

24 June 2024

Commissioner Geoffrey Landward
Utah System of Higher Education
Board of Regents Building,
The Gateway 60 South 400 West
Salt Lake City, Utah 84101

Dear Commissioner Landward:

The University of Utah hereby requests approval from the Utah Board of Higher Education for the following summarized purchase of City Centre located at 175 E 400 S, in Salt Lake City, Utah:

City Centre

- Purchase: August 30, 2024
- Purchase Price and Closing up to: \$38,500,000
- 238,805 rentable square feet
- 123,549 rentable square feet available for university tenants
- Constructed in 1986 (Renovated in 2020)

City Centre is an assemblage of 2 separate parcels located on the northeast corner of 400 South and State Street. The western parcel is 1.80 acres and is currently used as a surface parking lot. The eastern parcel is 1.85 acres and is currently occupied with a 10-story, 238,805-sf office building. The office building is 52% vacant, which has left the current owner unable to cover the debt, necessitating their need to dispose of the property. This location is highly desirable due to its proximity to a TRAX/UTA light rail stop, green space, restaurants, the SLC Public Library, and many other city amenities. Users at this location are 4-5 TRAX stops from the University of Utah main campus. City Centre offers an opportunity for the University to acquire an existing office building to house University Tenants as well as the potential to develop buildings on the vacant 1.80-acre parcel for future University expansion.

Funding will come from the University of Utah internal bank and be paid back through lease payments from current tenants and funds for lease payments as we move out of currently leased space into our owned space. No state funds will be used for this project nor will they be requested for operations and maintenance costs or future improvement needs.

The University of Utah would welcome an opportunity to present this proposed acquisition at the July 12, 2024, meeting of the Board of Higher Education. Our Board of Trustees reviewed and approved the acquisition on June 11, 2024.

Thank you, as always, for your consideration and support.

Sincerely,



Cathy Anderson

Chief Financial Officer and Vice President for Administrative Services

cc: Taylor Randall
Malin Francis
Jeff Labrum
John Creer