

Six69 Office Building

669 South West Temple
Salt Lake City, UT 84101

For Lease

\$22.00 PSF, full service

130 SF - 40,000 SF Available

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Scott Price

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NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



At the Six69, we are building an intentional community where work and life complement, rather than compete. Find uncommon amenities, shared resources (where it makes sense), and personalized design upgrades that make a meaningful difference to your brand experience. Everything at Six69 is designed by and for the people who work here. This evolving ecosystem works because we're not just committed to our singular success, but to our collective vision of an interconnected world.



Welcome

The Six69 Lobby Lounge is a remarkably impressive space

Receive your guests with style, grace and impressive hospitality.

The lobby of the building is designed to feel like your lobby.

Current and fresh, it will help you make the right impression.

- 5-Star personal attention to each of your guests
- Complimentary organic coffee, still and sparkling water, pastries
- On-brand color matching reception counter
- Fresh clean air, supported by more than 500 sf of biophilia
- 2,500 square feet of technology-equipped meeting areas





Amenities

- Full service, personalized guest reception
- On-site concierge & community managers
- On-site IT help desk
- On-site event planning/management/catering
- Filtered water and fruit water
- Work Tree Café—catering any event from 1-500
- Super-fast internet
- Private on-site server (customized pricing)
- Daily cleaning
- Privacy on-demand office suites
- Reservable private offices
- Reservable conference rooms
- Tech equipped team and collaborative spaces
- Zoom Room: one touch HD video conferencing
- Large meeting/presentation/event space for 500 people
- Zen Room: private retreat to decompress, imagine, nap
- Whisper Room: recording studio
- Workout at WorkTree: full service gym with private lockers and private showers
- Ongoing professional and social events
- Gold LEED standard, HEPA purified air and biophilia
- Bike storage
- Secure filing, storage, and work areas
- Mail and package handling
- Video billboard exposure: our members only video wall reaches over 100,000 commuters a day



High End Finishes

A Higher Finish Level & Personal Reception

From the upscale, energized lobby, your guests are invited into the WorkCafé for light refreshments and a casual conversation.

New occupants receive an upgrade to the new building finish levels shown in the WorkTree space.

We show available spaces with the new building finish levels in marketing materials and in-space renderings.

Because Salt Lake City air can be pretty terrible, we've built an air handling system designed to help you breath easier. In a recent study the Harvard Business Review noted that Utah's air pollution is causing workplace-related illnesses year-round; acting as a trigger of severe complications among people with asthma, heart disease or diabetes. For everyone else, the study noted, it causes decreased brain function.



GYM

What happens when work meets workout? Workout!

Everyone understands the benefits of a good workout. The hard part is incorporating it into your daily routine. Workout, our in-house gym/spa, makes it easy, with private shower/dressing rooms, large reserved lockers, and a complete range of cardio, strength (both free weights and resistance) and accessories (exercise/yoga mats, exercise balls, medicine balls) equipment.

On-site personal training and scheduled team workout and yoga sessions are designed to motivate and educate a variety of fitness levels. Our concierge has a full line of complimentary personal care products, should you run out or forget yours.



Events Right Here


Venue 669 takes the worry out of your important events

Top designers and event planners thoughtfully created the city's most complete range of collaboration spaces, private retreats, presentation theaters and well-appointed meeting, reception, special purpose, and conference facilities.

- Fully-equipped, high-design conference rooms for any sized function: 5,10,20 and 30 person meeting/board rooms
- Fully equipped training rooms for 10-600 people.
- Breakout rooms with dedicated restrooms
- WhisperRoom™ (professional grade recording studio)
- ZoomRoom™ (consistent high quality video, acoustics, monitors, bandwidth, and ergonomic meeting support tools)
- 10,000 sf event space with stage, lighting, sound, backstage studios
- Highly experienced on-site event planning and management team



Venue
669



A wide range of workplace settings and flexible custom terms

Enterprise Lease (from 2,000-40,000 sf)

Fully customized private space, enabled by generous tenant improvement allowances, flexible terms, 4:1 parking ratio and access to WorkTree, Workout, and Venue 669. Use our design team or yours. Lease fully furnished space or outfit it yourself. Your space on your terms.

Hybrid Private/Shared Workplace

Create your core work environment--2,000 sf and up. Focus on your operations and rely upon WorkTree for client facing, collaboration, ad-hoc and client space--reducing your total cost of ownership substantially. Enjoy flexible lease terms that grow and contract as needed. Can be delivered fully furnished or furnish yourself.

Private office or suite

Your own lockable private office or suite--furnished by WorkTree, leased monthly. Includes full WorkTree/workout access.
130 sf office is *\$700.00 per month*.

Personal Harbor

Dedicated workstation within WorkTree with lockable files and cabinets. Includes full WorkTree access. *\$350.00 per month*.

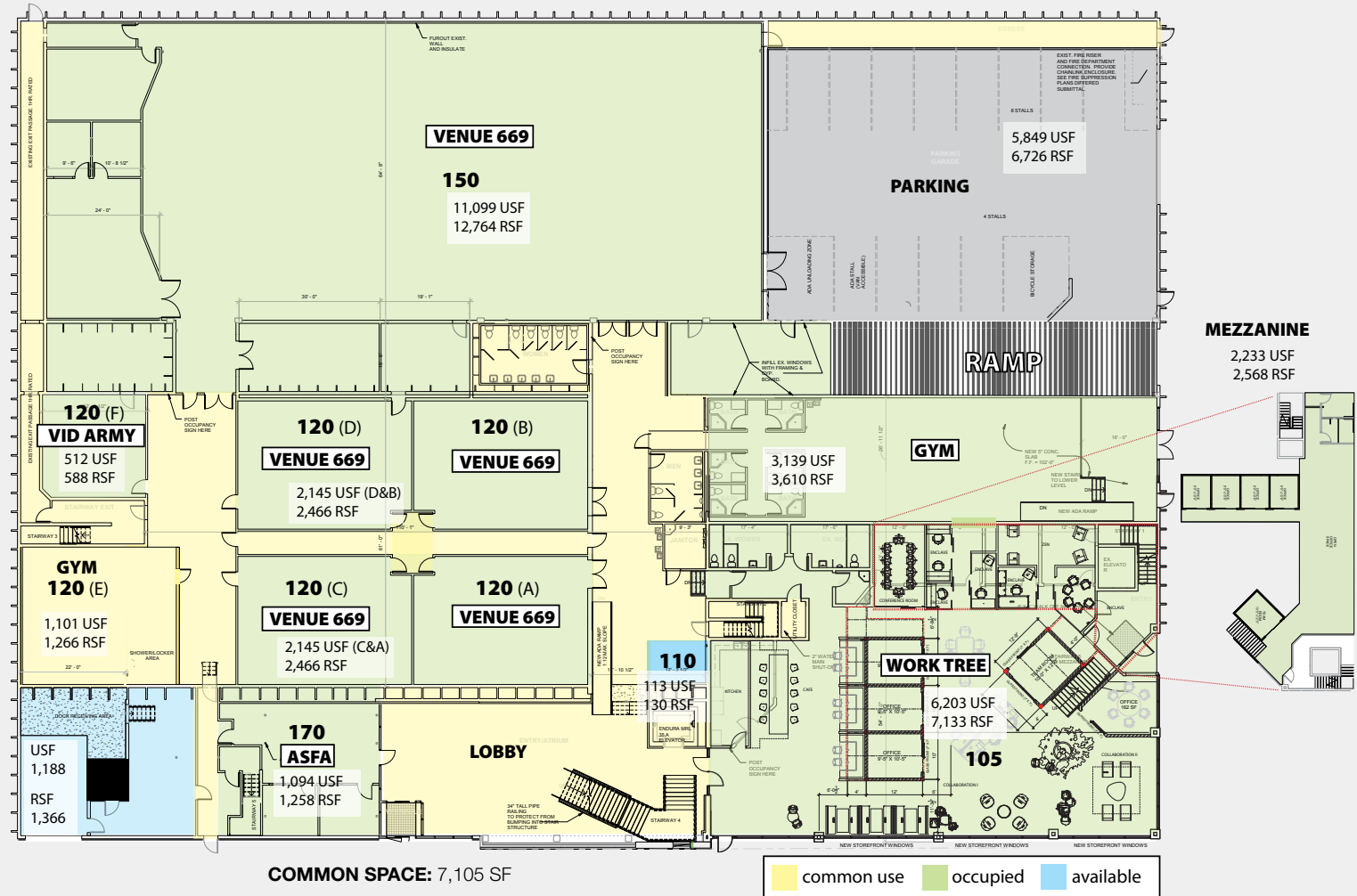
Flex Membership

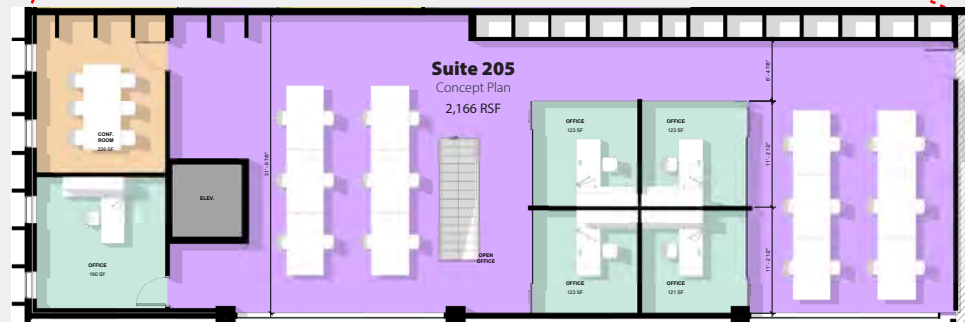
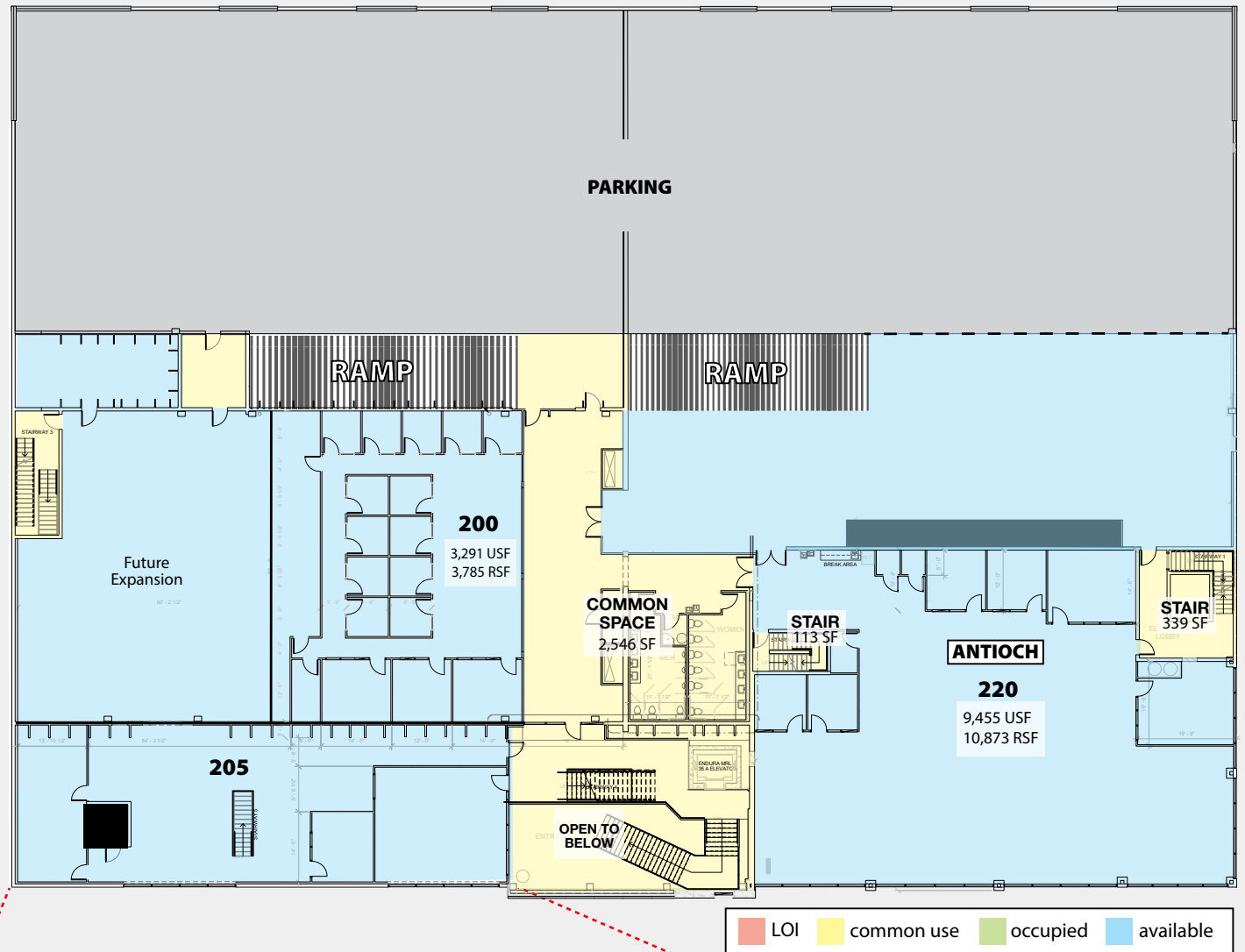
Full access to WorkTree and Workout. *\$200.00 per month*.

work
Tree

FLOOR PLANS

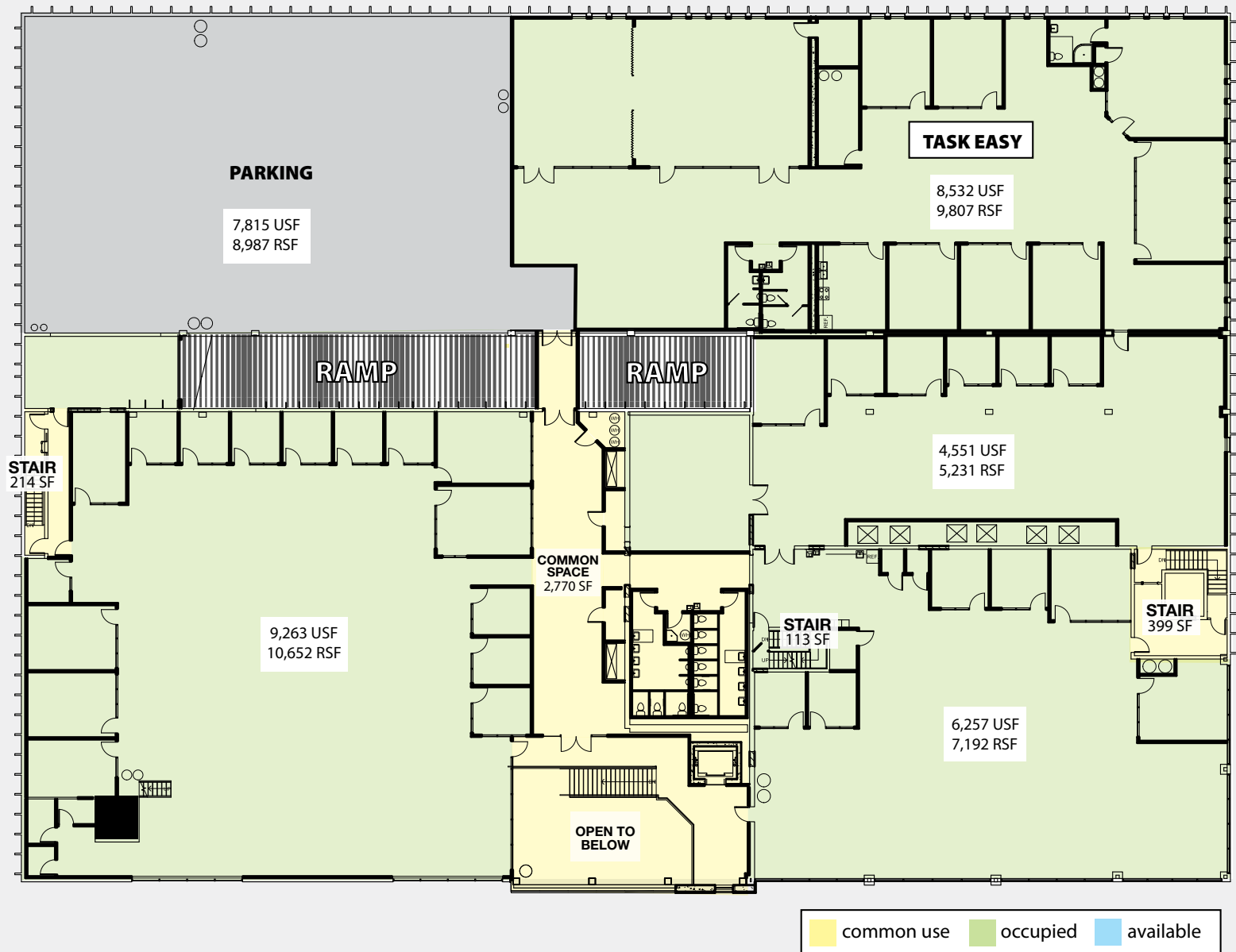
First Floor

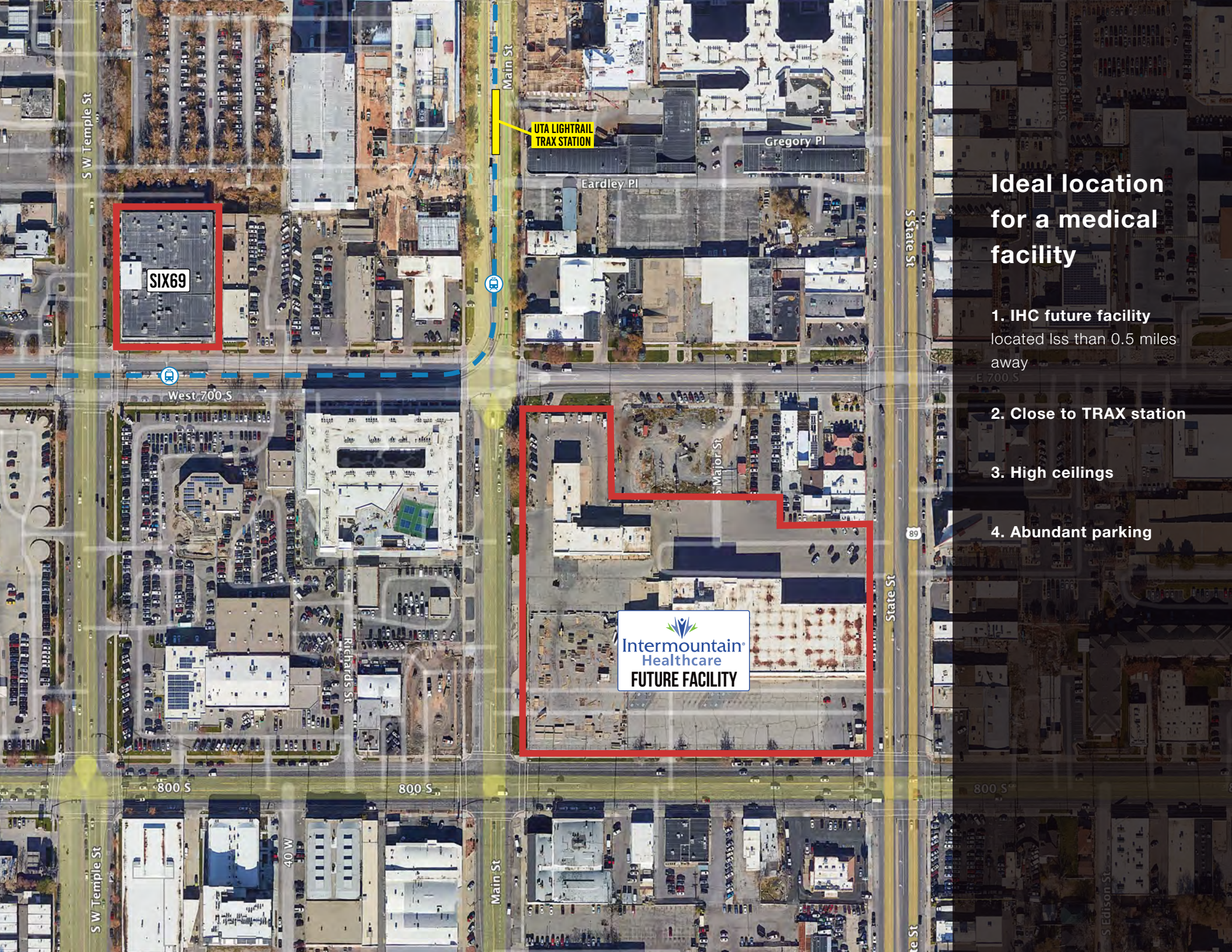




FLOOR PLANS

Third Floor





Ideal location for a medical facility

1. IHC future facility
located less than 0.5 miles
away
2. Close to TRAX station
3. High ceilings
4. Abundant parking



THE UNIVERSITY OF UTAH



HISTORIC TROLLEY SQUARE

CITY CREEK CENTER

SALT LAKE CONVENTION CENTER

vivint.Arena
SmartHome

THE GATEWAY



TO SALT LAKE CITY INTERNATIONAL AIRPORT

669 SOUTH WEST TEMPLE

TO PARK CITY

SUGAR HOUSE PARK

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NEARBY AMENITIES

- | | | | |
|----|-------------------------------------|----|--------------------------------|
| 1 | Garden Cafe | 37 | Spencer's For Steak & Chops |
| 2 | The Bayou | 38 | Ruth's Chris Steak House |
| 3 | Cannella's Restaurant Lounge | 39 | Alamexo |
| 4 | Legends Sports Grill | 40 | R&R BBQ |
| 5 | Chedda Burger | 41 | Publik Coffee Roasters |
| 6 | T. F. Brewing | 42 | Market Street Grill |
| 7 | Fischer Brewing Company | 43 | Bar-X |
| 8 | Food Alley SLC (opening in 2020) | 44 | Beer Bar |
| 9 | Oh Mai | 45 | Taqueria 27 |
| 10 | Purgatory Bar | 46 | Johnny's On Second Bar |
| 11 | Sapa | 47 | Spitz Downtown |
| 12 | Takashi Japanese Restaurant | 48 | The Green Pig Pub |
| 13 | Gracie's Sports Bar | 49 | Valter's Osteria |
| 14 | The Melting Pot | 50 | Brewvies Cinema Pub |
| 15 | Red Rock Brewing Co. | 51 | Epic Brewing Company |
| 16 | Stoneground Kitchen | 52 | The State Room |
| 17 | Barrio | 53 | Sushi Burrito |
| 18 | Mark of the Beastro | 54 | Moochies |
| 19 | Pasha Middle Eastern Cuisine | 55 | Pig & A Jelly Jar |
| 20 | Proper Brewing/Burger | 56 | Veneto Ristorante Italiano |
| 21 | The Copper Onion | 57 | Pho 28 |
| 22 | Pleik Vietnamese Restaurant | 58 | Pulp Lifestyle Kitchen |
| 23 | Thai Chili | 59 | Wild Pepper Pizza |
| 24 | Bangkok Terrace | 60 | Curry Fried Chicken |
| 25 | Eva | 61 | Alberto's Mexican Restaurant |
| 26 | Vertical Diner | 62 | Tacos Don Rafa |
| 27 | Stephen's American Bistro | 63 | Julio's Tacos |
| 28 | The Little America Steakhouse | 64 | El Rey Del Taco |
| 29 | Millcreek Coffee Roasters | 65 | 5th Street Grill |
| 30 | Pie Hole | 66 | Apollo Burger |
| 31 | Raw Bean Coffee | 67 | Cafe Molise |
| 32 | Starbucks | 68 | Simply Sushi |
| 33 | Squatters Pub | 69 | Little America Coffee Shop |
| 34 | Buca di Beppo | 70 | Zest Kitchen & Bar |
| 35 | P.F. Changs | 71 | Settebello Pizzeria Napoletana |
| 36 | Christopher's Seafood & Steak House | 72 | Lucky H Bar & Grille |



Historic Tolley Square:

Whole Foods
Williams-Sonoma
Pottery Barn
Trader Joe's
Orange Theory Fitness
Desert Edge Brewery
Black Diamond
Lululemon

City Creek Center:

Apple
Disney Store
Blue Lemon
Brio, Coach
Restoration Hardware
The Cheesecake Factory
The Gym at City Creek
Tiffany & Co.
Zagg
Harmons Grocery

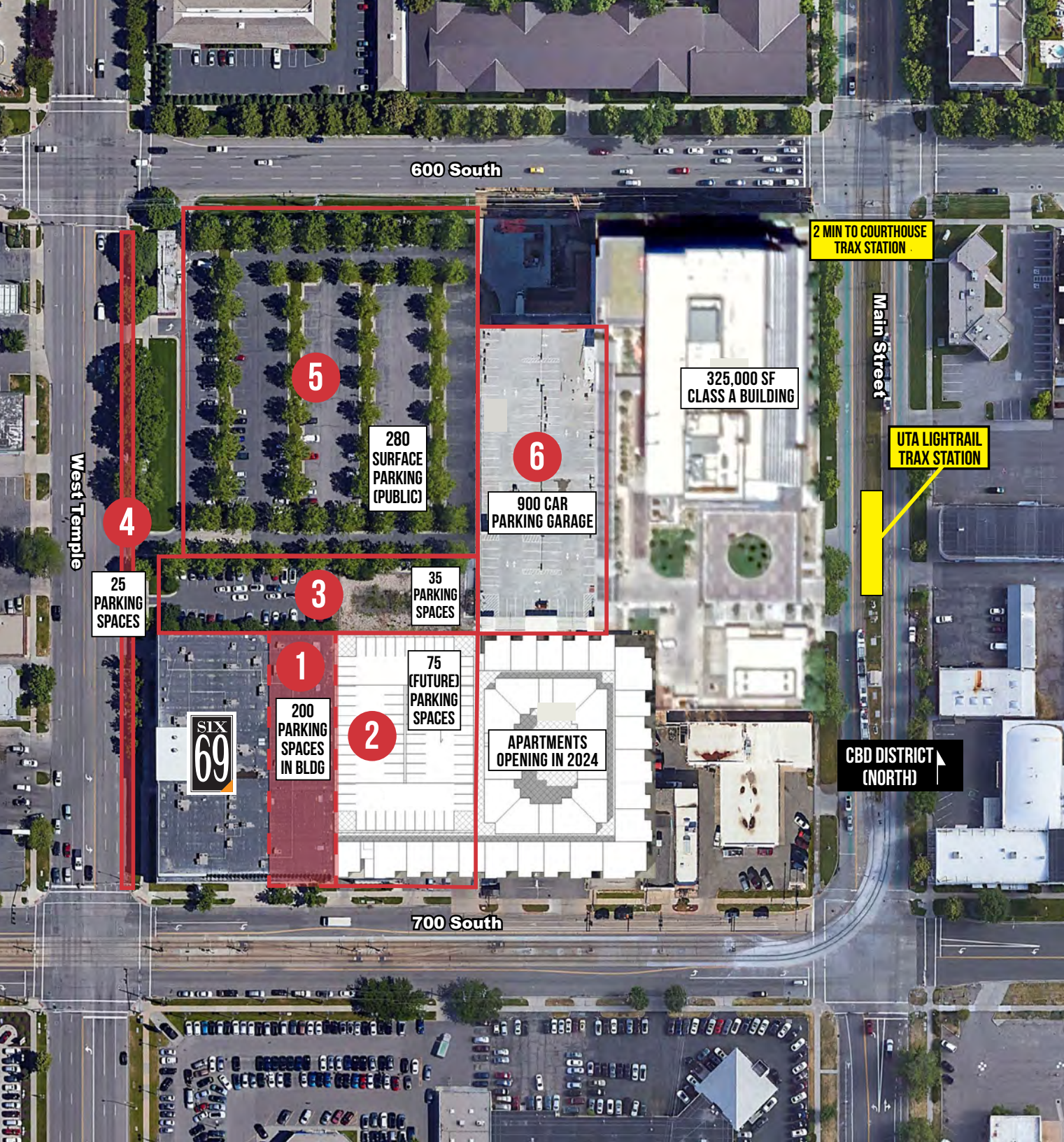
The Gateway:

Clark Planetarium
Wiseguys Live Comedy
Megaplex Theatres
Dave and Busters
Discovery Gateway
Kiln, Barnes and Nobles
Sanctuary Day Spa
Fidelity
Punch Bowl Social
Recursion Pharmaceuticals
The Depot

Nearby Amenities

Food Alley: Scheduled to open in spring 2023, Food Alley will encompass 48,000 sf at 750 S State. The \$10 million investment will bring 700 jobs, 17 restaurants on the ground level, 21 artist lofts on the second level, and space to house the Spice Kitchen project for refugee entrepreneurs. In addition to world class chef 's from around the country and beyond, Food Alley will also have pop-up space for traveling chefs who want to showcase their work in Salt Lake City for several weeks at a time.





Parking

- 1. 200 parking spaces**
(40,000 SF structured, in-building)
- 2. 75 parking spaces**
(Future structure)
- 3. 35 parking spaces**
(Leased from Grand America for \$1,200/mo)
- 4. 25 parking spaces**
(Street parking)
- 5. 300 parking spaces**
(Diamond Parking)
- 6. 900 parking spaces**
\$75/month

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