

95

STATE  
AT CITY CREEK

# REINVENTING the 9 to 5

COMING 2021



**25 STORIES,  
CLASS A OFFICE SPACE**

*540,000 square feet of  
distinctive architecture.*

**SALT LAKE CITY IS RIGHT  
FOR YOUR COMPANY**

*A growing city, centered in the  
intermountain west.*

**STEPS AWAY FROM  
WORLD-CLASS AMENITIES**

*In the heart of SLC's walkable,  
transit-oriented city center.*





95 State at City Creek – Issue 1  
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**ARCHITECT**  
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## *Letter from the Developer*

**Commitment. Integrity. Rooted in history. CCRI isn't your average developer.**

Downtown Salt Lake City has been reaching new heights over the last decade with stunning new office buildings like the 111 Main Tower; City Creek Center that includes shopping, dining and residential; and Regent Street – a pedestrian-friendly, café district connecting the Eccles Theater and 111 Main to the Gallivan Center and more.

City Creek Reserve, Inc. has been at the center of this progress.

Now, City Creek Reserve is introducing 95 State at City Creek – Salt Lake City's newest office tower destined to change the skyline and connect some of the most exciting elements of Utah's Capitol city. We believe that 95 State will elevate the way that companies and their employees work, live and play in Salt Lake City.

At City Creek Reserve, we believe in the potential of Salt Lake City and we will continue to invest in quality projects that benefit not only the tenants of the building, but the greater community. 95 State at City Creek fulfills that mission.

We hope you'll take a look.

**Matt Baldwin**  
Director of Real Estate Development – City Creek Reserve, Inc.





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95 State at City Creek is Salt Lake City’s newest state-of-the-art, 25 story tower that contains approximately 540,000 rentable square feet. The building’s footprint will house a self-contained, 39,000 square foot ecclesiastical facility for The Church of Jesus Christ of Latter-day Saints. Connected directly to the City Creek Center through The Link, a renovated and expanded pedestrian tunnel, the building is centrally located right in the heart of downtown.

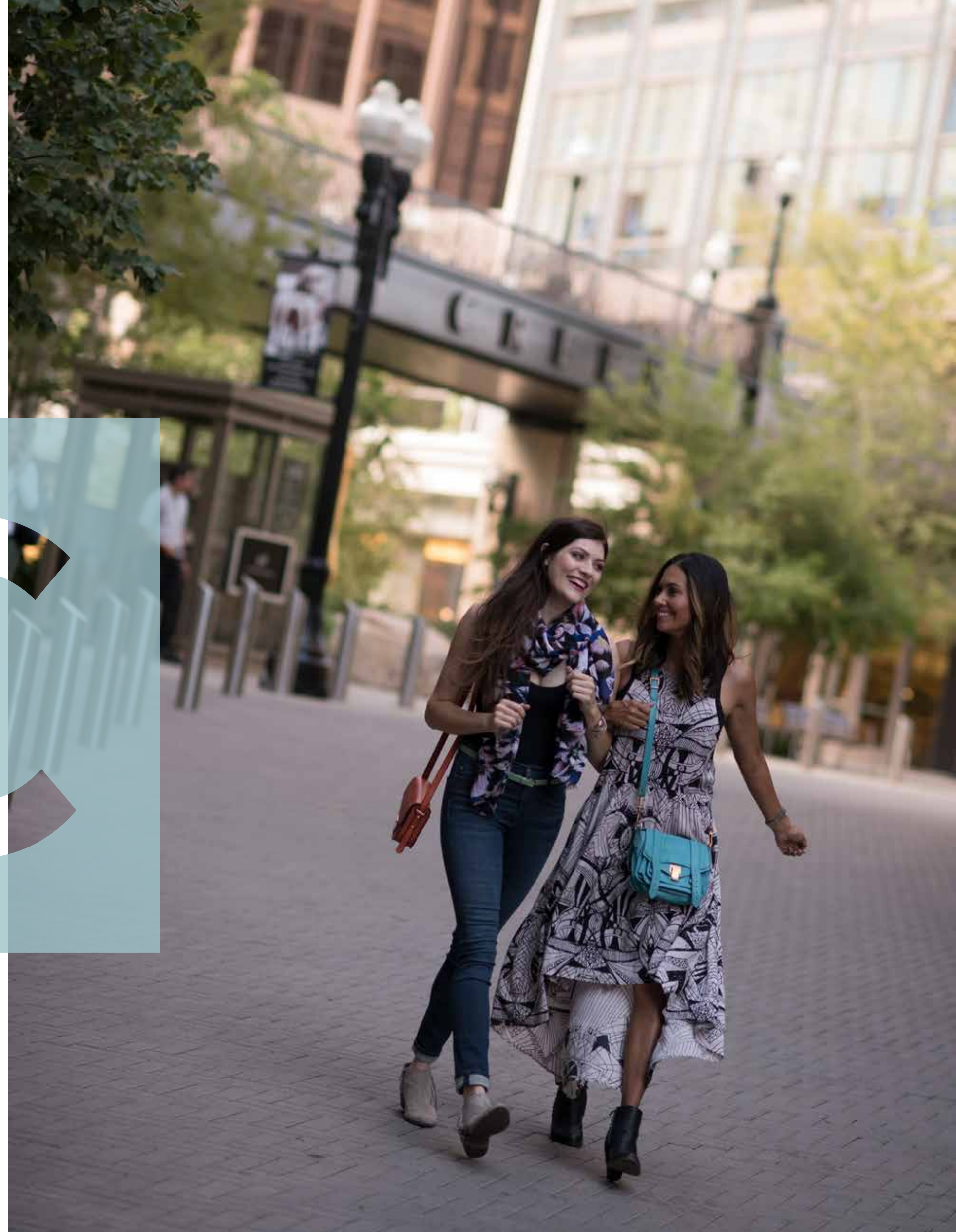


*The*

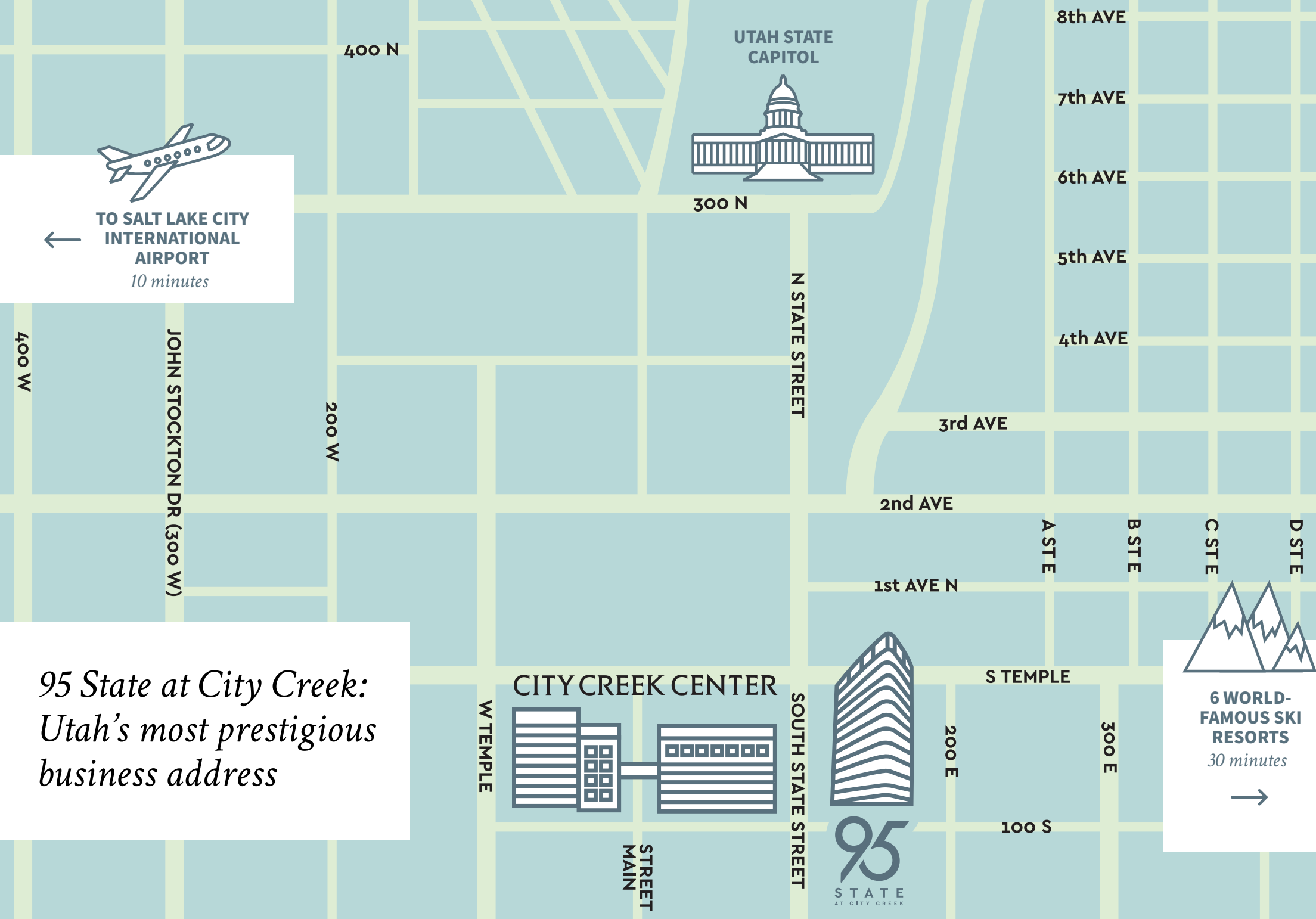
*S L C*

## *Salt Lake City – for business and pleasure*

Utah's Economic Development slogan of "Life Elevated" was chosen for good reason. Utah is a great place to live, work and play. And Salt Lake City is the best example of elevated living. What other downtown business district in the United States has 10-minute access to an international airport and 30-minute access to the greatest skiing on earth?







95 State at City Creek:  
Utah’s most prestigious  
business address



Salt Lake City is experiencing an urban renaissance and CEOs are taking notice. This Capitol City gives companies and professional firms access to all the amenities needed to stay competitive.



UTAH IN THE NEWS

*“5 Reasons Why Facebook Chose Utah and You Should, Too”*  
Entrepreneur Magazine.

*“Move over Boulder: This Ski Slope City is Becoming a Booming Startup Scene”*  
Inc. Magazine

*“Utah’s Economy is Booming”*  
The Wall Street Journal

*“Best Small Cities to Start a Business”*  
WalletHub

*“Utah is America’s Top State for Business in 2016”*  
CNBC

*“SLC #15 Best Places to Live”*  
U.S. News and World Report

- Easy access to the airport, transit and two interstate freeways
- Top-notch hotels and restaurants
- Leasing rates lower than competing cities including Denver, Los Angeles, Portland & San Francisco
- A density of business and State Government services





## *Making the most of the 9 to 5*

It's clear that the strict nine-to-five workday is outdated. Most employers are offering more flexible work options to attract top talent. In fact, a recent study found that a whopping 84% of working parents say work flexibility is the number one most important factor in a job to help maintain a positive work-life balance.

But flexible doesn't necessarily mean working from home – or even creative shifts. It's more about multi-tasking throughout the day so that the work day allows for exercise, errands, socializing and even parenting.

**95 State at City Creek appeals to the modern employee. Along with the best-in-class work environment and central location at the fabulously successful City Creek Center, employees can grocery shop, exercise, and run errands right there. And they can take advantage of sporting events, performing arts and fine dining in the evening.**





7:30 AM



Start your day in the fitness center.



10 AM



Mid-morning snack at City Creek. Get there without donning a jacket via The Link – a direct and protected connection to the heart of one of the most upscale shopping and dining areas in the intermountain west.



Noon



Pay bills online while catching some rays on the garden terrace.



3 PM



Run a quick errand to Harmons – the high-end, full-service grocery store just steps away from your desk.



7 PM



Meet the family at the Eccles Theater to experience a touring production such as Wicked or Hamilton.



10 PM



Enjoy a late night snack on On Regent, Salt Lake's newest Café District.



Making the most of the 9-to-5

# walking the talk

95 State is an example of what real walkability looks like  
95 State at City Creek allows businesses and their employees to experience downtown Salt Lake City like never before with significant connections to work, culture, and entertainment. Here are some examples:

Within  
**200 yards**  
of 95 State at City Creek

**HARMONS**  
NEIGHBORHOOD GROCER

Harmons Grocery  
Store

**CITY  
CREEK  
CENTER**

World-class shopping  
& dining



Alta Club

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

Buildings of faith and worship including an urban  
meetinghouse for The Church of Jesus Christ of  
Latter-day Saints and St. Mark's Episcopal Cathedral

**CATHEDRAL  
CHURCH OF ST MARK**

Within  
**3 Blocks**  
of 95 State at City Creek

**vivint.**  
SmartHome  
Arena

City Creek Park  
Dinwoody Park  
Main Street Plaza

*Eccles*  
THEATER

MAURICE  
**ABRAVANEL  
HALL**

The Tabernacle at Temple Square  
Salt Palace Convention Center  
Salt Lake Public Library



## BY THE NUMBERS

(According to the National Walk Score organization)

**95**

**No Higher "Walk  
Score" in the State**

(95 is turning out to be an auspicious  
number!)

**71**

**Excellent Transit  
Score**

A block away from TRAX light rail service

**83**

**Very  
Bikeable**

Mostly flat, excellent bike lanes, and great  
connectivity make biking a breeze







*What Makes for Happy Employees?*

# DESIGN MATTERS

From gleaming office towers to dynamic retail spaces, commercial architecture is continually breaking new ground. And that's important. Our built environment keeps us safe and healthy, facilitates a thriving economy, and inspires us every day.

**95 State at City Creek** demonstrates the benefits that quality design and stunning architecture provide for the people who work there. We know that providing cutting-edge work space encourages people to take pride in the work they do.





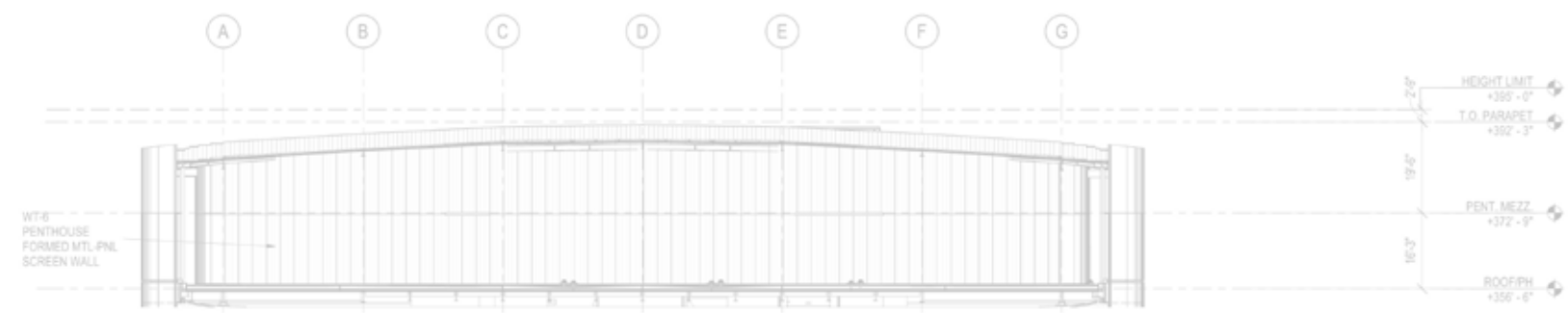


Employees will be inspired by the stunning visual effect of 11-foot floor-to-ceiling exterior glass, minimal columns and curved glass corners. The advantageous core depths on the east and west sides of the building greatly enhance efficient use of space by tenants.



As one enters 95 State at City Creek, the building's elegant lobby creates an awe-inspiring impression. Top quality stone finishes combined with natural wood and comfortable seating areas create a warm and relaxing environment.





**DESIGN  
MATTERS**



THE  
**LINK**  
AT CITY CREEK

The lobby connects to The Link – a renovated underground pedestrian walkway below State Street with direct access to the City Creek Retail Center – no car or coat needed!

The new Social Hall Plaza Pavilion preserves the historic integrity of the site while providing a sleek new gathering space for downtown visitors.





## SOM

### 95 STATE AT CITY CREEK'S ARCHITECTS

*Skidmore, Owings & Merrill LLP (SOM) is one of the leading architecture, interior design, engineering, and urban planning firms in the world. Since its founding more than 80 years ago, SOM has earned a reputation for design excellence with a portfolio that includes some of the most important architectural accomplishments of the 20<sup>th</sup> and 21<sup>st</sup> centuries, and has been a leader in the research and development of specialized technologies, new processes and innovative ideas, many of which have had a palpable and lasting impact on the design profession and the physical environment. The firm's longstanding leadership in design and building technology has been honored with nearly 2,000 awards for quality, innovation, and management. The American Institute of Architects has recognized SOM twice with its highest honor, the Architecture Firm Award—in 1962 and again in 1996. The firm maintains offices in New York, Chicago, San Francisco, Los Angeles, Washington, D.C., London, Hong Kong, Shanghai, Dubai, and Mumbai.*

**DESIGN  
MATTERS**

The tower also features a 5<sup>th</sup> floor garden terrace with 7,000 square feet of landscaping creating a pocket park in the sky. The terrace provides tenants and their guests with a tranquil location to relax and unwind in the outdoors. It's also large enough for special events of up to 125 people.

LEVEL B1/P2 FRAMING PL

1/16"



TRENDING NOW

# OFFICE BUILDING AMENITIES

Millennials seem to be taking over the workforce and much like their work habits, their workplace requirements are very different from the generations that came before them. So how do office amenities appeal to both Millennials & Baby Boomers – while still serving the needs of the CEO?

95 State at City Creek has achieved the delicate balance of appealing to both the Millennial and the Baby Boomer. Here's how:

## *95 State at City Creek for the Baby Boomer...*

Executive parking adjacent to elevators – and convenient visitor parking

Conference facilities with capacity to seat 125 people as well as a full catering kitchen enhancing capacity for a variety of events

Fitness facility

A secure building-wide network system that can be accessed anywhere in the building – even the garden terrace or the elevator.

Concierge security in the lobby

LEED gold certification



## *95 State at City Creek for the Millennial...*

Exercise facilities with showers and locker rooms

Private entrance for cyclists with secure bike storage and access to private lockers and showers

Architecturally stunning office space and pleasant environment for maximum productivity

Qualifying for Platinum Wired Building certification

Qualifying for Well Building certification





*And  
comfort  
for all...*

- Advanced HVAC system allows for temperature control in increments as small as five feet of glass line
- Daylight shading system is standard throughout the building
- Specialized blinds ascend and retract electronically as the sun proceeds throughout the day – providing worry free impact of sun/heat on employees
- Extensive 5th floor fitness facility and discounted memberships to The Gym at City Creek
- 24/7, 365-day secured access to parking, building and elevators

#### BUILDING FOR PRODUCTIVITY

*95 State at City Creek is designed to be Utah's first WELL Building with additional plans for LEED Gold and Wired Platinum Certifications. Building materials and operating practices are selected to provide a healthy, sustainable and productive environment.*





# THE BUILDING

BY THE NUMBERS

**540,000**

Square feet of rentable space

**7,000**

Square feet of outdoor space

**11,000 +**

Square feet of fitness / recreation space

**1,100**

Designated parking stalls within 300 feet of building

**5,000**

square feet of conference facilities accommodating 125-person catered events.

**2**

Substation for continuous electrical feed during a local power outage.  
( We don't expect it, but it never hurts to plan for the most challenging times. )

**25**  
Floors

**150**

Executive parking spaces on site

**960**

Square feet of video wall

SLANTED GYP. SOFFIT

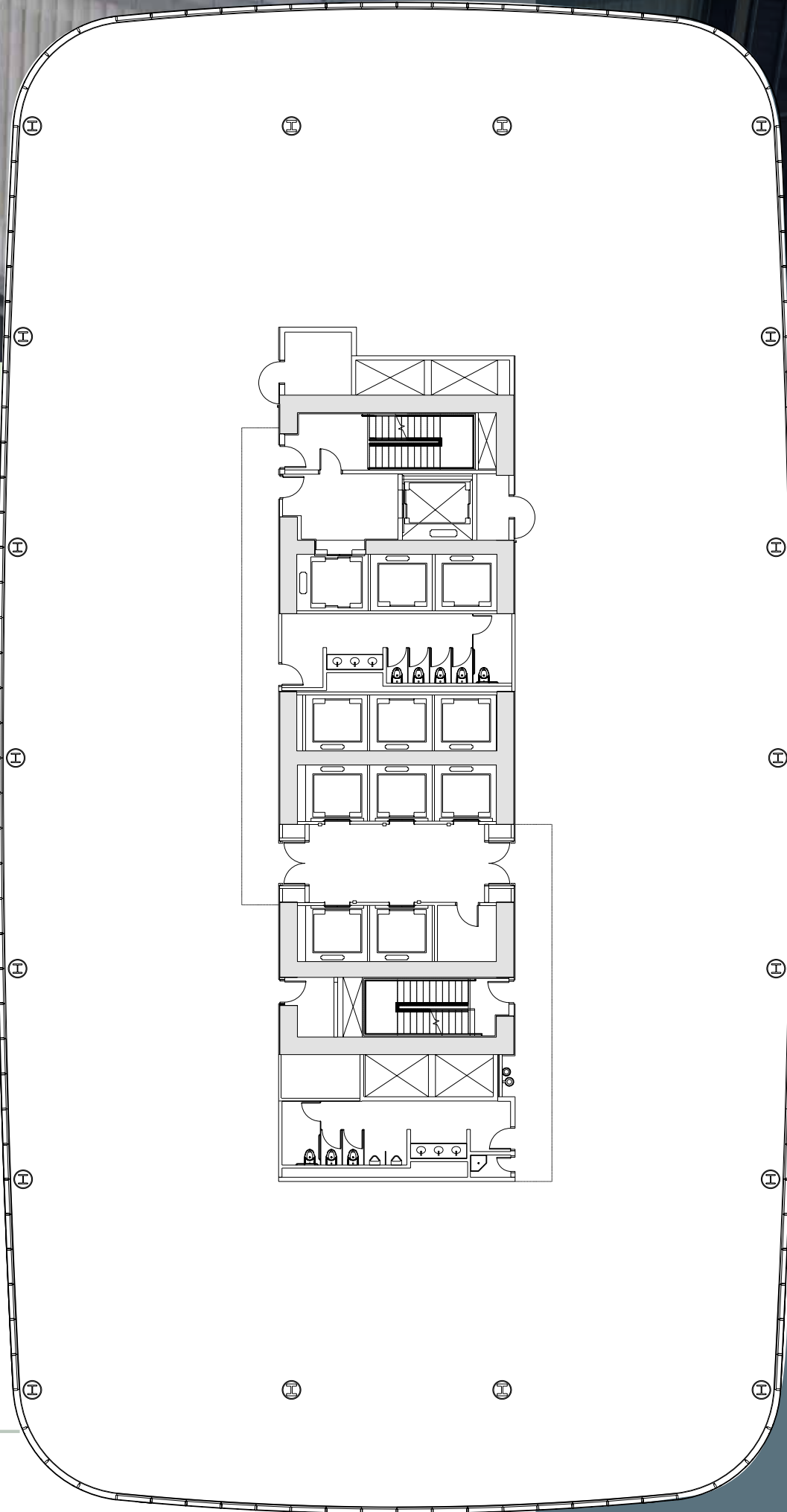
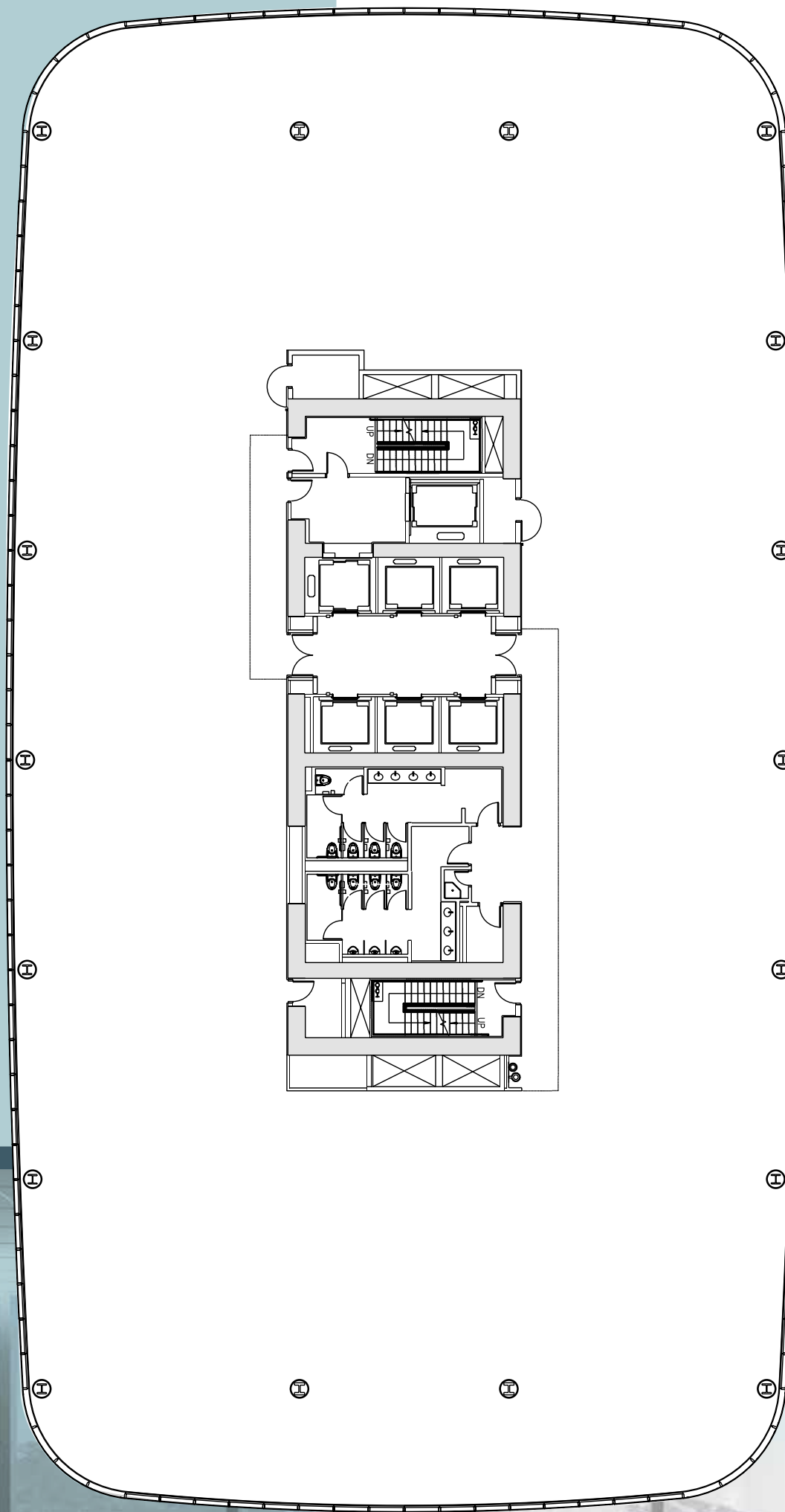
LINEAR DIFFUSER, RE: MECH

REMOVABLE SHADE TRIM



# HIGH-RISE

FLOORPLAN



# LOW-RISE

FLOORPLAN





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