

# CITY CENTRE

## DOWNTOWN REPOSITIONING



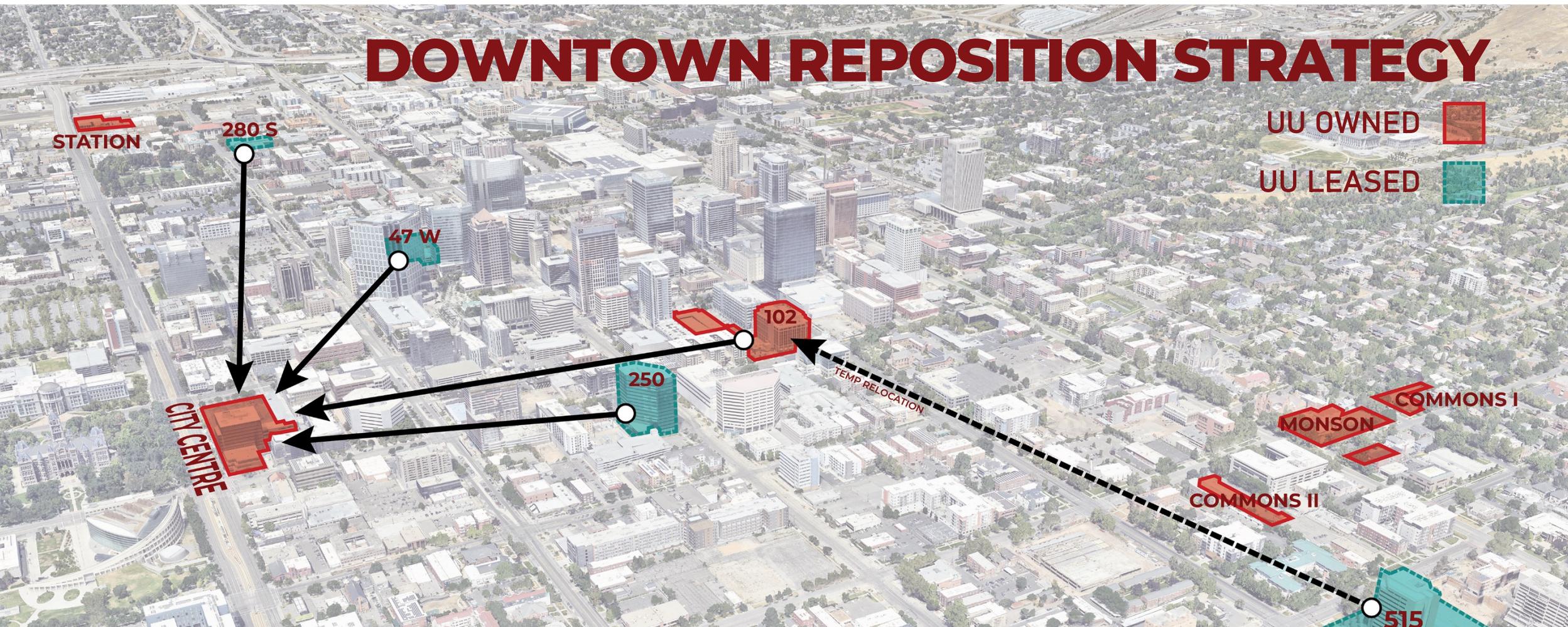
# Executive Summary

- 238,805 Sq. Ft. Office Building
- \$38,000,000 acquisition (\$159/SF)
- 1.85 acres prime development land
- Consolidates UofU downtown footprint
- Reduces UofU cost of occupancy downtown
- Adjacent to TRAX Redline stop with direct access to campus



# DOWNTOWN REPOSITION STRATEGY

UU OWNED   
UU LEASED 



## SUMMARY

### RELOCATIONS

- 515 INTO 102 (2024)
- 47 W INTO CC (2025)\*
- 280 S INTO CC (2028)
- 102 INTO CC (2028)
- 250 INTO CC (2028 & 2031)

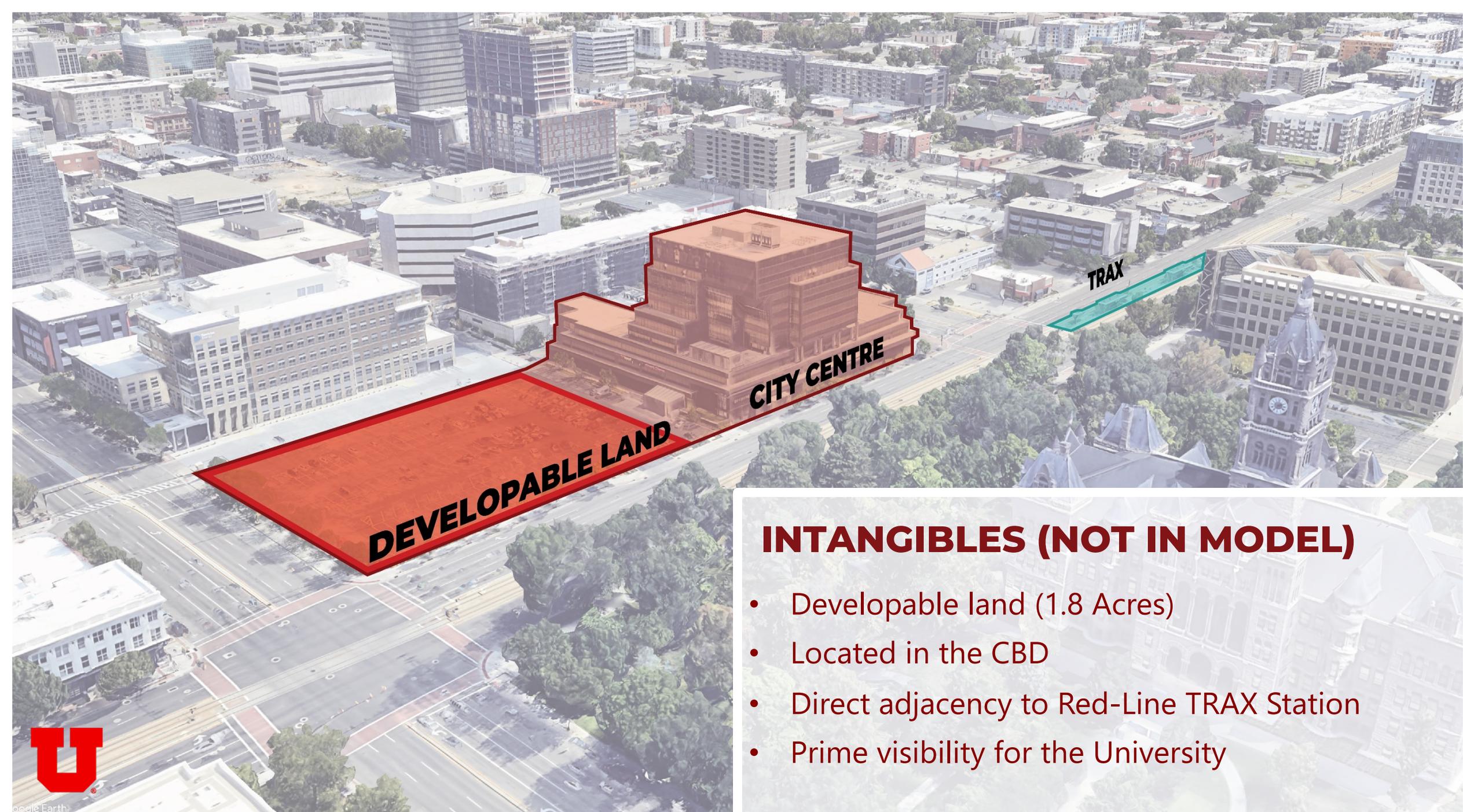
### ACQUISITIONS

- CITY CENTRE (2024)

### REPOSITIONS

- DOWNTOWN COMMONS I & II
- STATION CENTER
- 102 TOWER
- 525 E 100 S

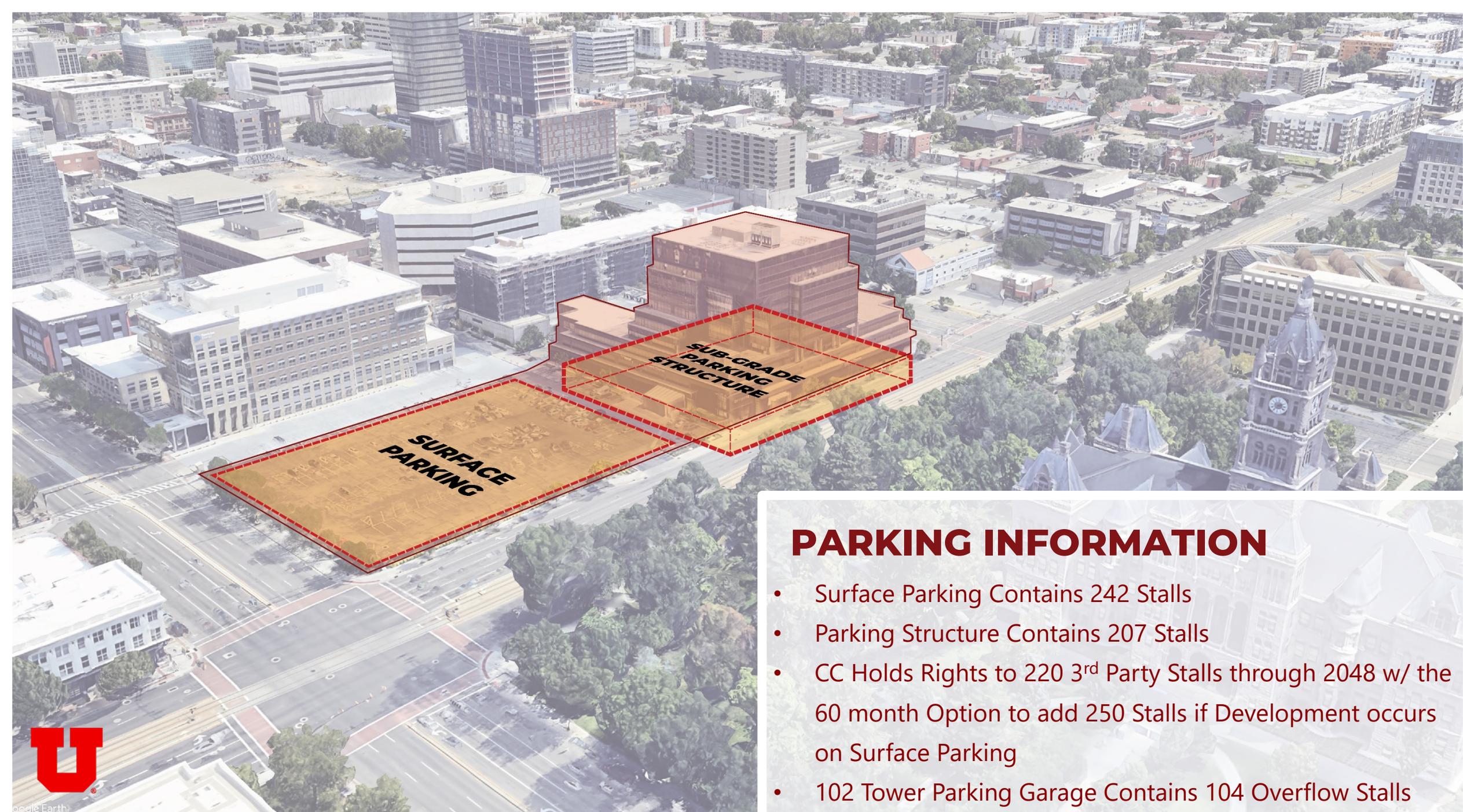




## **INTANGIBLES (NOT IN MODEL)**

- Developable land (1.8 Acres)
- Located in the CBD
- Direct adjacency to Red-Line TRAX Station
- Prime visibility for the University





## **PARKING INFORMATION**

- Surface Parking Contains 242 Stalls
- Parking Structure Contains 207 Stalls
- CC Holds Rights to 220 3<sup>rd</sup> Party Stalls through 2048 w/ the 60 month Option to add 250 Stalls if Development occurs on Surface Parking
- 102 Tower Parking Garage Contains 104 Overflow Stalls

