

# Six69

669 South West Temple  
Salt Lake City, UT 84101

## For Sublease

- **Plug and Play 2 year Sublease Workplace for up to 250 people**
  - \$1 million in state of the art furniture, fixtures, switching, cabling, communication and meeting support **INCLUDED**
- **Stunning contemporary building** in Salt Lakes **HOT CBD—D2 DISTRICT**  
*microbrews, tech infrastructure, trax stop, trendy independent dining venues, and housing*
- Ready to occupy now, 2 year term, Full top floor of building, great branding opportunity, marquee signage available
- **Lease Rate: \$21.66 rsf/36,000 rsf, full service** including, \$50,000.00 personalization package, move management concierge, onsite infrastructure manager
- **Post Covid Mech system** - purifies internal air every 30 minutes (Hepa/UVC)
- **Secure building with receptionist, gym, indoor parking**

**NAIPremier**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Introduction

Truly Turn-key Tech-optimized Space for **150-250 Employees**

**Covering the entire top floor, this space was designed and built out for TaskEasy, the leading technology platform for ordering and managing exterior maintenance services.**

Over the last six years, TaskEasy has become the largest provider of single family home lawn and yard care in the world by developing technology and processes to simplify how exterior property management services are ordered and managed. TaskEasy's CEO Ken Davis received the E&Y Entrepreneur of the Year award in 2018, and the company continues to innovate and grow, providing services in 12,000 cities across all 50 states. Having outgrown their prior offices, TaskEasy secured and built out this space in 2018 to accommodate existing team members and technology infrastructure with ample space for future headcount growth.

With new technology driving continued efficiency gains, TaskEasy has been able







to grow revenue without growing headcount, and in the new COVID environment, has transitioned to a mix of office and work-from-home positions. As a result, TaskEasy plans to move to a smaller space on the second floor, freeing up a truly turn-key option for any company looking for a bright, open, tech-oriented space to accommodate 150-250 employees. **With sit-stand desks for every employee, and a flexible open floor plan with lots of offices, huddle rooms and lounge areas, this top floor space can be delivered with furniture, phones, internet and even the tech support to get you moved in and working with just a few weeks notice.** Besides a perfect near-downtown SLC location, the building offers a fully equipped on-site data center with dual fiber Internet options, UPS, and a backup generator on the roof.



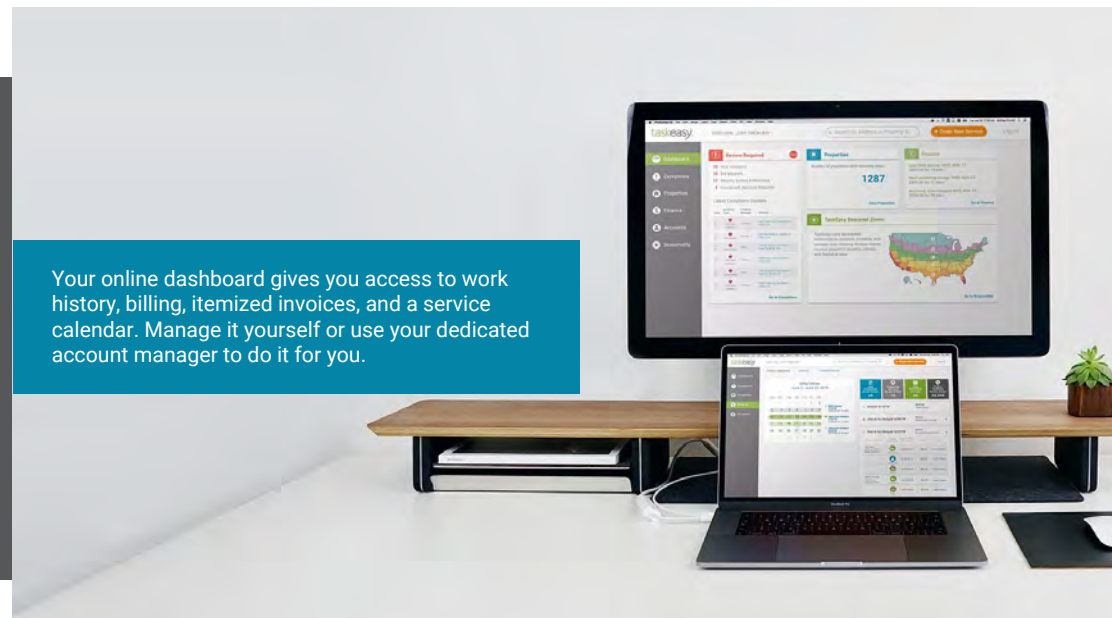
TaskEasy has a hand-selected network of lawn care professionals spanning across all 50 states. Our vendors are screened, insured, and experienced.

- 10,000+ experienced and insured vendors
- 1,500,000+ jobs performed across the US
- 12,000+ cities we perform work in

Since launching, TaskEasy has performed services in more than **12,000 cities**, and across all **50 US states**. TaskEasy works together with landscaping businesses in each area, supporting local industry with over **1,500,000 tasks** performed to date.

TaskEasy's ability to continue growth with a mix of work-from-home and new, smaller offices on the second floor creates a great opportunity for another company to become the new anchor tenant in the 669 S West Temple building, with an operations-ready, already configured and ready-to-go space.

**It doesn't get any easier than this.**



Your online dashboard gives you access to work history, billing, itemized invoices, and a service calendar. Manage it yourself or use your dedicated account manager to do it for you.

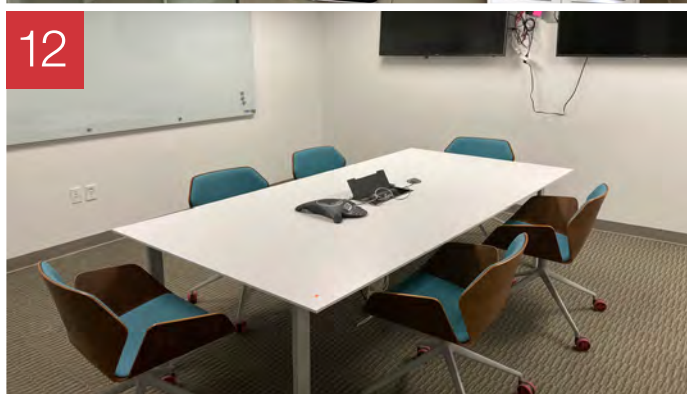
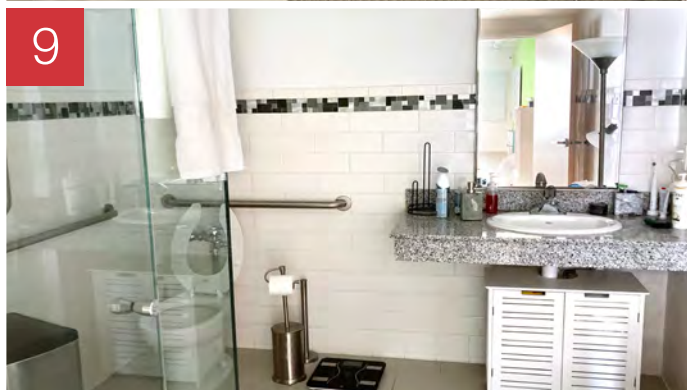
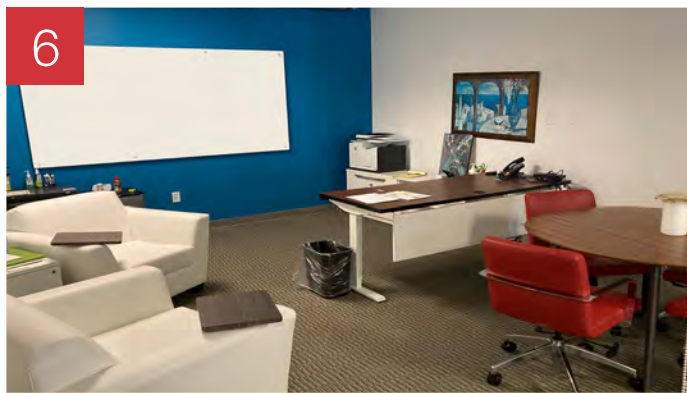
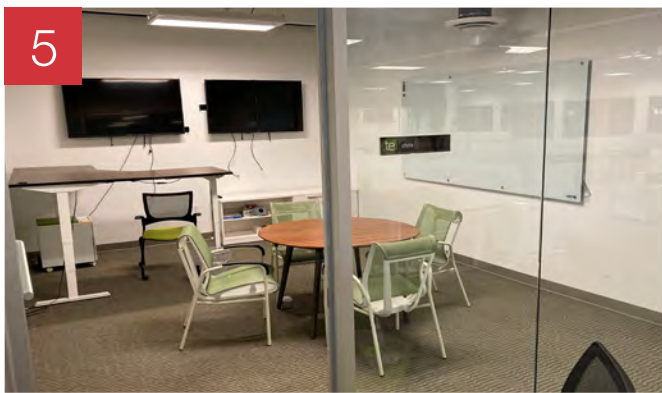
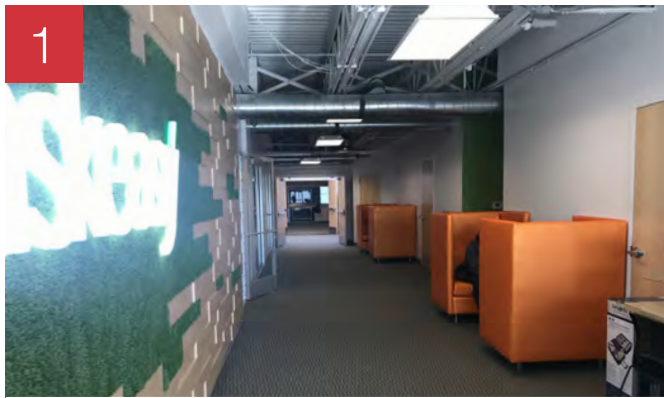


# Floor Plan

## Third Floor









# Space Highlights

- 1 large CEO office w private bath
- 1 very large multi-function space w A/V hookup
- 7 open conference room-like spaces / lounge areas
- 15 conference rooms/large office spaces
- 19 small office/huddle room spaces
- 215 cubical spaces (mix of 5' desks, 6' desks and corner desks)
- Large room with 10 desks (TaskEasy used for marketing team)
- Dedicated storage space / recording booth
- Private nursing room for new mothers
- 2 kitchen areas
- 4 supplies closets
- TaskEasy configured the space for 161 employees and can provide desks and fittings for immediate occupancy at that headcount. Additional matching desks can be ordered with some lead time if a higher capacity is needed.
- Conference rooms/offices all have whiteboards and TVs for showing slides, etc.
- Internet and power to every room and desk

## IT Infrastructure

- Cisco 2960 Switch with 720 active power over ethernet ports
- CAT 6 Cabling to 40 Gig uplink
- XO Verizon "always up" internet service
- Conf rooms equipped with dual monitors, white boards, teleconferencing cameras, wireless mics
- Large conf. rooms equipped with dual projection screens, AV mixing boards, wireless mics and broadcast speaker system





A photograph of a modern office lounge area. The room features large floor-to-ceiling windows on the left side, offering a view of a city street with trees and buildings. Inside, there are several light-colored leather sofas and armchairs arranged around a low wooden coffee table. A potted plant sits on a small rug. The floor is polished concrete. The right side of the image is overlaid with a dark grey panel containing the title and a list of amenities.

# Building Amenities

- Full service, personalized guest reception
- On-site concierge & community managers
- On-site IT help desk
- On-site event planning/management/catering
- House-brewed organic coffee
- 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



# Building Amenities - 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



# Building Amenities Work Tree

## **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





600 South

Main Street

700 South

West Temple

Joint development planned to open Jan 1, 2021 by Sinclair Holdings and Patrinely Development for a 325,000 sf class A building and 900 car parking garage.

FUTURE UTA LIGHTRAIL TRAX STATION (2021)

CBD DISTRICT (NORTH) ↑

# Parking

- 1. 100 parking spaces  
(Structured, in-building)
- 2. 130 parking spaces
- 3. 35 parking spaces  
(Leased from Grand America for \$1,200/mo)
- 4. 25 parking spaces  
(Street parking)
- 5. 300 parking spaces  
(Diamond Parking)



# Transportation





# Apartment Development Map

Completed and projects under construction

669 SOUTH WEST TEMPLE



## 2,079

Planned residential  
units broke ground in  
2018-2019



# Future Mixed-Use Development Map





# Nearby Amenities





# 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 2020, 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.





# Salt Lake City Demographics

As the capital city of Utah, Salt Lake City is the economic and cultural hub of the State of Utah and the Intermountain West. Salt Lake City is well-positioned to capitalize upon the human, cultural, economic, and technological assets that provide distinct advantages over comparable communities. A talented and skilled workforce, unparalleled access to world-class recreation opportunities, and an entrepreneurial spirit position Salt Lake City for economic success in a global economy.



## POPULATION

**1,160,000 residents**

(Salt Lake Metro 2019 estimate)



## INCOME

**\$80,990 Median**

Household Income



## HOUSEHOLDS

**397,484**

(Salt Lake Metro 2019 estimate)

### Job Growth

UTAH

**3.3%**

NATIONAL

1.5%

DWS, Nov 2019

### Population Growth

UTAH

**16.0%**

NATIONAL

6.3%

US Census, 2010-2019

### Median Wage

UTAH

**\$36,790**

NATIONAL

\$38,640

BLS, May 2018

### Median Age

UTAH

**31**

NATIONAL

38.2

US Census, ACS 2018

### Cost of Living Index

UTAH

**101.3**

NATIONAL

100.0

C2ER, Q3 2019

### % Budget Spent on Education

UTAH

**40%**

NATIONAL

29%

US Census, 2015

### Corporate Tax

UTAH

**4.95%**

NATIONAL

6.87%

Tax Foundation, 2019

### GDP Growth

UTAH

**3.2%**

NATIONAL

1.9%

BEA, Q3 2019



# UTAH ECONOMY AMONG THE FASTEST GROWING IN U.S. HERE'S WHY

Jasen Lee

Deseret News

March 28, 2019

SALT LAKE CITY — Utah's economy has been among the more robust and fastest growing in the nation, according to analysts from one of the country's largest financial institutions.

"The Utah economy is doing very well right now," said Wells Fargo economist Charlie Dougherty. "It's doing well for all the reasons you'd want to see an economy do well — mainly a fast-growing labor force (that) is very well-educated and young."

Wells Fargo reported that the Beehive State has consistently ranked as "one of the fastest growing economies in the country" in addition to boasting one of the lowest rates of unemployment.

Dougherty said the economy is also among the most diverse.

"You're seeing a lot of job growth, seeing a lot of people moving into the state, a lot of companies moving into the state and so there are a lot of good things happening in the state of Utah," he said.

The bank's report stated that collaboration between business, labor and government is among the reasons why Utah consistently ranks among the best states to do business. An increasing presence in prominent business sectors such as technology, including cloud computing, big data and software development, has raised the state's economic profile nationally and internationally. He also noted the growth in aerospace and life sciences as reasons for Utah's positive economic outlook.

"The U.S. economy grew at about 3 percent in 2018, while Utah was growing in excess of 4 percent," he said. "And it's been above 4 percent for all of 2018."

Additionally, nonfarm employment rose 2.8 percent over the past 12 months, with stable increases apparent in all principal industry sectors, the report stated. The state's jobless rate held steady at 3.1 percent in February, around where it has been for the past two years, he said.



# The State of Utah

## Highlights



### Utah's Economy

Utah's economy is booming thanks to a combination of strong employment growth, a vibrant tech industry and collaboration between business, labor and government.

### Employment

Following the release of the July 2019 employment numbers for the state of Utah, the U.S. Bureau of Labor Statistics data shows Utah is ranked No. 1 for total job growth in the nation at 3.6%. In addition, Utah is ranked No. 1 for private sector job growth at 4%. For unemployment, Utah is ranked No. 5 at 2.8%, tied with Hawaii.

### Growth

The Beehive State ranks among the fastest-growing states in the nation, with a 1.9 percent growth in population from 2017 to 2018 and is the youngest state in the nation  
(*Forbes*, 2019)

Utah's population is projected to reach 4 million in 2032

#3 Best State for Business (*Forbes* 2019)

#1 Best State for Entrepreneurs (*Forbes* 2019)

#2 Best Place in America to Start a Business (*Inc.* 2019)

Best Economic Outlook Utah has held #1 spot since 2012 (*FoxBusiness*)

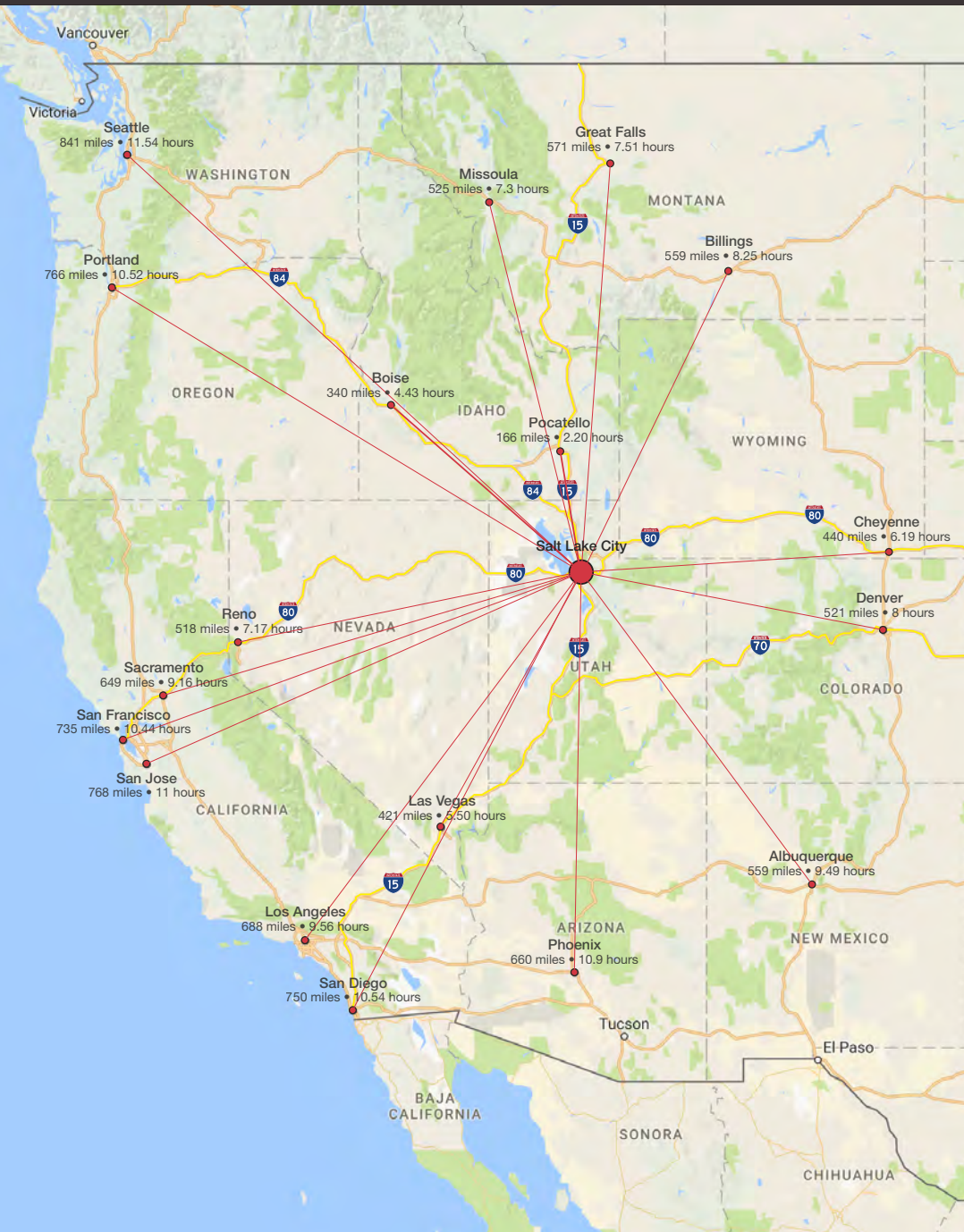
Happiest State (*WalletHub* 2019)

Fastest Growing Tech State (*BLS Data*)



# The State of Utah

## Crossroads of the West



## Transportation

Utah's strategic geographic location in the heart of the American West continues it's role as "The Crossroads of the West." Whether by road, rail, or air, the state is an optimal place as a hub for distribution.

Utah is at the hub of seven major long distance highway freight routes.

Main rail lines link Utah directly to the major seaports of Los Angeles, Oakland, Portland, and Seattle

Utah Transit Authority (UTA) has 136 total operational miles of commuter rail that service 67,300 passengers per day.

Salt Lake City has the 23rd busiest airport in North America and the 85th busiest in the world. More than 370 flights depart daily to 99 nonstop destinations. The airport serves over 23,000,000 passengers per year.

Salt Lake City International Airport is currently undergoing a \$4 billion redevelopment program, the first phase of which opened in September of 2020.

Salt Lake City's location gives travelers the ability to fly to any major city in the Western US in less than two hours and under five hours to the Eastern coast. The airport serves 10 airlines affiliations, including Delta Air Lines that offers non-stop flights to Amsterdam, London, Paris, and Toronto.



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