



4,500 SF FOR SUBLEASE
SUITE 500

95

STATE
AT CITY CREEK

95 SOUTH STATE STREET
SALT LAKE CITY, UT



CUSHMAN &
WAKEFIELD

95 STATE

Touchless safety features including a destination elevator system, touchless turnstiles, digital building sign-in, and common areas with touchless entry doorways

Advanced HVAC system allows for temperature control in any sized suite

24-hour manned security and turnstiles in the main lobby

Specialized blinds ascend and retract automatically throughout the day—providing worry free impact of sun/heat on employees

11,000+ SF fitness/recreational facility located on the 5th floor

24/7, 365-day secured access to parking, building and elevators

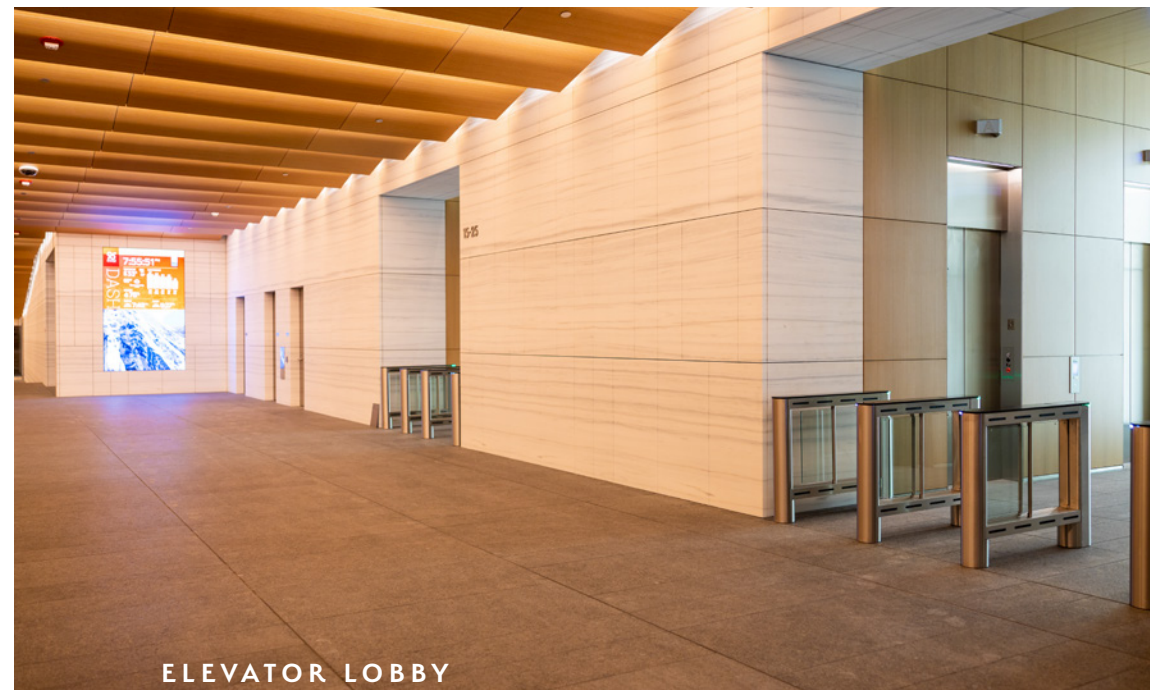
7,000 square feet of outdoor space

5,000 square feet conference center

2 substations for continuous electrical feed during a local power outage

Direct access to the City Creek Retail Center via The Link

2.25 parking ratio



ELEVATOR LOBBY



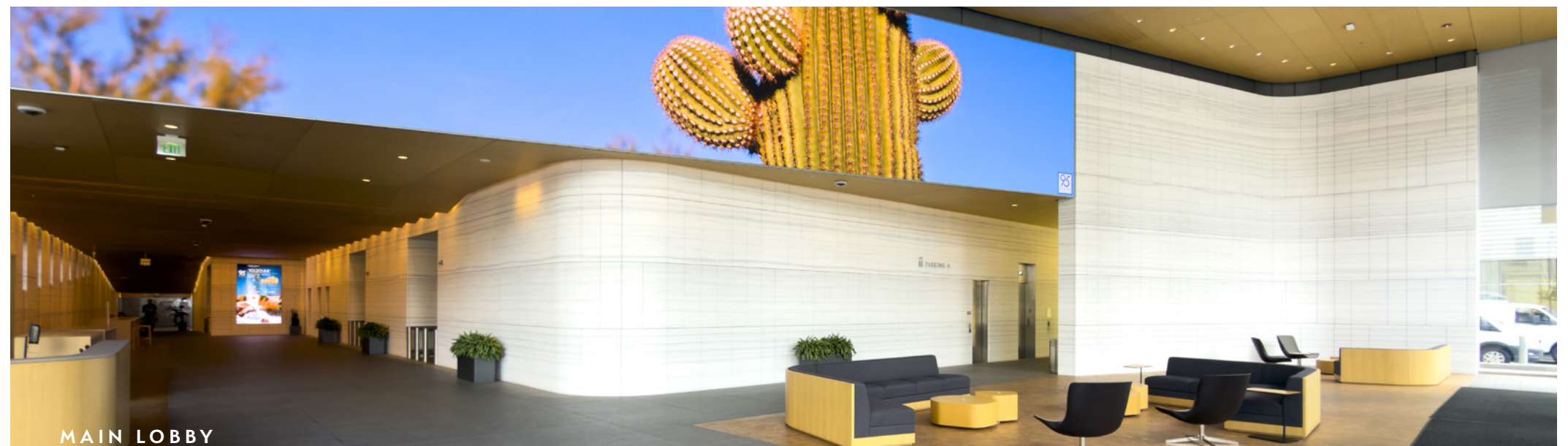
THE LINK



FITNESS CENTER



FITNESS CENTER



MAIN LOBBY



SUITE # 500

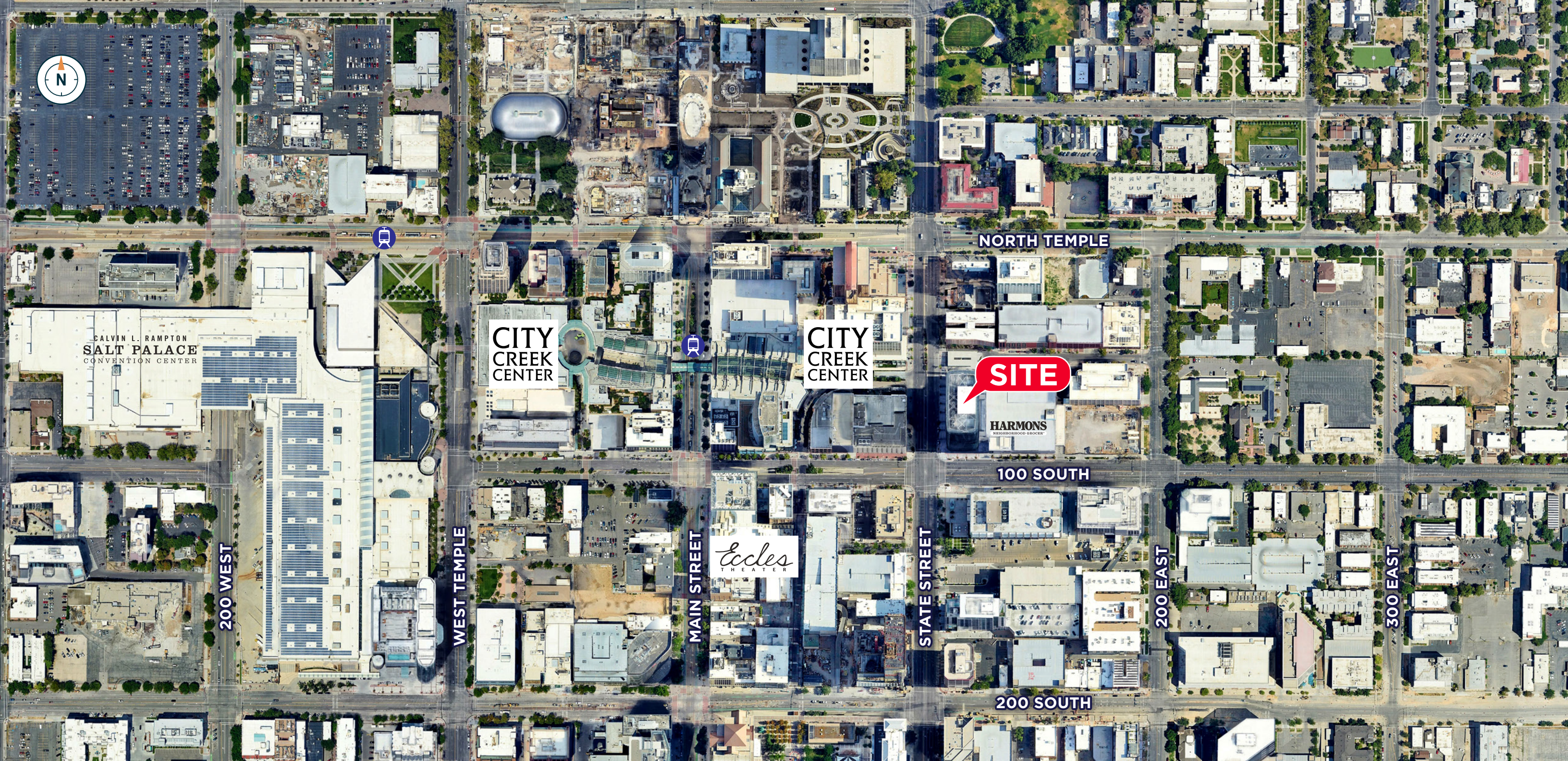
4,500 SF

7 Private Offices

Break/Storage Room

Furniture Included

LED 6/30/2037



95 STATE AT CITY CREEK SURROUNDING AREA

HARMONS
NEIGHBORHOOD GROCER™

Harmons
Grocery Store

**CITY
CREEK
CENTER**

World-class shopping
and dining

**DELTA
CENTER**

City Creek Park
Dinwoody Park
Main Street Plaza

Eccles
THEATER

Capitol Theatre
Broadway Centre Cinemas



96 Walk Score



93 Very Bikable



79 Excellent
Transit Score



12 Minutes
To SLC
International

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FOR ADDITIONAL INFORMATION, CONTACT:

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