





# Designed for the Modern Workplace

Class A Office 327,000 RSF

---

Freestanding Retail 4,600 RSF

---

Available Q1 2022

---

LEED v4 GOLD Core and Shell

---

Wired Score – Platinum





# In the Heart of the City

650 Main offers tenants a unique downtown location at the corner of Main Street and W. 600 South, with abundant hotels, dining and entertainment spots nearby. Accessibility to and from the building is easy with a TRAX light rail station steps from the front door, and quick vehicular access to Interstate 15.





# An Amenity-Rich Environment



From a spacious lobby to flexible conference space and an indoor/outdoor fitness center, to expansive social areas for collaboration, work and play, 650 Main offers an amenity-rich environment for today's office user.



## Active Courtyard

Bocce Court

Ping Pong Tables

Fitness Lawn

Operable Glass Wall –  
Indoor/Outdoor Fitness

Covered  
Walkway to  
Parking

## Social Courtyard

Social Deck

Fire Pit





## Active Courtyard

From a break at the bocce court, to a friendly competition of ping pong, to an afternoon workout on the exercise lawn, expansive outdoor areas bring balance to the work day and foster employee engagement and healthy lifestyles.





## Social Courtyard

A generous outdoor courtyard with flexible seating and Wi-Fi provides an opportunity to clear the mind, collaborate in the fresh air, or connect with colleagues after work around an inviting fire pit.



## Indoor/Outdoor Fitness Center

Stay energized in a fully equipped modern fitness center. Operable glass walls open onto an outdoor active courtyard to bring in light and fresh air for a workout experience unique to the Salt Lake City office market. Full men's and women's locker rooms include showers and changing areas.





## An Engaging Lobby Experience

A modern and inviting main lobby welcomes tenants and visitors with hospitality in mind offering a variety of seating options and common work spaces perfect for impromptu meetings or a short break.





## Front Desk Security

With a 24-hour security concierge located in the main lobby, and an integrated building access control system, tenants can enjoy convenience and peace of mind in the workplace.







Classroom Layout Seats up to 36

## High-Tech Conference Center

Flexibly adaptable for small work sessions, classroom seating or town hall meetings. Fully equipped with state-of-the-art audio/visual, countertops for catering breaks, and a separate pre-function area. Available to tenants via an automated reservation system.



Town Hall Layout Accommodates up to 195





### **Class A Retail**

850 Main offers 4,600 square feet of Class A retail space on-site, including indoor and outdoor seating areas, planned for distinctive food and beverage offerings and conveniently located steps from the lobby door.



# Why Utah?

Year after year, Utah ranks among the top U.S. states for business and careers, personal income growth, family prosperity and quality of life. The key to this success is a winning combination of business-friendly policies, affordability and unequalled lifestyle amenities.

#1 Best State for Entrepreneurs FORBES, DECEMBER 2019

#1 State with the Best Economic Outlook FOX BUSINESS, DECEMBER 2019

#1 America's Economic Star THE WALL STREET JOURNAL, DECEMBER 2019

#2 Best Performing Large City MILKEN INSTITUTE, JANUARY 2020

#2 Best Economy U.S. NEWS & WORLD REPORT, MAY 2020

#3 Best State for Business FORBES, DECEMBER 2019





# Unparalleled Access

## Mass Transit

Located at one of the most accessible nodes downtown, 650 Main is adjacent to light rail access at the new 650 Main TRAX station. Such convenient light rail access provides reliable connections for commuters, as well as easy access to the Intermodal Hub and Frontrunner commuter rail.

## Easy Freeway Access

Multiple freeway access points to the North and South at 500 South, 600 South and 900 South. Salt Lake City International Airport is only 10 minutes away by car.

## Bike Storage

Tenants who cycle to the office have access to secure bike storage, with work station and air pump, located within the building's parking garage.

## Two Garage Entries

Tenants and visitors can enter the secure parking garage via Main Street or 600 South. The expansive 9-story garage offers touchless entry and exit points, and includes 980 spaces for a parking ratio of 3 per 1,000 rentable square feet.





Far from  
Close to B

Whether  
commu  
or an e  
location  
of conv  
employ  
a 10-mi

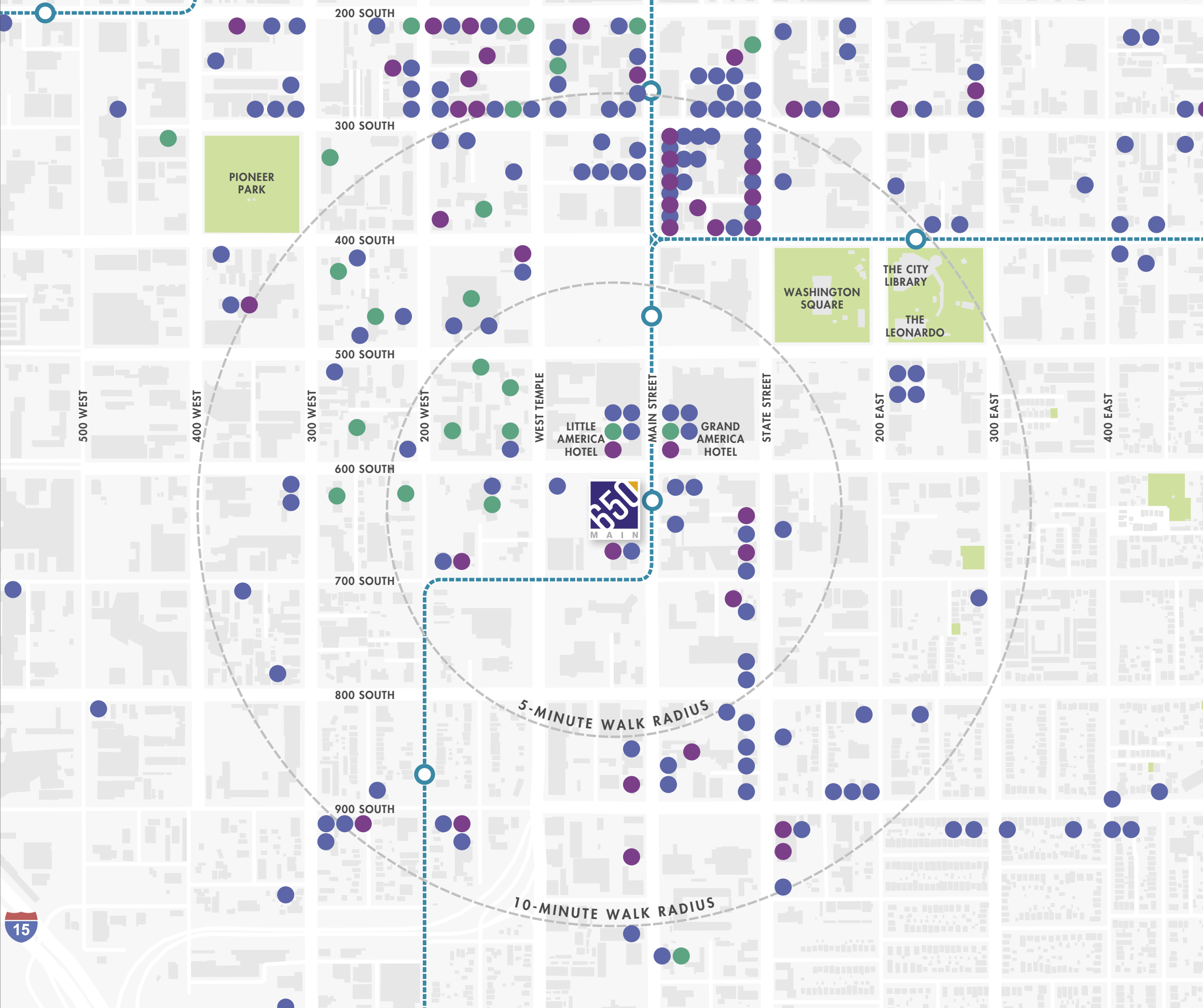
95  
Res

27  
Soc

6,93  
Hot

26

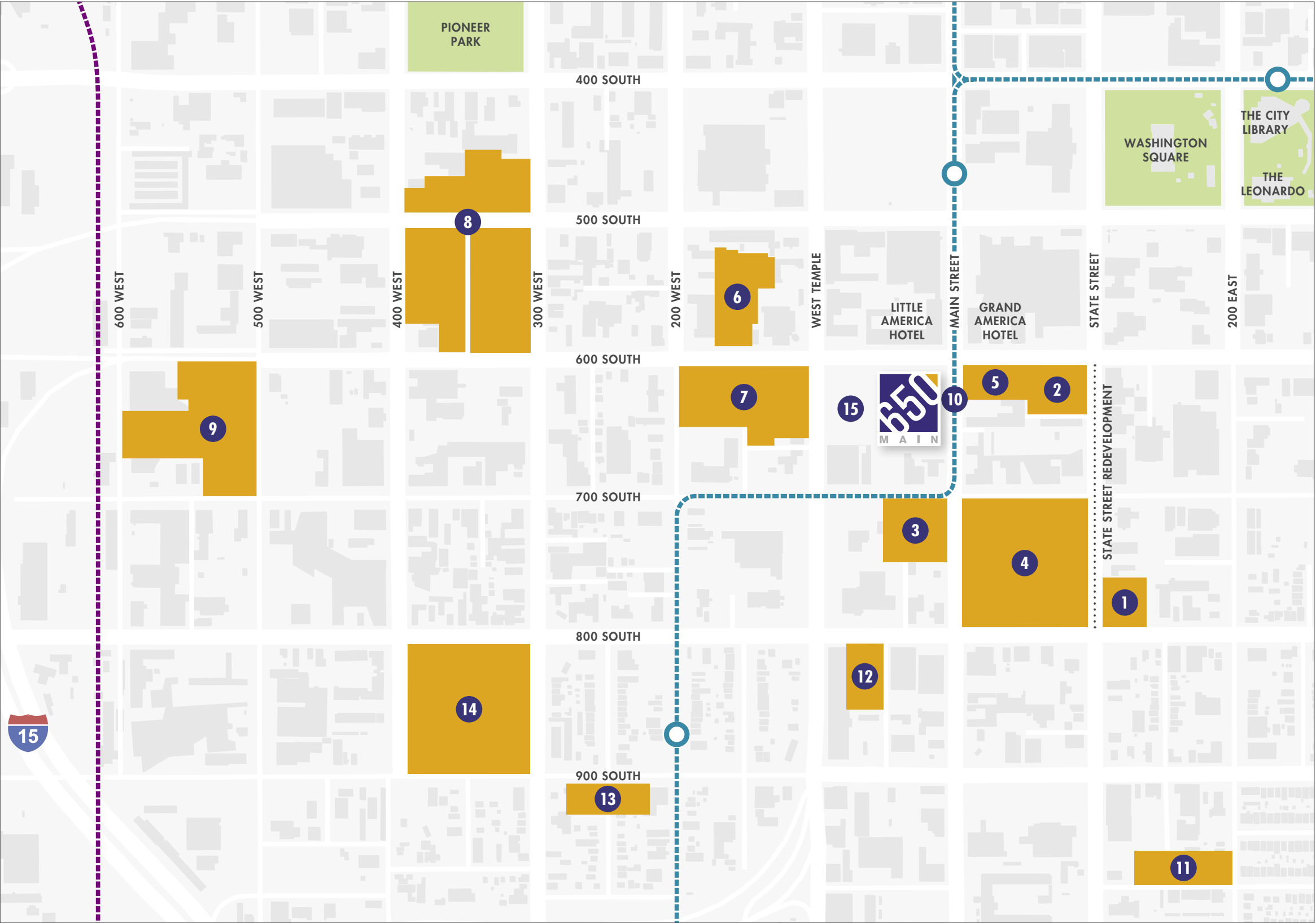
Whether it is the morning commute, a business lunch, or an evening out, 650 Main's location provides a world





# At the Epicenter of Downtown Growth

- 1 Food Alley**  
17 Diverse Restaurants and Bars
- 2 600 Lofts**  
274 Apartments
- 3 Seven 02 Main**  
239 Apartments
- 4 Copper Yards**  
Mixed Use Development Phase 1: The Jetty  
360 Apartments / Shops / Restaurants
- 5 6th & Main**  
175 Apartments / 10,000 SF of Retail
- 6 Garden Lofts**  
272 Apartments
- 7 Granary Labs**  
Mixed-Use Development:  
Office / Hotel / Retail / Residential
- 8 Post District**  
Apartments / Creative Office / Retail /  
Restaurants / Bars
- 9 Industry**  
Office/Coworking / Restaurants / Multifamily
- 10 New Trax Station**
- 11 Maven District**  
Locally Owned Lifestyle / Wellness /  
F&B Retail / Residential
- 12 The Charli**  
91 Condos
- 13 Sydney & Slate**  
275 Apartments
- 14 Fleet Block**  
Mix of Public/Private Redevelopment
- 15 645 West Temple**  
325,000 SF of Class A Office



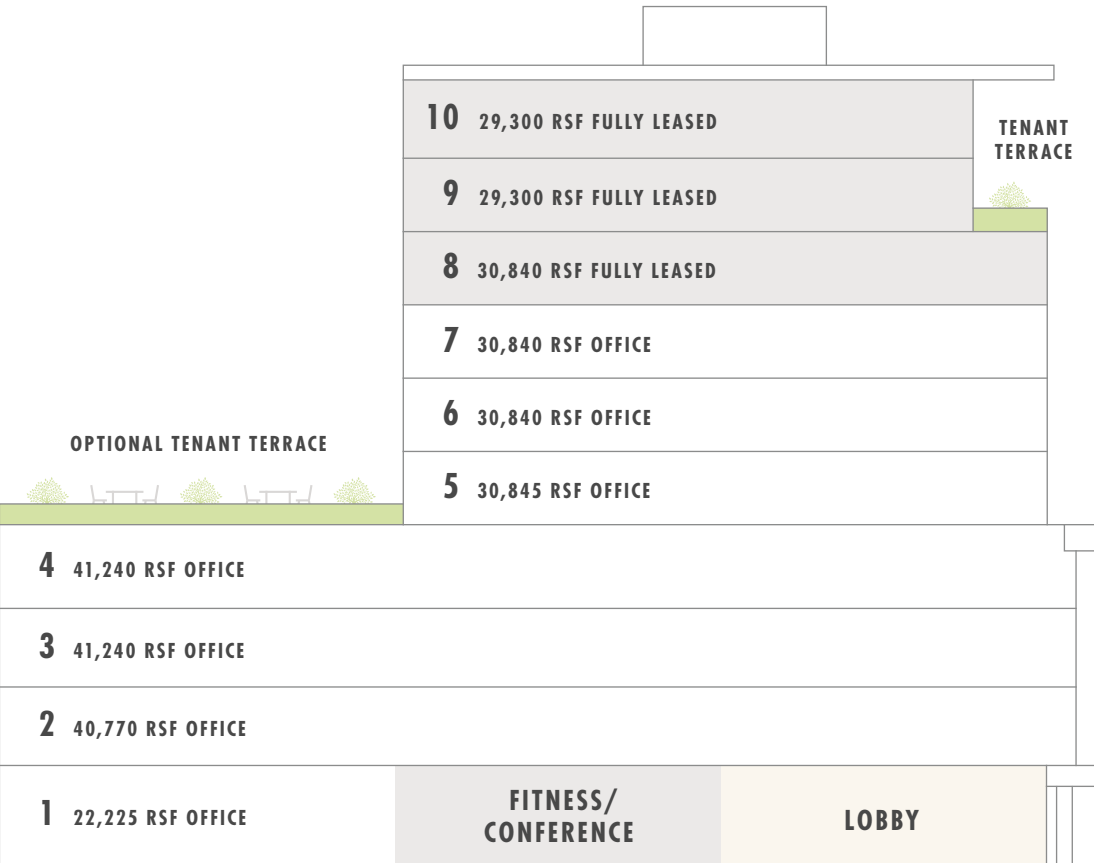


# Tenant Spaces Unmatched for Efficiency and Flexibility

Large light-filled floor plates and a compact core provide optimum efficiency for planning work spaces, while expansive ceiling heights and full-height windows provide unimpeded mountain and city views throughout.

FINISHED  
CEILING HEIGHTS

- 10'
- 10'
- 10'
- 10'
- 10'
- 10'
- 11'
- 11'
- 11'
- 15'





# Building Facts

## Floor Plates

### Floor Area

Average size  
41,000 RSF (Levels 2-4)  
30,840 RSF (Levels 5-8)  
29,300 RSF (Levels 9-10)

### Perimeter Columns

30' typical with  
column-free corners

### Lease Spans

46' typical core wall  
to exterior wall

### Floor-to-Floor Heights

15' (Levels 2-4)  
14' (Levels 5-10)

### Clear Heights

15' to ceiling (Level 1)  
11' to ceiling (Levels 2-4)  
10' to ceiling (Levels 5-10)

## Core and Lobby

### Lobby

Class A lobby has  
stone floors; walls are  
accented with stone,  
wood and stainless steel

### Elevators

5 passenger, 1 service

### Service Lobby

Enclosed within  
core, secured

### Closet Space

Electrical and tel/data  
IDF closets on each floor

### Fire Stairs

Pressurized stair  
shafts; oversized to  
accommodate a higher  
occupant load

## Restrooms

Privada toilet  
compartments blending  
modern design with  
high-end aesthetics  
and maximum privacy.  
Finishes include crisply  
designed ceramic tile  
floor and walls, vinyl  
wall covering accents,  
stone countertops;  
restrooms accessible  
from both sides of  
the core on typical  
floors; touchless  
lavatory fixtures

## Building Systems

### HVAC

High quality  
antimicrobial  
MERV-13 air filters

### UV-C Lamps

Improved indoor air  
quality by preventing  
microbial growth on  
outdoor air cooling coils  
and drain pan surfaces

### Ventilation

Active ventilation,  
filtration and humidity  
control with ASHRAE  
guidelines to reduce  
potential for airborne  
exposure

### Advanced BAS

Automatically adjusts  
building temperature  
to maintain an ideal  
level of comfort; 24/7  
system monitoring

## Exterior Wall

### Perimeter Windows

Full-height,  
floor-to-ceiling

### Window Module

5' typical mullion spacing

### Integral Window

#### Shade Pockets

Integrated pocket within  
mullion system

### Vision Glass

Dual pane insulated units  
with a low-E coating

### Solid Elements

Combination of  
composite metal panels  
and curtainwall

## Structure

### Structural Floor System

Composite deck  
consisting of concrete on  
metal deck with shear  
studs fastened to beams

### Columns

Structural steel columns

### Lateral Load

#### Resisting System

Structural steel braced  
frames around core to  
resist buckling

### Live Load

50 PSF + 15 PSF for  
partition for office  
area and 100 PSF for  
core area

# Ground Level Floor Plan

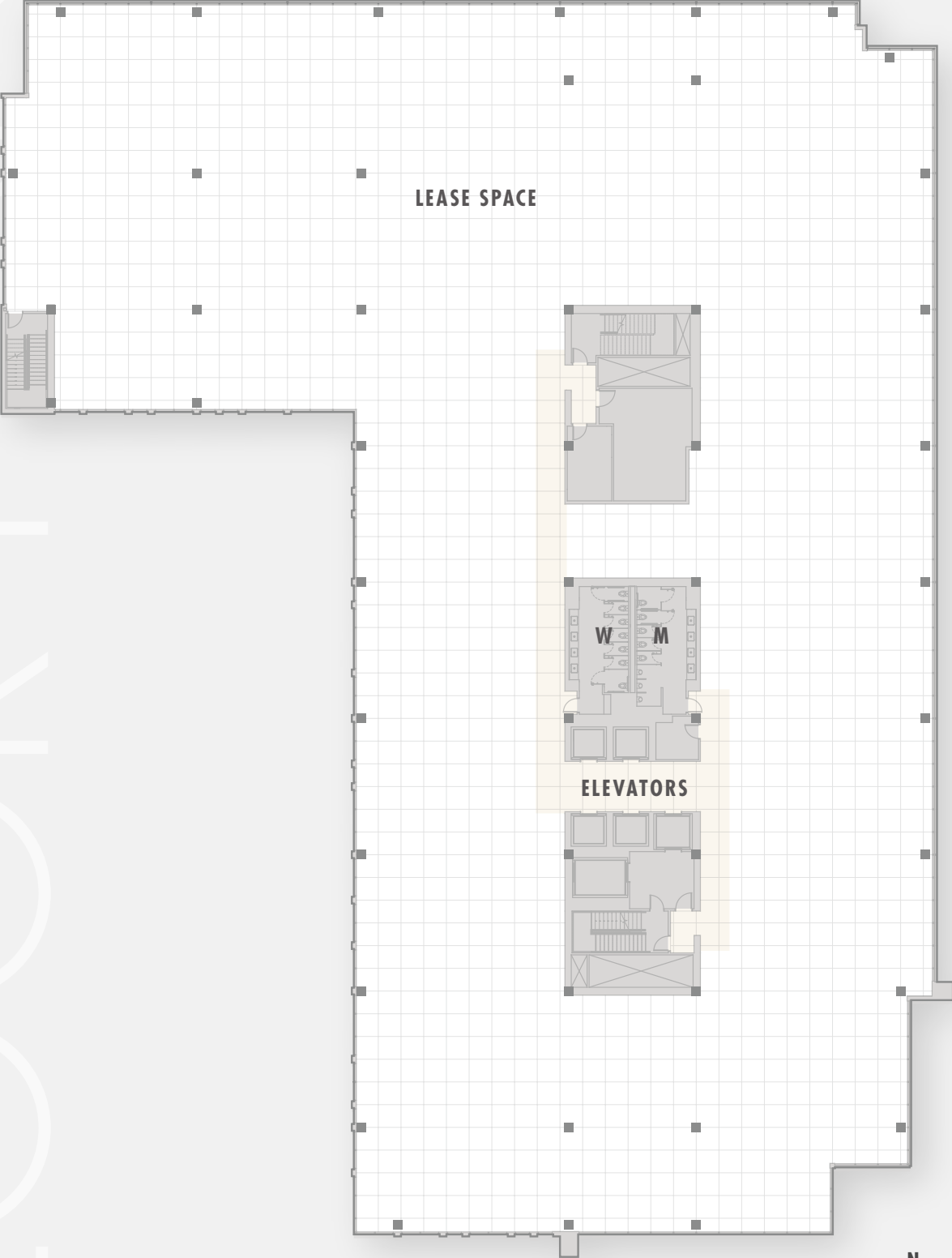
22,000 RSF





# Typical Low Rise Floor Plan

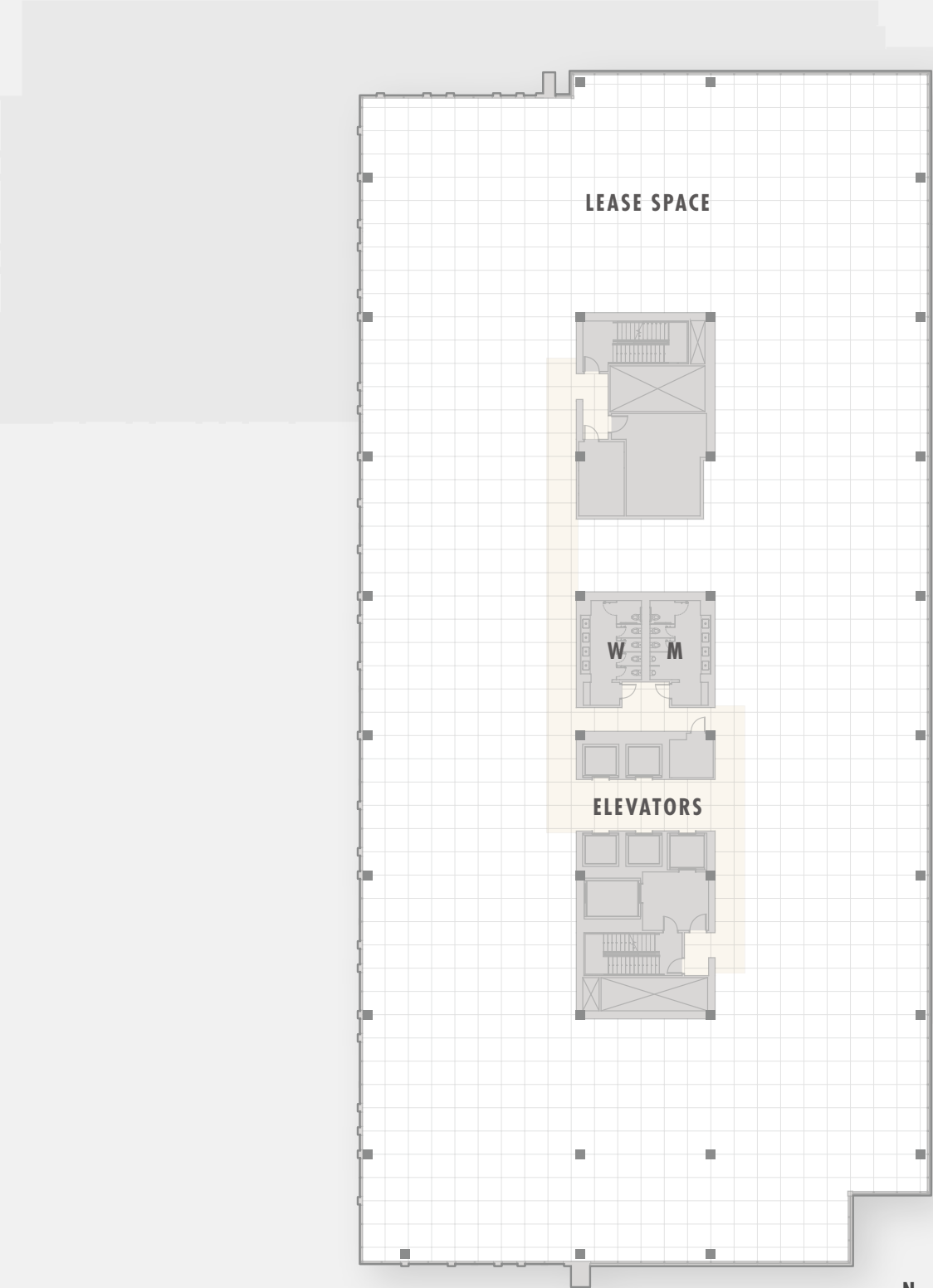
Levels 2-4 | 41,000 RSF



# Typical High Rise Floor Plan

Levels 5-8 | 30,840 RSF

Levels 9-10 | 29,300 RSF





# Safety + Wellness for Comfort and Confidence in the Office

## Getting Here

- Direct access from the new 650 Main TRAX light rail station (opening 2022)
- Dedicated bike lane and on-site bike storage
- Ample parking to allow for private transportation and social distancing
- Secure parking garage with touch-free entry/exit points
- Generous 3 per 1,000 RSF structured parking

## Going Up

- Private service elevator vestibules for secure deliveries to all office levels
- Upgraded filtration system in elevators

## In the Office

- Quality workspace designs for healthy, safe work environments and productive atmospheres tailored for individual business needs
- Natural daylighting via 10-foot full-height glass on all tenant floors to maximize sunlight and mountain views
- Advanced Low-E glazing and integrated curtainwall solar shading elements to reduce solar heat gain
- Touch-free restroom fixtures on all office levels
- Enhanced cleaning/disinfecting protocols at a frequency above industry standard

## Indoor/Outdoor Amenities

- All indoor amenity areas are connected to outdoor space – unique in Salt Lake City
- Indoor/outdoor fitness experience with outdoor fitness lawn + indoor fitness center – connected by expansive operable glass walls
- Flexible conference and prefunction space connected to a spacious outdoor courtyard for social gathering
- Active lobby with seating areas to allow for collaboration away from the office
- Stand-alone on-site retail building for additional indoor/outdoor food options without getting in your car
- Complimentary Wi-Fi in ground floor common areas to allow work from anywhere with broadband connectivity
- Optional 5th level outdoor terrace available for major tenant

## Highly Efficient HVAC

- Best in class HVAC with air ventilation 30% above code
- High efficiency MERV-13 filters air filters capable of capturing airborne contaminants to ensure cleaner, healthier air
- Advanced building automation system allowing optimal user experience for employee comfort
- 24/7/365 on-site air monitoring to ensure employees are provided with the cleanest air, both day and night



Gold - LEED V 4.0



Platinum - Wired Score



# A Proven Development Team

Patrinely Group is a national real estate investment, development and management firm focused on large scale, Class A commercial office, multifamily, industrial/logistics, data center and mixed-use properties in major markets.

USAA Real Estate is an industry leader in acquiring, developing, financing and managing the highest quality real estate assets in North America and Europe.

As partners for over three decades, Patrinely Group and USAA Real Estate have a proven track record of innovation and quality, an unwavering commitment to produce state-of-the-art projects and an unmatched certainty of performance and delivery.

PatrinelyGroup

