

Hines



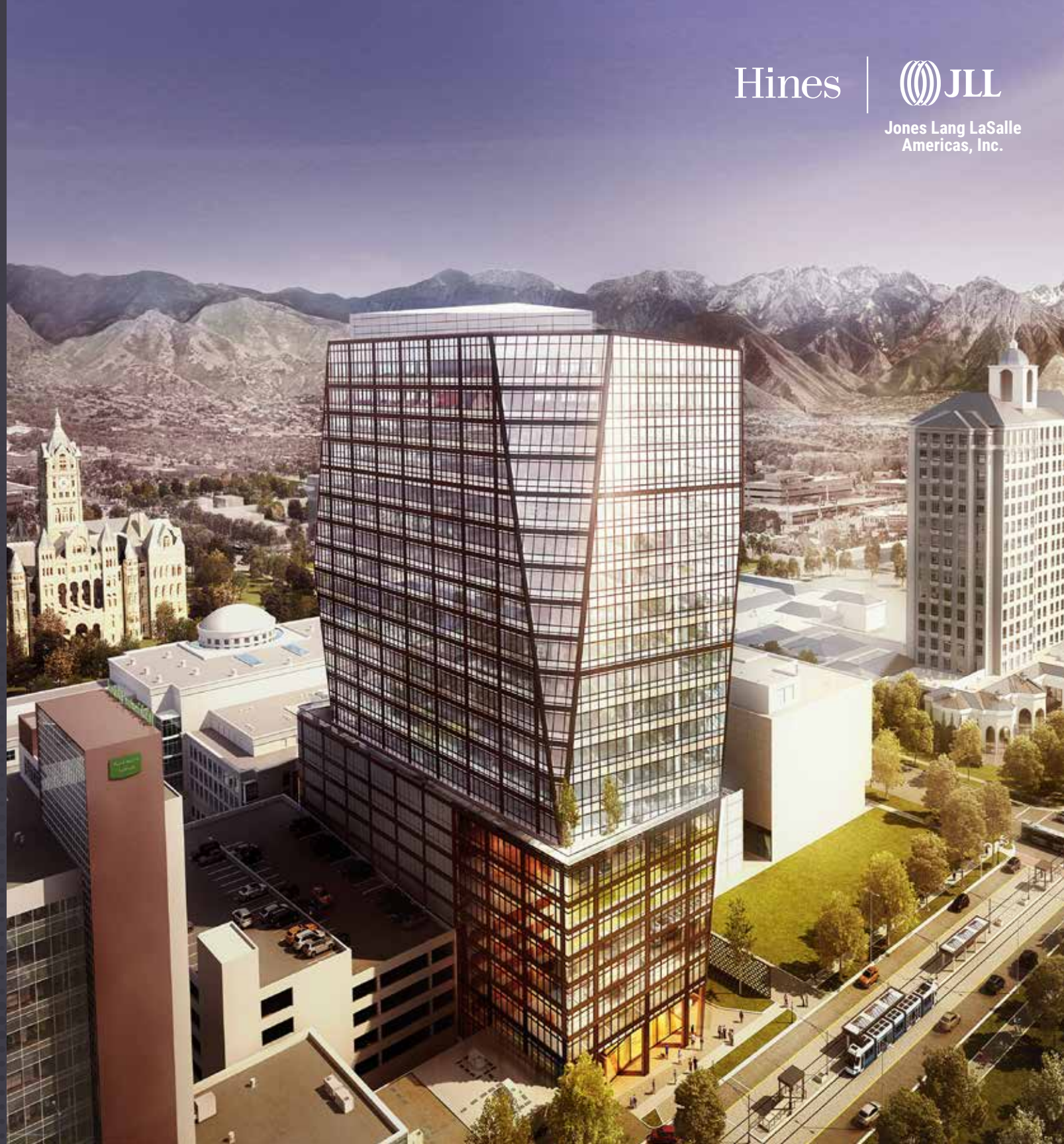
Jones Lang LaSalle  
Americas, Inc.



SUNDIAL TOWER

477 S MAIN · SALT LAKE CITY · UTAH

A world-class trophy  
development in the heart  
of Salt Lake City.





Merging indoor and outdoor workplaces

*Introducing*

# SUNDIAL TOWER ▶

Take a step into creating the perfect workspace at **Sundial Tower**. With unparalleled views, this new build at the heart of Salt Lake City offers a new way to work and live for a new generation of tenants. Within walking distance of hotels, residential districts, childcare, retail and public open spaces, Sundial Tower is developed for an engaging and interactive lifestyle.

With its soaring two-story lobby just steps away from the TRAX stop, Sundial Tower has an open, welcoming environment. This 389,000 RSF building puts Salt Lake City on the map with other rising markets.

Unobstructed views and indoor/outdoor spaces create a working environment designed for a live/work/play lifestyle. In addition to outdoor space on the ground level, floors 9, 19 and 22 all have outdoor terraces for tenants to enjoy.

# An incredible space from every angle



## Top Performance Amenities

Within its 389,000 RSF, Sundial Tower boasts a tenant lounge, conference center, bike storage, indoor/outdoor fitness center, on-site property management, and eight-level parking garage.

## Outdoor Experience

With several outdoor patios throughout the building – and a beautiful outdoor space on the rooftop – Sundial Tower is pushing the boundaries for innovative office space in Salt Lake City.

## High Volume Spaces

14' floor-to-floor ceiling heights typical throughout – with 30' floor-to-floor ceiling heights in select locations.

## Wellness & Sustainability First

Designed to meet the highest standards for wellness-focused workspaces and sustainable construction, Sundial Tower is WELL® and LEED® certified.



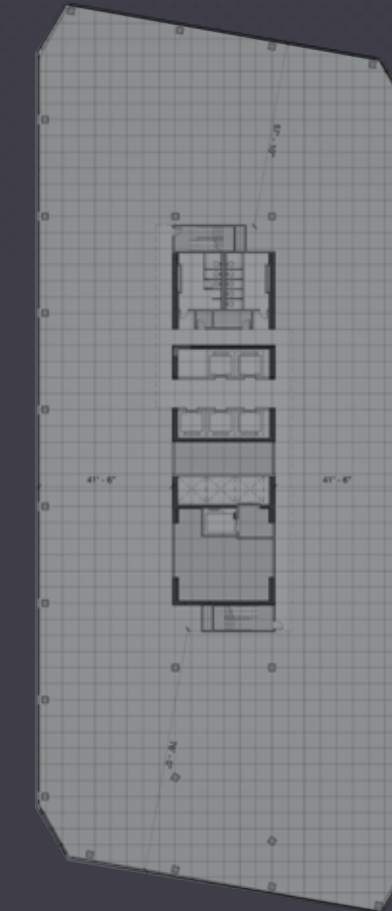
Open concept: The new way to work



# UNOBSTRUCTED VIEWS FROM EAST TO WEST

## TENANT SPACES

Floorplates that offer both *efficiency & beauty* ▶



LEVEL  
**13**  
~ 28,000 RSF  
MID-RISE



LEVEL  
**19**  
~ 25,000 RSF  
HIGH-RISE

PROPERTY HIGHLIGHTS

# An array of on-site perks



LIGHT RAIL STOP



ONSITE MANAGEMENT TEAM



8 LEVEL PARKING GARAGE



CONFERENCE CENTER



INDOOR / OUTDOOR FITNESS CENTER



23RD FLOOR ROOFTOP PATIO



TENANT LOUNGE



BIKE STORAGE



UNOBSTRUCTED VIEWS



Elevating the work life experience

LOCATION

In the heart  
*of it all*



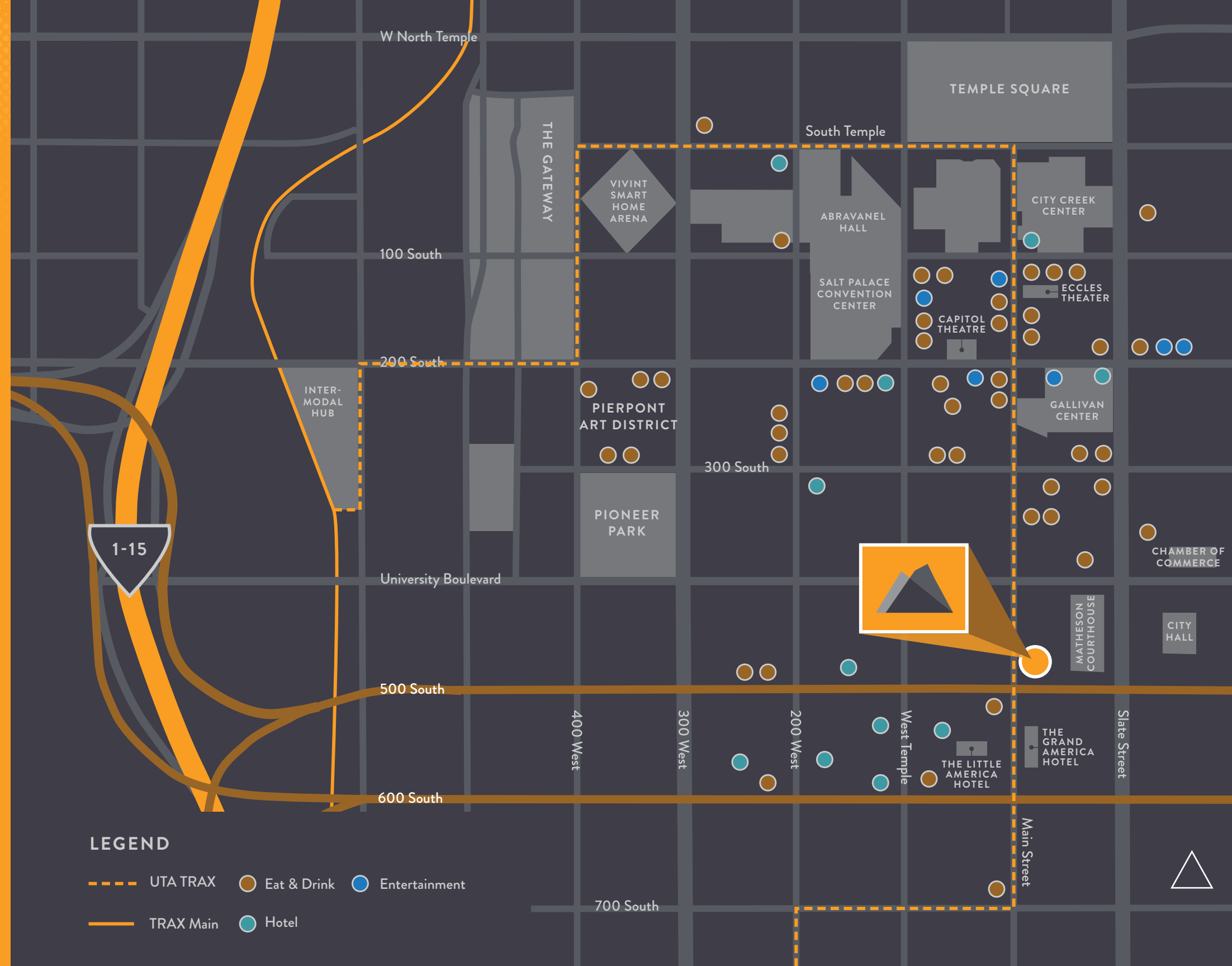
87  
BIKE SCORE



71  
WALK SCORE



60  
TRANSIT SCORE



LEGEND

- UTA TRAX
- TRAX Main
- Eat & Drink
- Entertainment
- Hotel



SKI RESORTS

37  
MINUTES TO  
SNOWBIRD  
SKI RESORT

39  
MINUTES TO  
ALTA SKI AREA

43  
MINUTES TO  
PARK CITY, UT

AIR TRAVEL

9  
MINUTES TO  
SALT LAKE CITY  
INTL AIRPORT

#23  
SLC IS THE 23RD BUSIEST  
AIRPORT IN NORTH AMERICA  
& 85TH BUSIEST IN THE WORLD

370+  
DAILY DEPARTURES TO 99 NON-STOP  
DESTINATIONS, INCLUDING LONDON,  
PARIS, AMSTERDAM & TORONTO

Adventure  
*is never  
far away*



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