



## COTTONWOOD CORPORATE CENTER

# 8



**LEED Existing  
Building Certified**

## 2755 East Cottonwood Parkway

Cottonwood Corporate Center is one of Salt Lake City's most prestigious locations. Nestled at the foot of the Wasatch Mountains, the center overlooks nearly the entire Salt Lake Valley. With easy access to I-215 freeway, you're just 20 minutes away from downtown Salt Lake City, Park City and the Salt Lake International Airport. Four ski resorts are also just minutes away, and nearby are several premier hotels, many popular restaurants and Old Mill Golf Course.

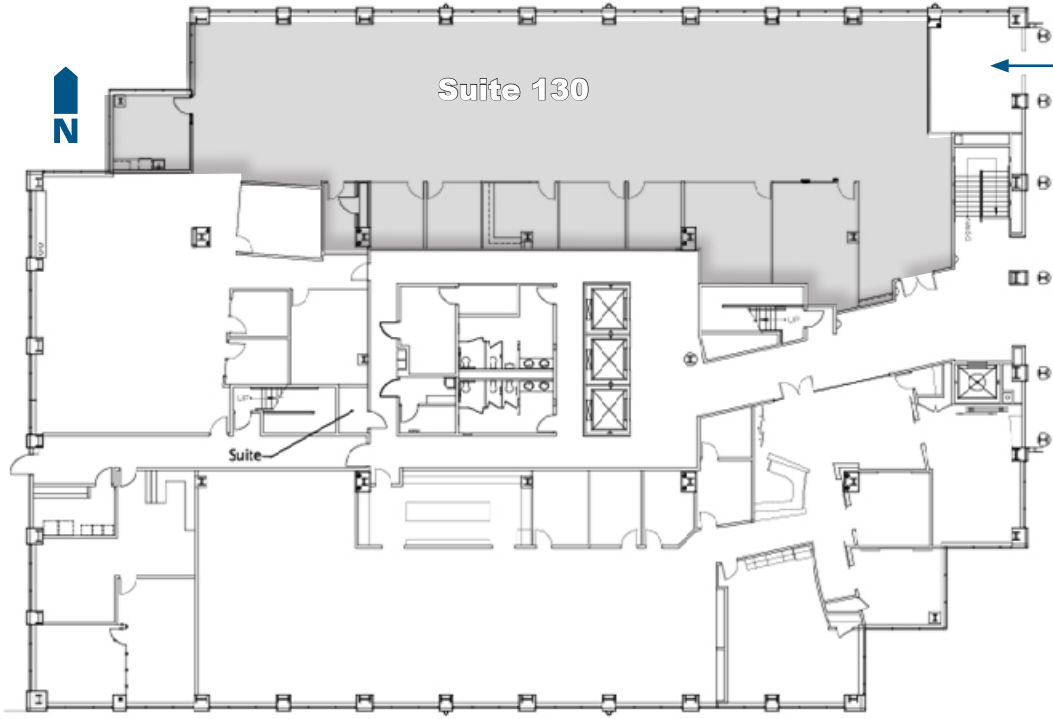
- 4 parking stalls / 1,000 USF leased
- Covered and reserved parking available
- Monument signage available
- Energy Star Certified
- Existing LEED Gold Designation
- 2015 TOBY Award winner
- On-site property management and engineer
- On-site men and women shower facilities
- Breakfast/coffee café located in the lobby of building 8 with outdoor seating
- Newly updated lobby, corridors including common area restrooms and the parking decks

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 **CUSHMAN &  
WAKEFIELD**  
Commerce

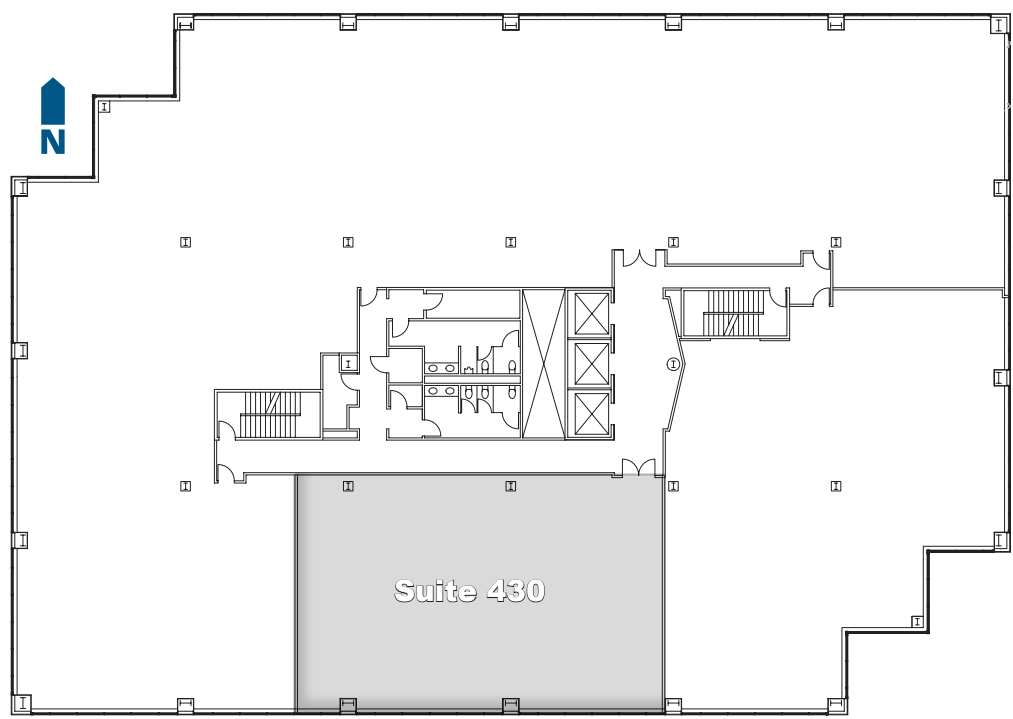
**Hines**



Breakfast  
Coffee Cafe

## Floor One

- Suite 130: 8,089 RSF  
Available Immediately
- Space is divisible
- \$34.00/RSF, full service asking rate
- Prominent 1<sup>st</sup> floor space



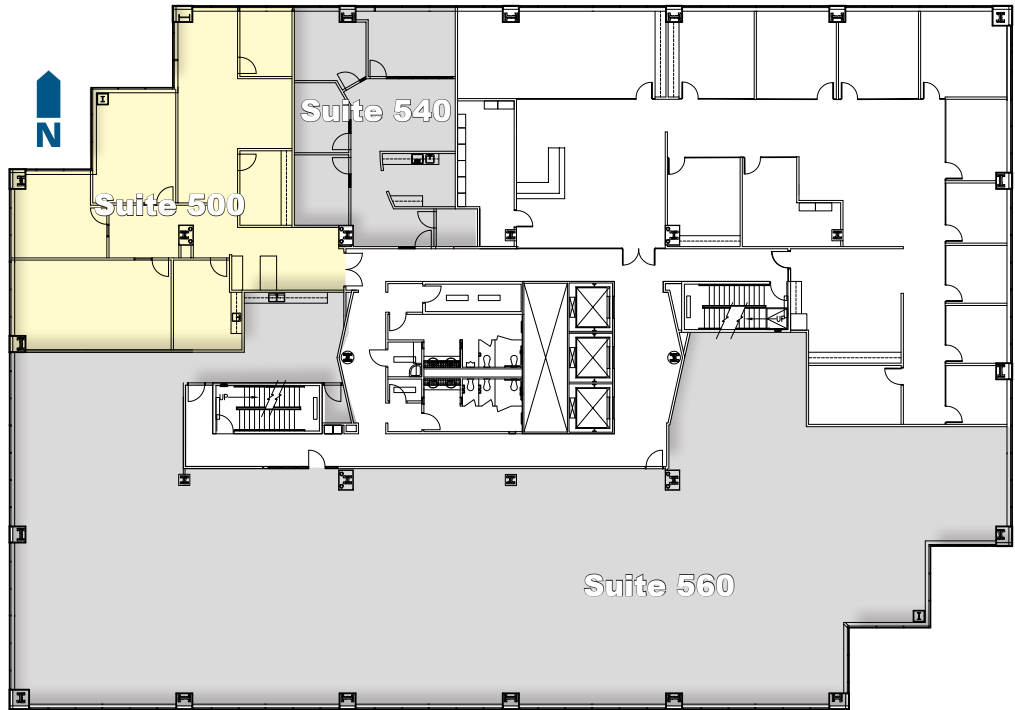
## Floor Four

- Suite 430: 3,572 RSF  
Available Immediately
- \$34.00/RSF, full service asking rate
- Great elevator presence

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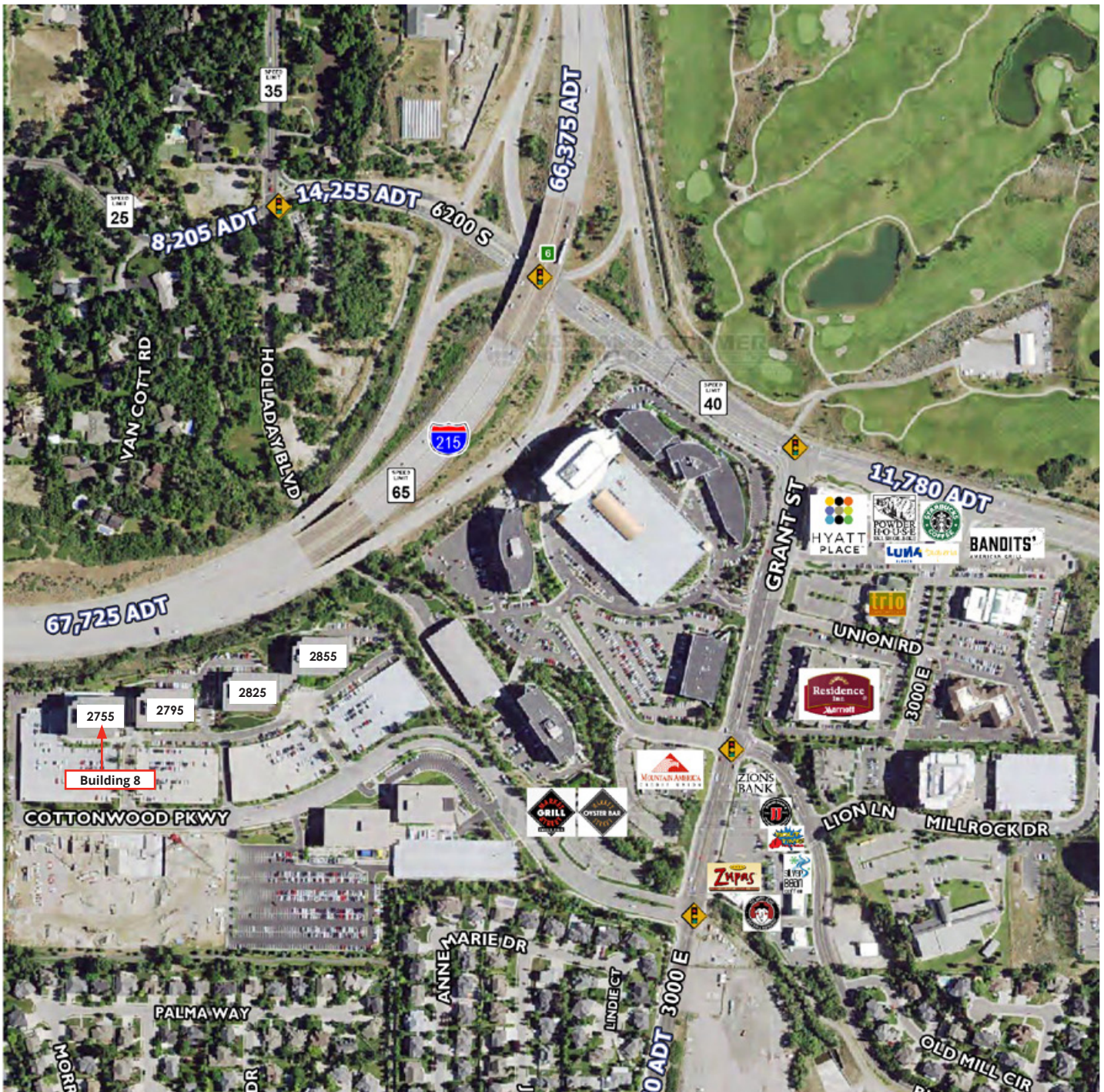


**Floor Five**

- Suite 500: 3,152 RSF  
Available Nov. 2017
  - Suite 540: 1,532 RSF  
Available Feb. 2018
  - Suite 560: 11,264 RSF  
Available Immediately
- \$34.00/RSF, full service asking rate
- Great elevator presence
  - Up to: 15,948 RSF available







# Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 182 cities in 20 countries. Hines has \$89.1 billion of assets under management, including \$42.5 billion for which Hines provides fiduciary investment management services, and \$46.6 billion for which Hines provides third-party property-level services. The firm has 109 developments currently underway around the world, including several major projects in Manhattan. Historically, Hines has developed, redeveloped or acquired 1,126 properties, totaling over 350 million square feet. The firm's current property and asset management portfolio includes 457 properties, representing over 193 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world. Visit [www.hines.com](http://www.hines.com) for more information.

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