



Designed for the Modern Workplace

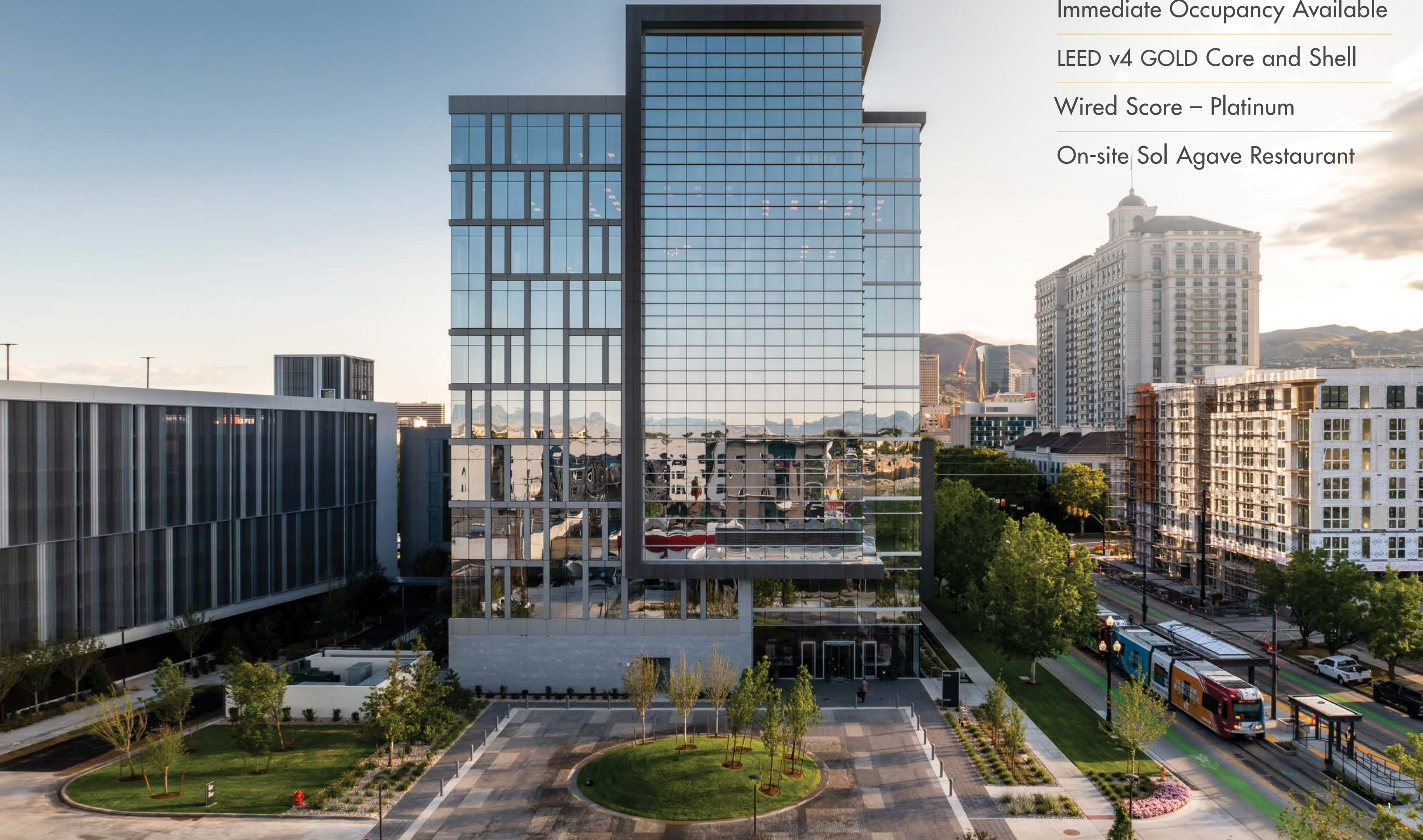
Class A Office 327,000 RSF

Immediate Occupancy Available

LEED v4 GOLD Core and Shell

Wired Score – Platinum

On-site Sol Agave Restaurant



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.

Active Courtyard

Bocce Court

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 60



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 110

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 Economy U.S. NEWS & WORLD REPORT, 2022

#1 Best Performing Large City MILKEN INSTITUTE, 2022

#1 State for GDP Growth FORBES, 2021

#2 Best State Economy WALLETHUB, 2022

#3 Top State for Business CNBC, 2021



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

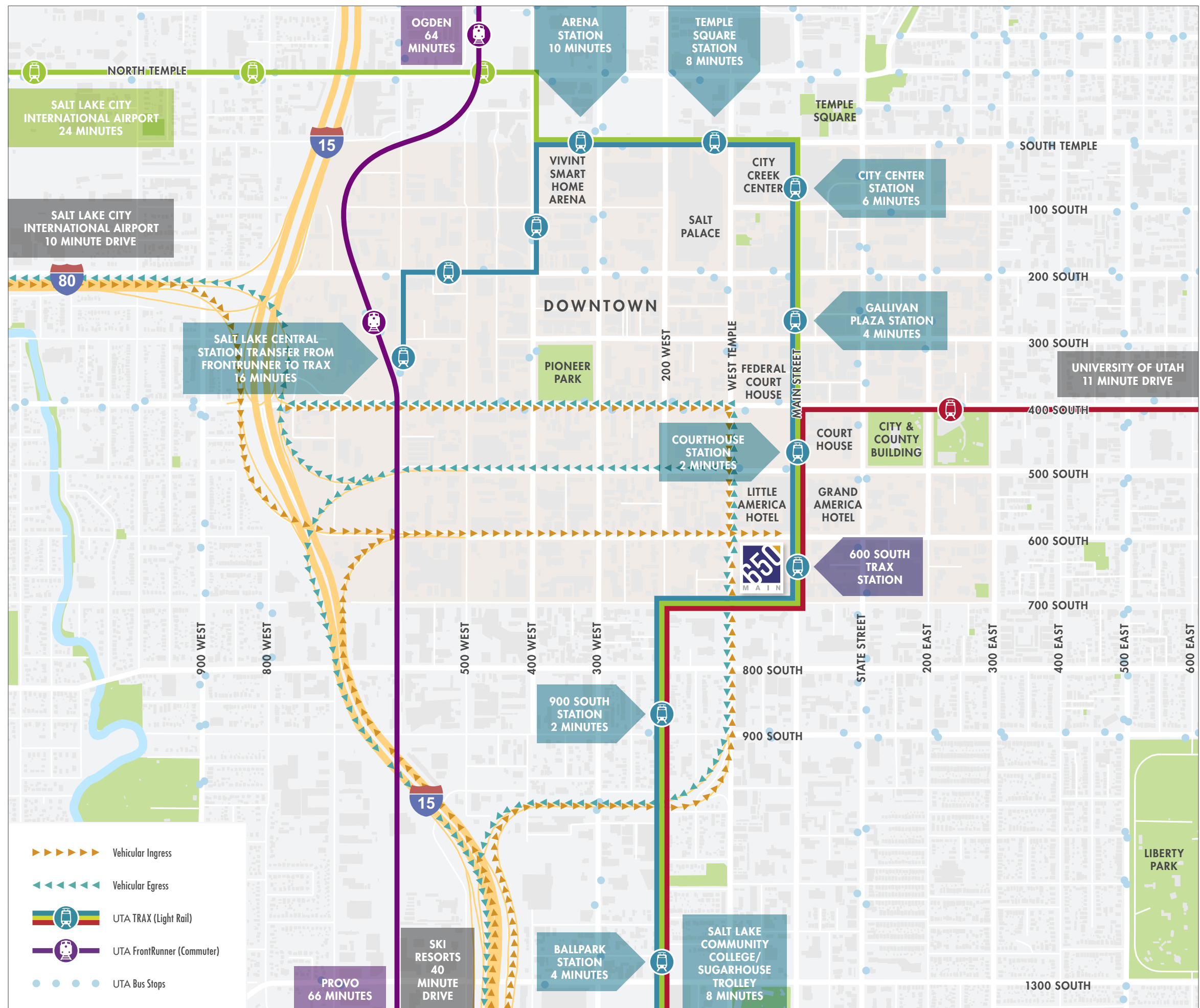
Multiple freeway access points to the North and South at 500 South, 600 South and 900 South. Salt Lake City International Airport is only 10 minutes away by car.

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.



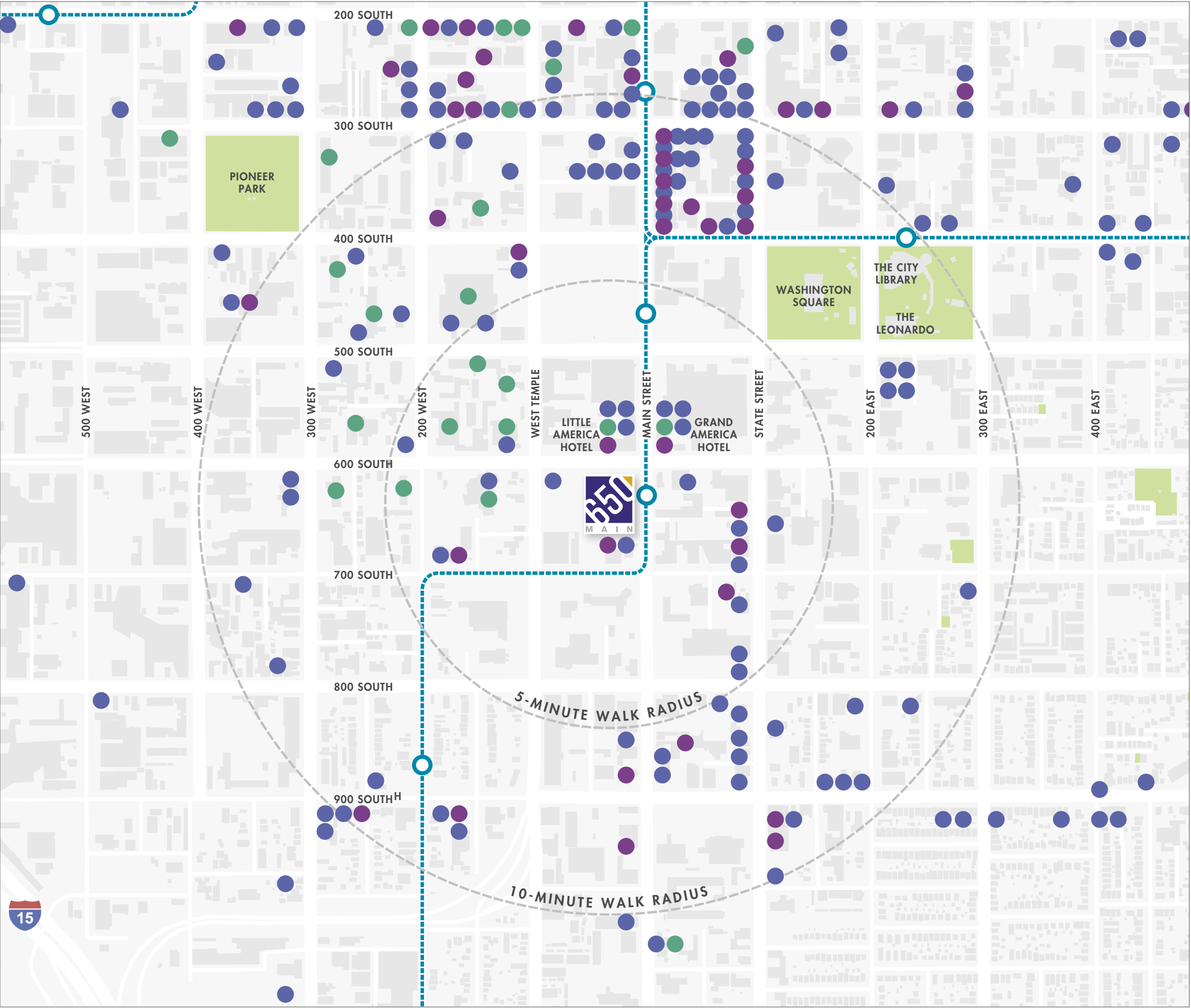
Far from Ordinary, Close to Everything

Whether it is the morning commute, a business lunch, or an evening out, 650 Main's location provides a world of convenient options for employees and visitors within a 10-minute walk.

93
Restaurants

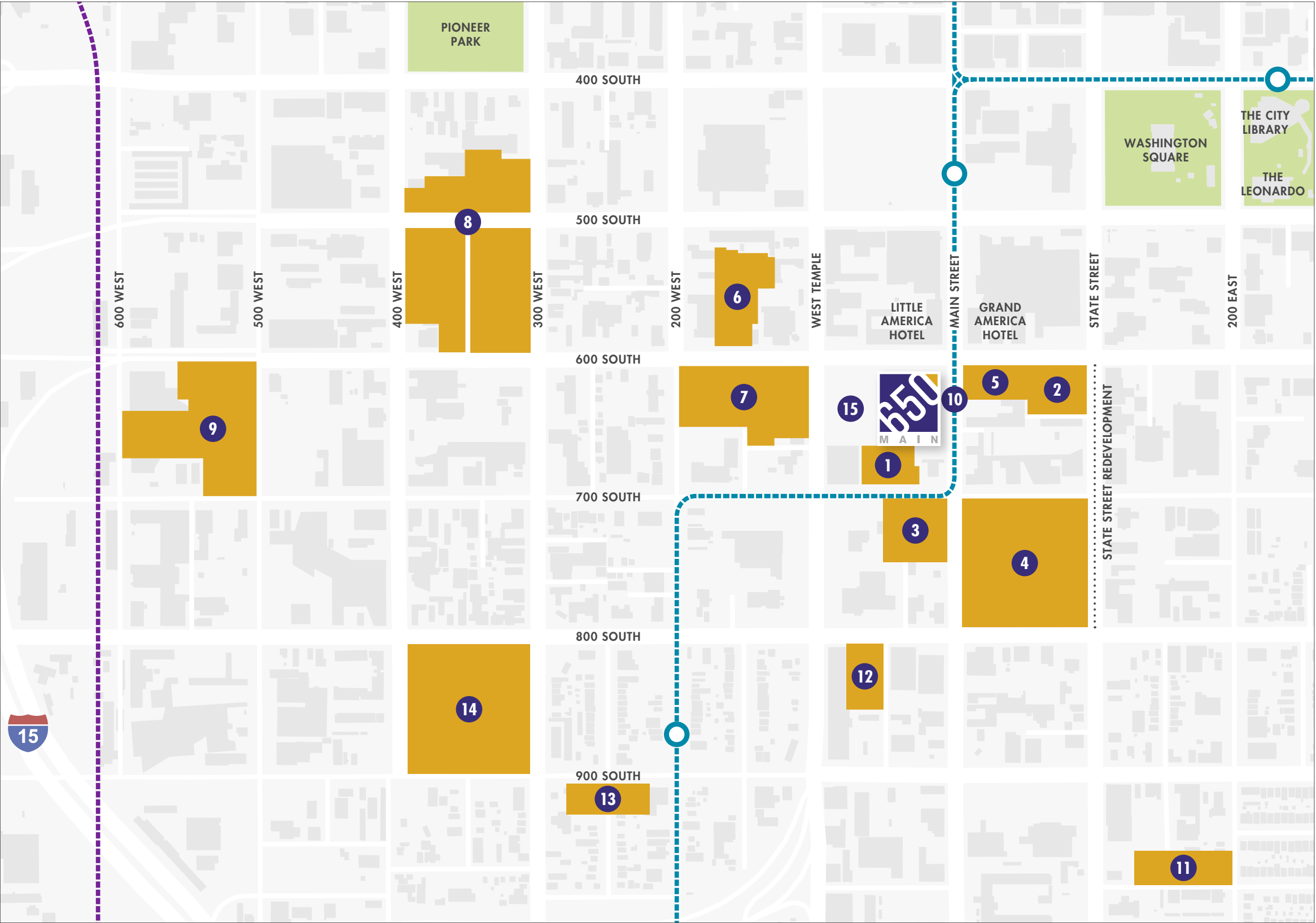
27
Social Venues

6,934
Hotel Rooms



At the Epicenter of Downtown Growth

- 1 Lotus Alchemy**
214 Apartments / 10,000 SF of Retail
- 2 600 Lofts**
274 Apartments
- 3 Seven 02 Main**
239 Apartments
- 4 Intermountain Healthcare**
10-Acre Medical Facility
- 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

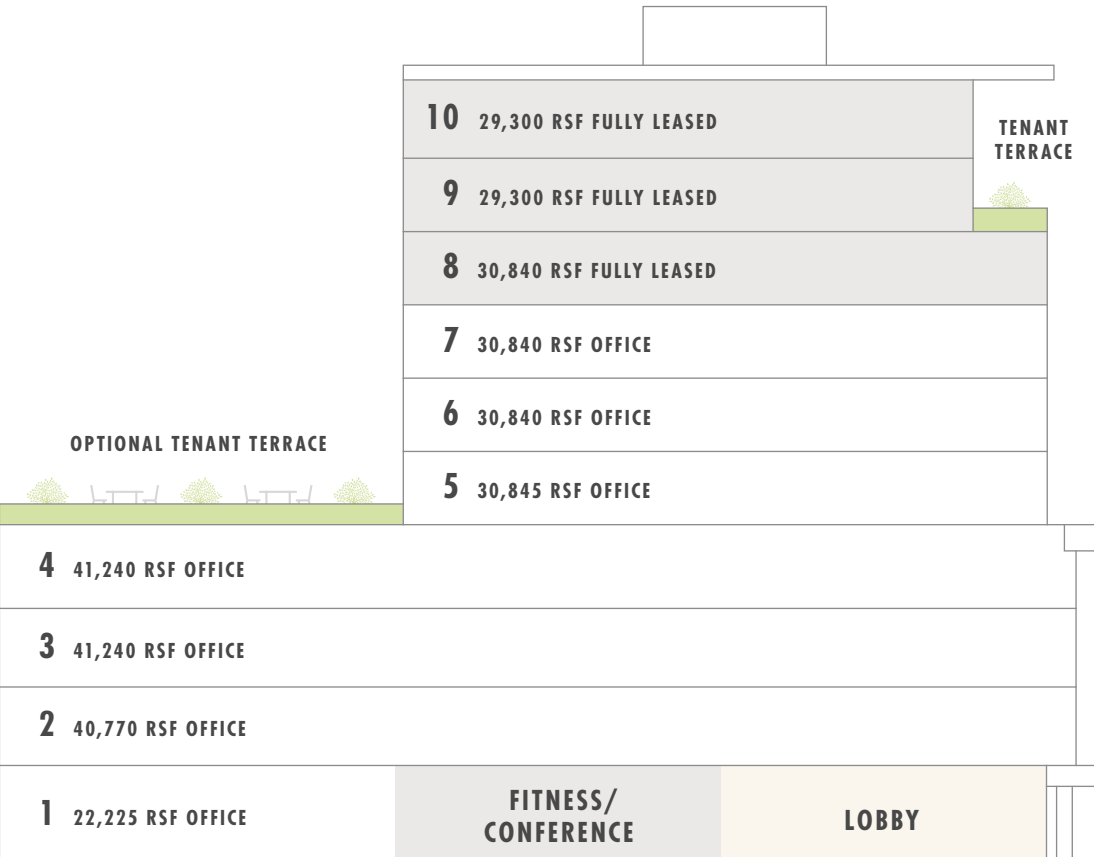


Tenant Spaces Unmatched for Efficiency and Flexibility

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

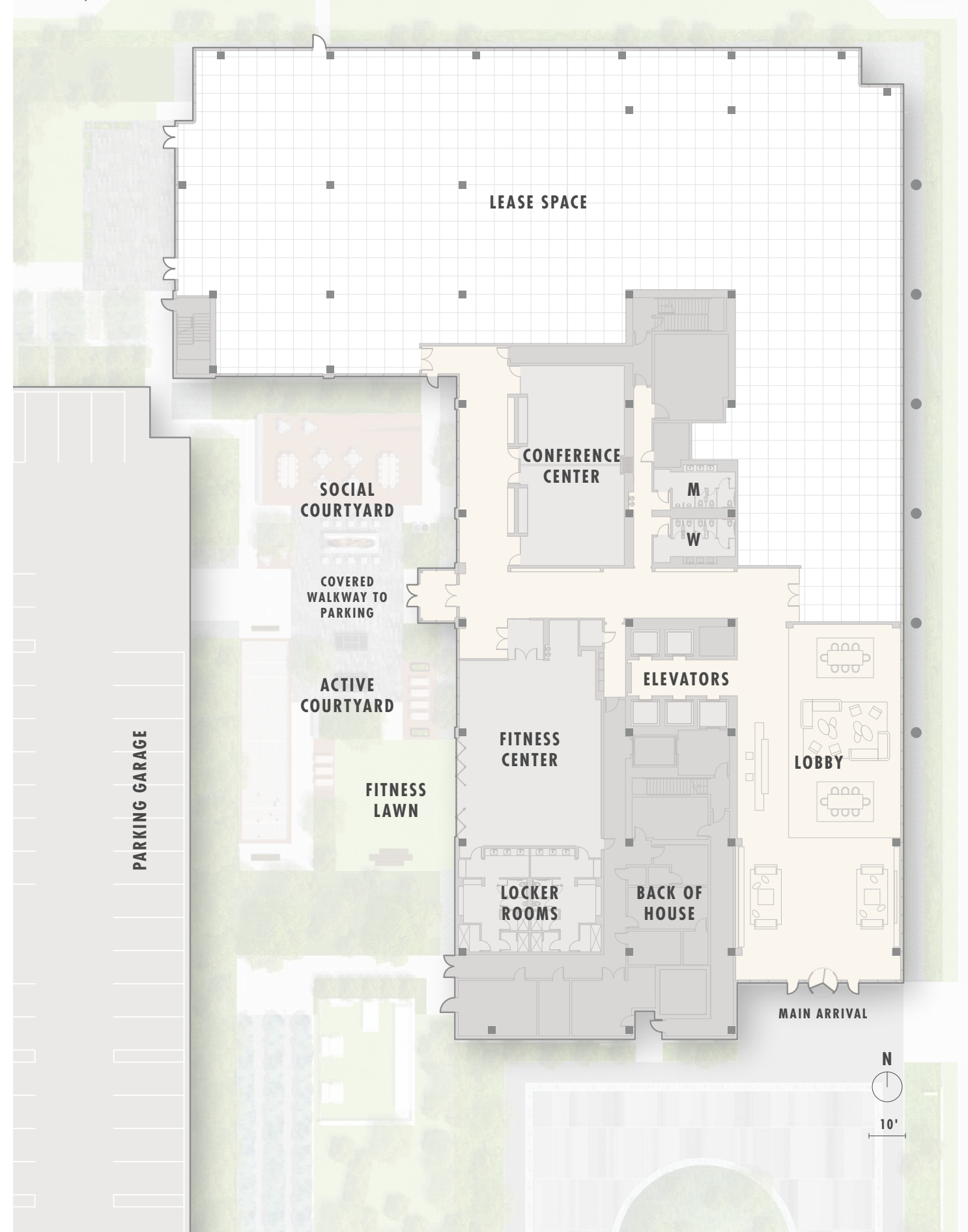
Structural steel braced
frames around core to
resist buckling

Live Load

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

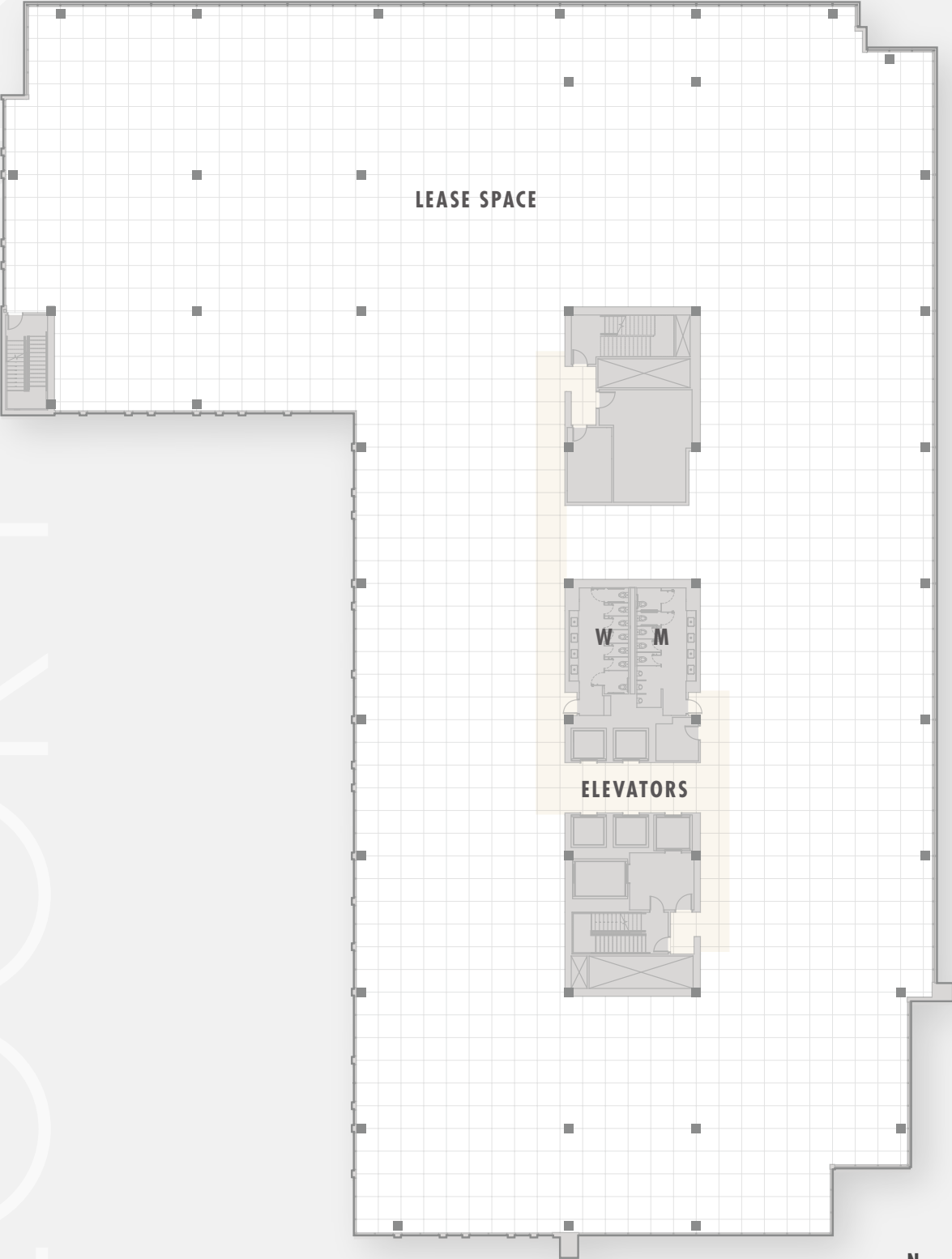
Ground Level Floor Plan

22,000 RSF



Typical Low Rise Floor Plan

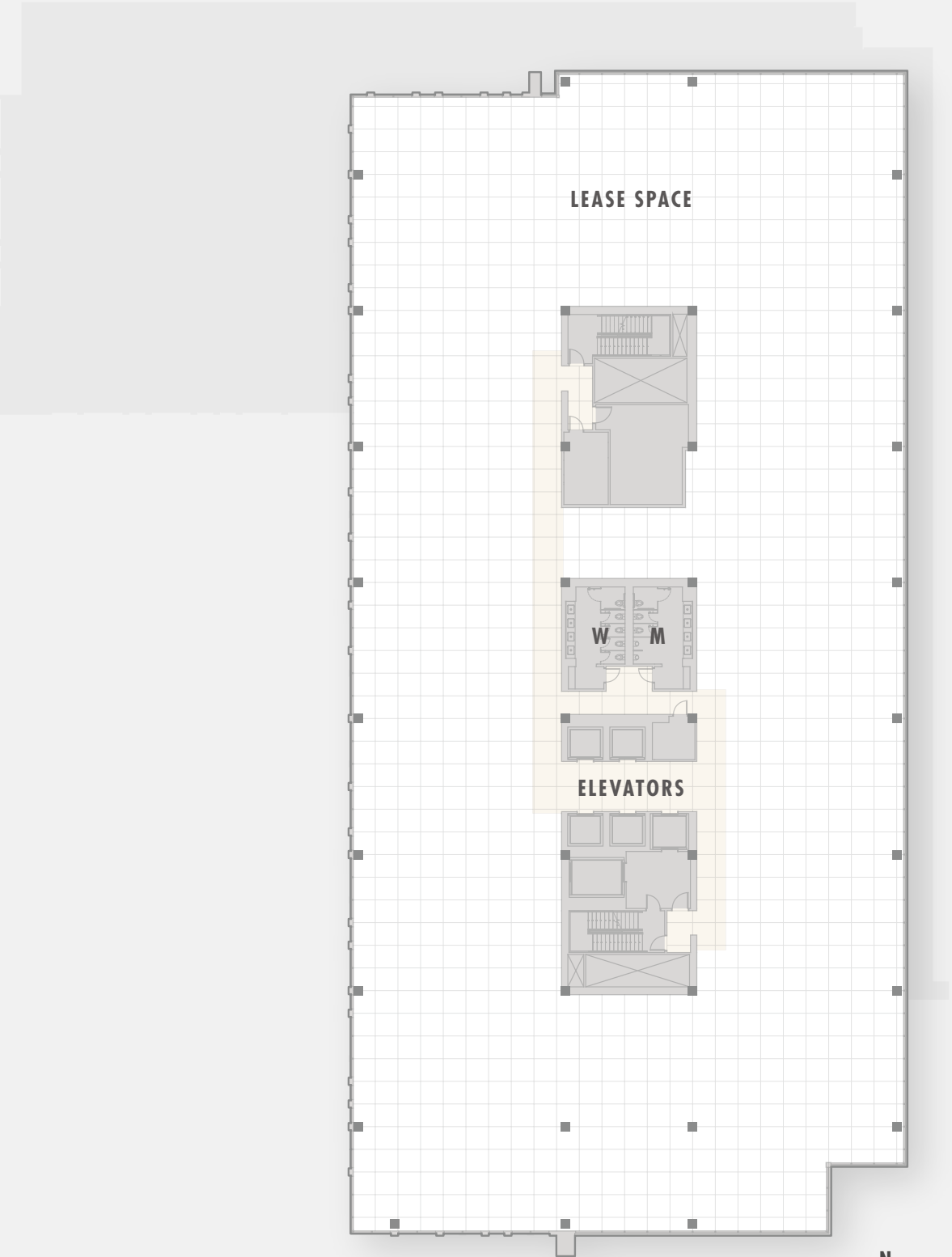
Levels 2-4 | 41,000 RSF



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 600 South TRAX light rail station
- 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





A DEVELOPMENT OF
PATRINELY GROUP

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All conceptual renderings, diagrams
and preliminary areas are approximate
and subject to revision.

