions Bank | 23 Wendy's |
| 2 Chipotle | Flat Bread | 19 Bed Bath & Beyond | 24 Olive Garden |
| 3 Fiddler's Elbow | Habit Burger | Petco | 25 Red Lobster |
| 4 Carl's Jr. | Mellow Mushroom | 20 Sizzler | 26 Washington Federal |
| 5 KFC | Wasatch Brewery | 21 Big 5 Sporting Goods | 27 24Hour Fitness |
| A&W All American Food | Old Navy | Nordstrom Rack | 28 Patagonia |
| 6 The Dodo | Cubby's | Payless | Bruges Waffles & Frites |
| 7 Baskin Robbins | Potbelly's | GNC | |
| 8 Arby's | 15 Barnes & Nobel | UPS | |
| 9 Dunkin' Donuts | Men's Warehouse | Tsunami | |
| 10 Red Mango | Panda Express | KeyBank | |
| 11 Subway | Famous Footwear | Cinemark | |
| Burt Bros. Tire & Service | Ann Taylor Loft | Massage Envy | |
| 12 Smashburger | Visionworks | GameStop | |
| Pei Wei | Rubio's | TCBY | |
| Costa Vida | Noodles & Company | RadioShack | |
| Sprint | Maggie Moo's | Verizon | |
| 13 Smith's | 16 Chick-fil-A | Deseret Book | |
| | 17 Whole Foods Market | 22 Taco Bell | |



SALT LAKE CITY

Salt Lake City is a principal city in the rapidly growing Western United States marketplace and serves as the economic, financial, healthcare and distribution hub for Utah and portions of Idaho, Wyoming, Nevada and Colorado. The local economy is promoted by a low cost of doing business, a pro-business regulatory environment, low business taxes and solid utility, communications and transportation infrastructure. Companies are attracted to Utah's population growth, which is one of the fastest in the country and provides a promising workforce. Salt Lake is also known as the "Crossroads of the West" as it is equidistant from all major western markets. Interstate 80, Interstate 15, Route 215 and Interstate 70 are vital to the efficient movement of goods and materials throughout the region.

The Salt Lake City area offers an abundance of active outdoor activities. The nearby mountains provide year-round recreation in the form of hiking, fishing, camping, snow skiing and other activities. Some of the nation's most popular ski resorts, such as Snowbird, Park City, Deer Valley, Sundance, Alta, and Solitude are within a 30-minute drive of downtown and 60 Park. Non-traditional sports such as ski-jumping, speed skating, skeleton and bobsled are also offered nearby at facilities constructed for the 2002 Olympic Winter Games.

SALT LAKE CITY BY THE NUMBERS

1st

Pro-Business State for the 43rd Consecutive Year

- Prolina and AEDI, 2015

1st

State for Business
- Wall Street Journal, 2016

1st

State for 2016 Economic Outlook Rankings

- CNBC, 2016

1st

Projected Annual Job Growth Rate Through 2017

- HIS Global Insights, 2016

1st

State for Future Livability
- Gallup Wellbeing, 2016

1st

Best State for Business and Careers

- Forbes, 2016

1st

Best Cities for Job Creation
- Gallup Well-being 2014

1st

Hiking City
- Outside Magazine, 2016

2nd

In Nation for Business Growth

- PEW, 2016

6th

Lowest Crime Rate in U.S.

- FBI, 2016



BUILDING AMENITIES

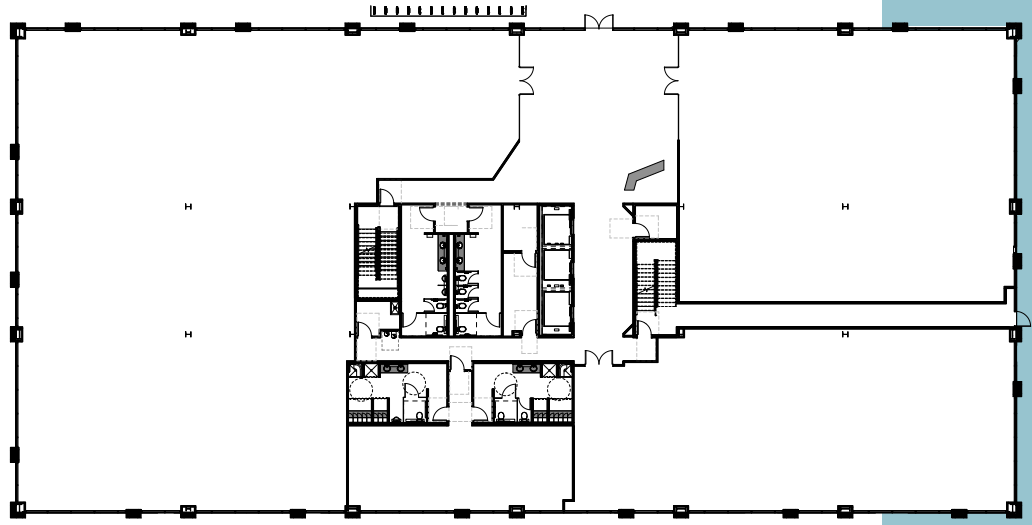
- Panoramic views in an unmatched park-like setting
- Abundant on-site and surrounding retail amenities
- Within walking distance of several restaurants, shops and entertainment options
- Transit-oriented development with street car stop just five minutes away
- Park-like environment with easy access to Sugar House Park via “The Draw” underground walkway
- Direct access to I-80 ramps via 1300 East
- Generous 4 per 1,000 RSF structured parking ratio
- Efficient floor design and flexible space planning
- Exclusive on-site fitness facility with locker rooms
- Secure bike parking



FLOOR PLANS

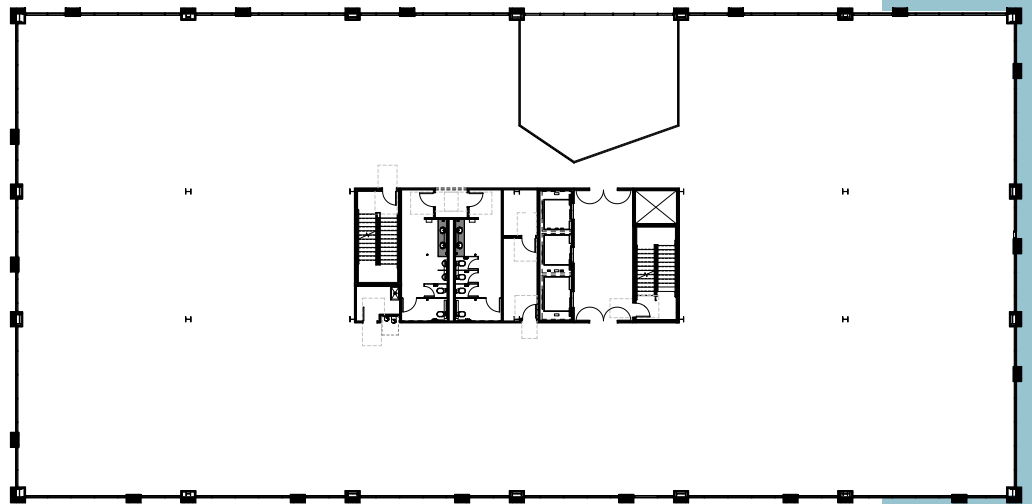
LEVEL 1

22,714 RSF



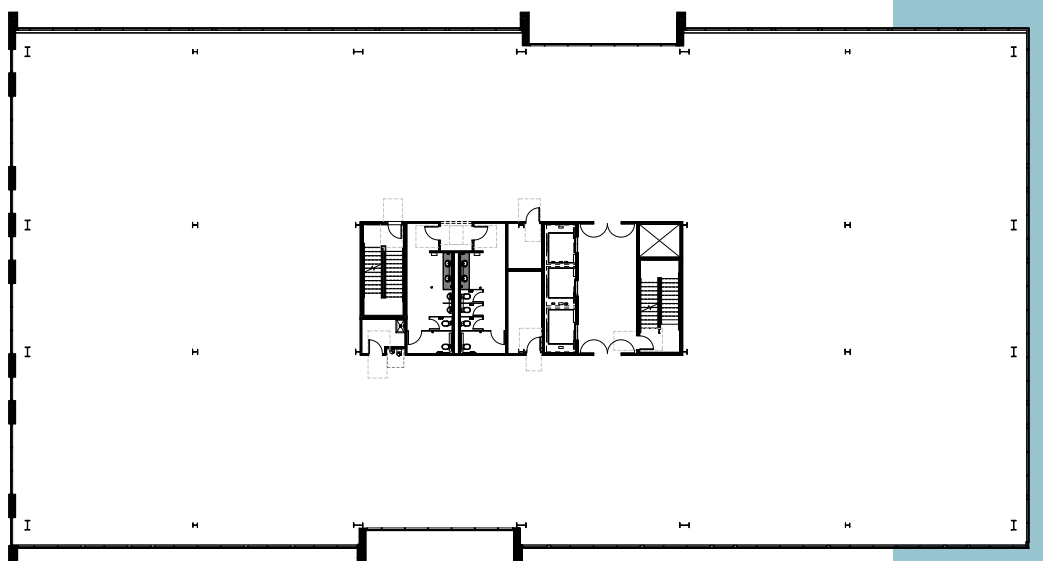
LEVEL 2

21,437 RSF

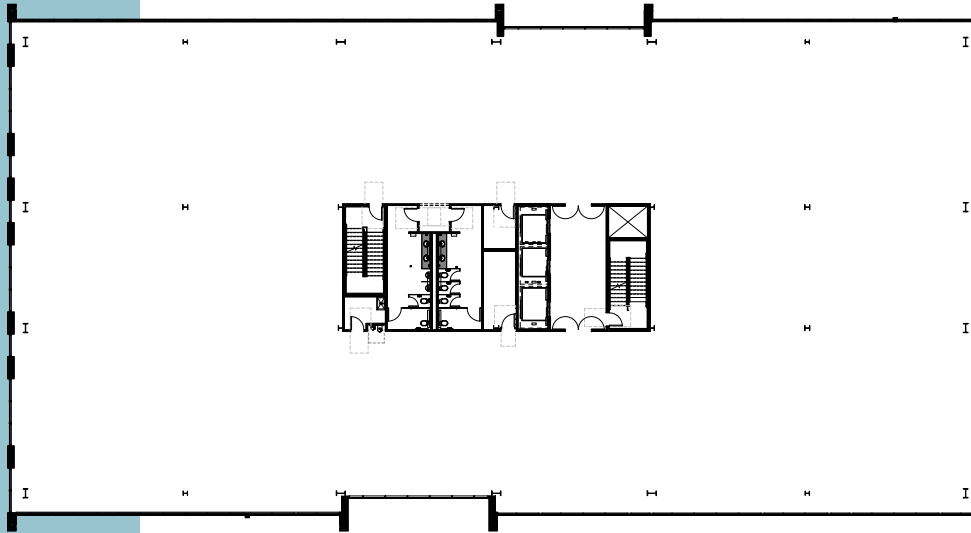


LEVEL 3

24,679 RSF



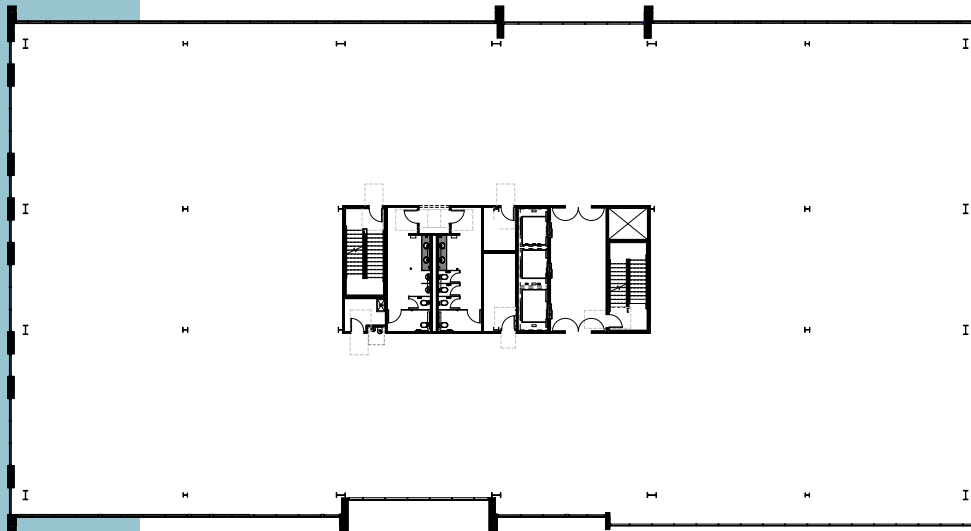
NOT TO SCALE



LEVEL 4

24,735 RSF

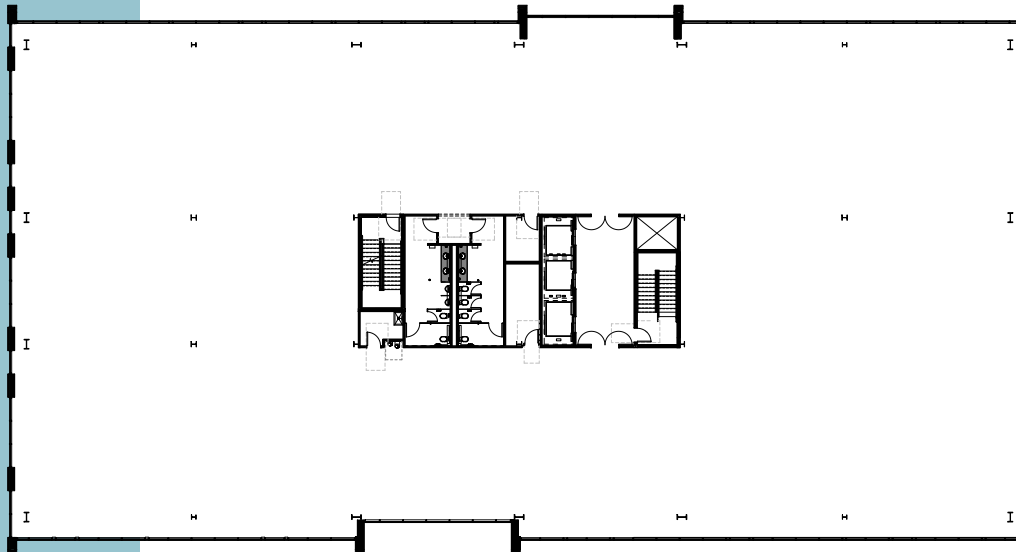
NOT TO SCALE



LEVEL 5

24,971 RSF

NOT TO SCALE



LEVEL 6

24,838 RSF

PARK^{AVE} SLC



60 PARK



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CBRE

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