

MILLROCK PARK

a **KBS** property

BROKER INCENTIVE

Receive a free weekend at Pelican Hill for any 5+ year lease completed on any garden level suites.



Proudly Leased by



FOR LEASING INFORMATION, PLEASE CONTACT:

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KBS

Extraordinary
Quality of
Ownership



ABOUT KBS

27 Years of Expertise

As one of the largest owners of commercial property in the nation, KBS owns and operates an \$8.1 billion portfolio of geographically diversified Class A office assets, investing on behalf of large institutions and public non-traded investment trusts.

- 1,664¹ ASSETS ACQUIRED SINCE INCEPTION
- 162.9M¹ TOTAL SF ACQUIRED SINCE INCEPTION
- 24.8B¹ TOTAL DOLLARS INVESTED SINCE INCEPTION

¹ As of December 31, 2019

PRIME
LOCATIONS

KBS invests only in the best locations – always in the epicenter of growth markets. To date, we have cultivated more than 75 workspace communities in the heart of urban centers, giving our tenants access to transit, talent pools, and services that promote a healthy work-life balance.

CUTTING-EDGE
& SUSTAINABLE
TECHNOLOGY

KBS is a leader in office sustainability and technology, continually investing in solutions that deliver efficiency while reducing environmental impact. Our buildings are LEED-certified, and many have been recognized globally for their commitment to the environment.

TOP-TIER
AMENITIES

As an institutional firm with an owner-operator mentality, we are well-positioned to invest in value-added amenities, conveniences, and services that transform an office community into a hub of engagement and productivity.

REVITALIZED
WORKSPACES

Drawing upon our robust national portfolio and deep expertise in office ownership, we are able to work thoughtfully and collaboratively with tenant companies in order to deliver revitalized workspaces that meet both current and future growth needs.

RESPONSIVE
OWNERSHIP

Instead of being mired down by complex, bureaucratic processes, KBS is able to make timely decisions based on sound strategy. Our tenants and partners benefit from rapid transaction speed and attentive, forward-looking ownership.

IN GOOD COMPANY



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The Crown Jewel of Utah’s Suburbs

📍 Millrock Drive, Salt Lake City, Utah, 84121



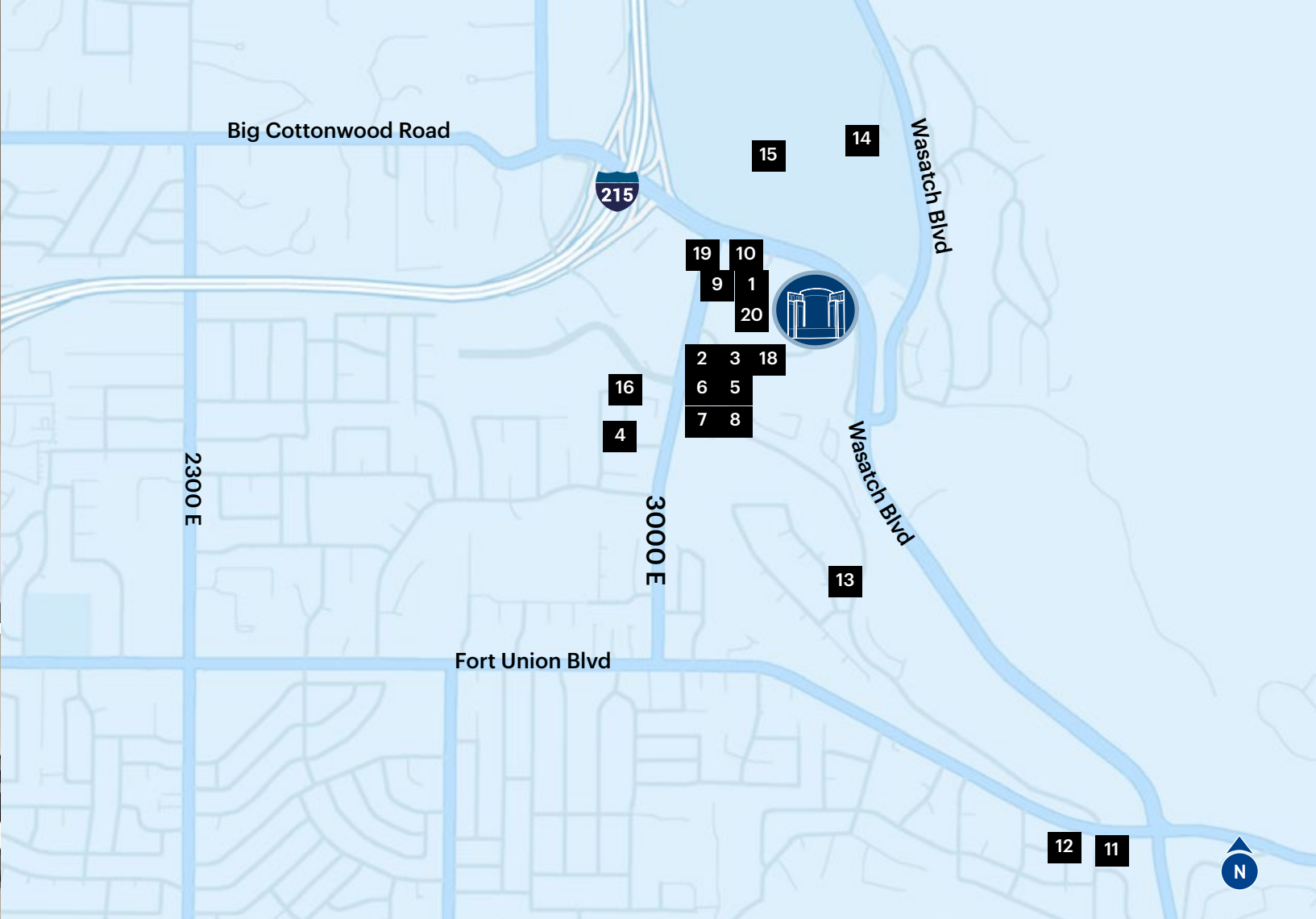
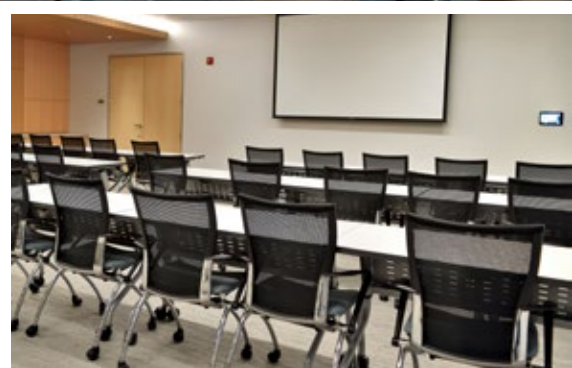
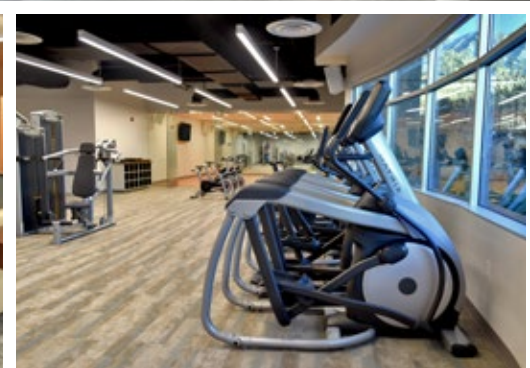
This one of a kind project boasts fantastic views from nearly every suite in every building. To the east, there is an unobstructed view of the mountains and to the north, south, and west, unobstructed views of the Salt Lake Valley.

The property is just minutes away from four world class ski resorts while also being adjacent to one of the state’s best public golf courses and surrounded by the state’s finest residential neighborhoods. This location is indisputably one of the most desirable spots for work, play and living in the Intermountain West.

KBS purchased the asset in 2014 and continues to make improvements to the project by adding a state-of-the-art 10,000 square foot business lounge and fitness center in 2018. The added amenities also includes a large outdoor patio area where tenants can congregate for social gatherings after a long day at work or even to host a company party with the stunning Wasatch Mountains as your backdrop. All four of the building’s lobbies were renovated including a complete redesign of the North Building’s entry way. An abundance of glass, stone, tile and wood treatments were added to bring a brightness to the buildings as you enter the properties.

ADDRESS:	6440 S Millrock Drive, Salt Lake City, Utah, 84121
OWNER:	KBS
YEAR BUILT/RENOVATED:	2005-2013 / 2020
TOTAL PARK SIZE:	494,290
COMMON AREA FACTOR:	19.06%
WALK SCORE:	29
BASE RENTAL RATE:	\$34.00/RSF, FULL SERVICE
BUILDING HOURS:	Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m. After-hours HVAC is \$25.00 per hour
PARKING:	4/1,000 overall structured parking ratio
TELECOMMUNICATIONS:	Century Link, Integra, XO Communications, Veracity





AMENITIES

Designed for work and after work

PRODUCTIVITY	LIFESTYLE
In-Place Fiber Optics	Full Fitness Center
Common Business Lounge / Conference Center	Across from Old Mill Golf Course
On-Site Management	Outdoor Patio Area
On-Site Storage	Bike Storage
Janitorial	Lush Landscaping Featuring Waterfalls and Walking Paths
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES
Immediate I-215 Access	
Near Amenities and Hotels	
Walking Distance to Restaurants and Services	
Minutes Away From World Class Ski Resorts	

Go from work to play in minutes

Millrock Drive
Salt Lake City, Utah, 84121

RESTAURANTS

- 01. Bandits
- 02. The Happy Sumo
- 03. Bout Time
- 04. Market Street Grill
- 05. Narra Asian Bistro
- 06. Coffee and Cocoa
- 07. Dasks Greek
- 08. Jimmy Johns
- 09. Spits
- 10. Starbucks
- 11. Porcupine Grill
- 12. Alpha Coffee
- 13. The Hog Wallow
- 14. The Grill at Old Mill

ATTRACTIONS

- 15. Old Mill Golf Course

SERVICES/RETAIL

- 16. Mountain American Credit Union
- 17. Zions Bank

HOTELS

- 18. Hampton Inn
- 19. Hyatt Place
- 20. Residence Inn



Availabilities

 Millrock Drive, Salt Lake City, Utah, 84121



a **KBS** property

This Class A, four-building office park towering over the valley in Cottonwood Heights, is arguably the most prestigious submarket area of Salt Lake Valley.

Located along the “East Bench” of the Wasatch Mountain Range in Salt Lake City and adjacent to the junction of Interstate 215 and east of Interstate 15, Millrock Park is considered the premier location for businesses located in Salt Lake City.

MILLROCK WEST VACANCIES

FLOOR	SUITE	SQ FT	RATE
1ST	175	2,769 RSF	\$34.00/RSF Full Service
2ND	200	28,681 RSF	\$34.00/RSF Full Service
3RD	310	2,356 RSF	\$34.00/RSF Full Service
3RD	340	8,227 RSF	\$34.00/RSF Full Service

MILLROCK NORTH VACANCIES

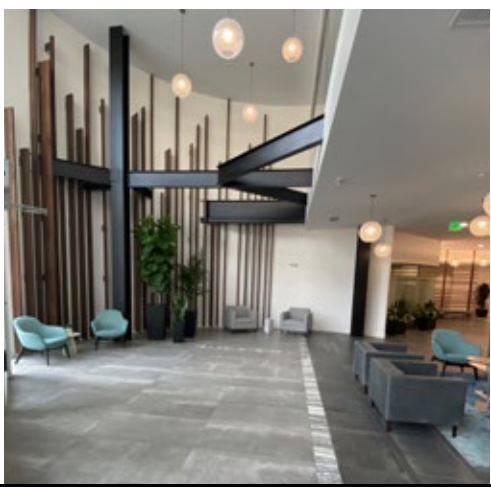
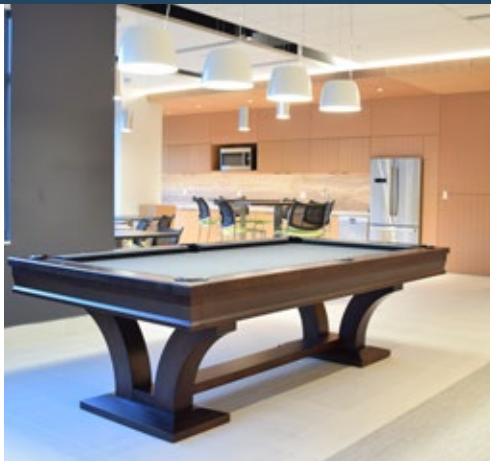
FLOOR	SUITE	SQ FT	RATE
GARDEN	50	11,321 RSF	\$31.00/RSF Full Service

MILLROCK EAST VACANCIES

FLOOR	SUITE	SQ FT	RATE
GARDEN	25	9,293 RSF	\$31.00/RSF Full Service
1ST	150	9,751 RSF	\$34.00/RSF Full Service

MILLROCK SOUTH VACANCIES

FLOOR	SUITE	SQ FT	RATE
1ST	150	7,147 RSF	\$34.00/RSF Full Service



Millrock West

42,033 RSF

3165 East Millrock Drive, Salt Lake City, Utah, 84121

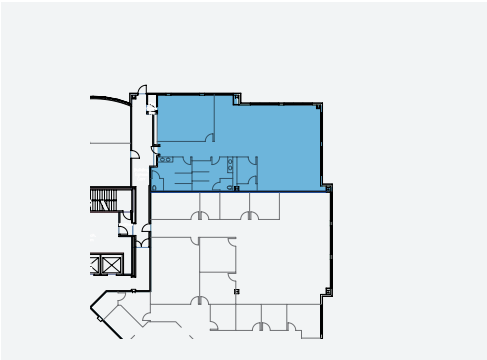
Millrock South

7,147 RSF

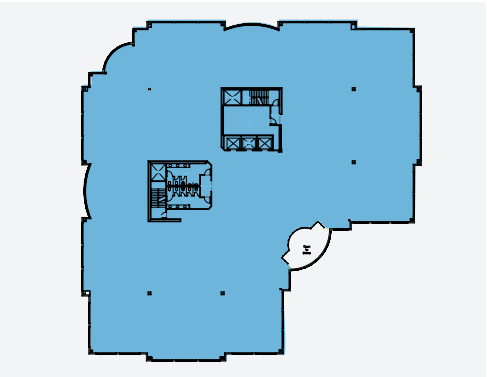
6550 South Millrock Drive, Salt Lake City, Utah, 84121



a **KBS** property



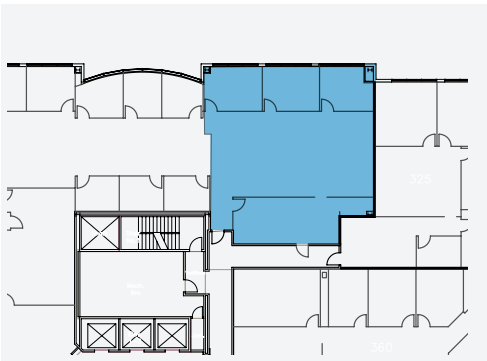
FLOOR 1ST
SUITE 175
SQ FT 2,769 RSF



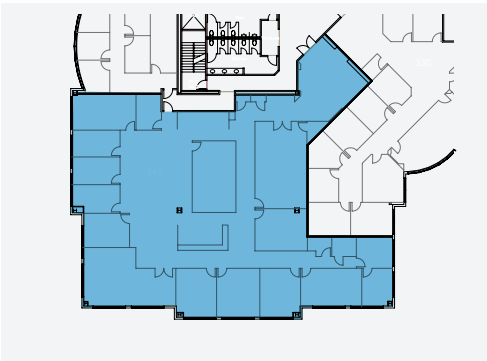
FLOOR 2ND
SUITE 200
SQ FT 28,681 RSF



FLOOR 1ST
SUITE 150
SQ FT 7,147 RSF



FLOOR 3RD
SUITE 310
SQ FT 2,356 RSF



FLOOR 3RD
SUITE 340
SQ FT 8,227 RSF



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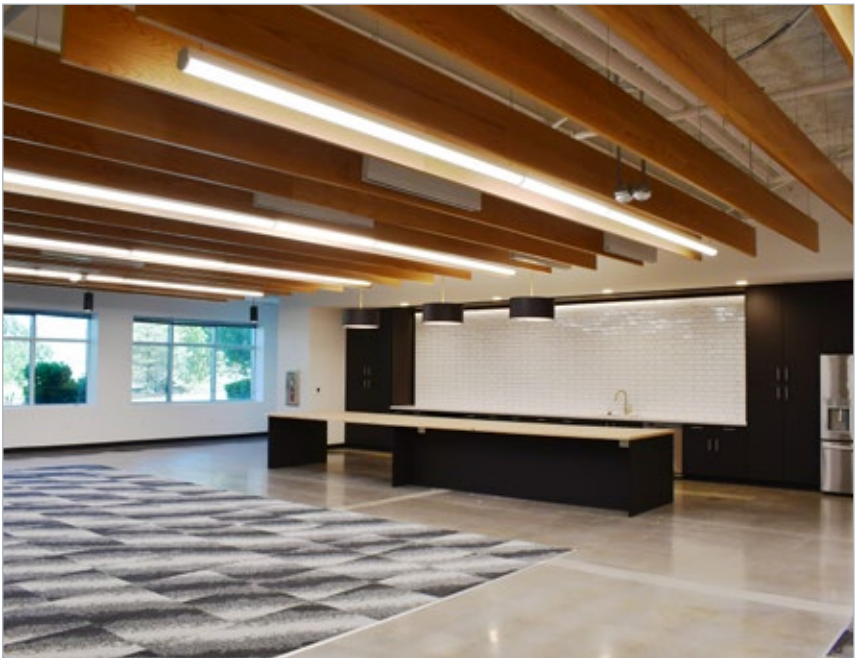
Millrock North

11,321 RSF

6440 South Millrock Drive, Salt Lake City, Utah, 84121



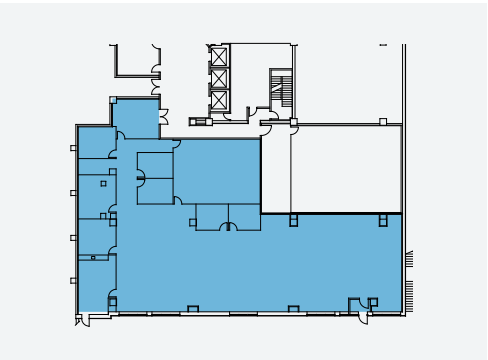
FLOOR	GARDEN
SUITE	50
SQ FT	11,321 RSF



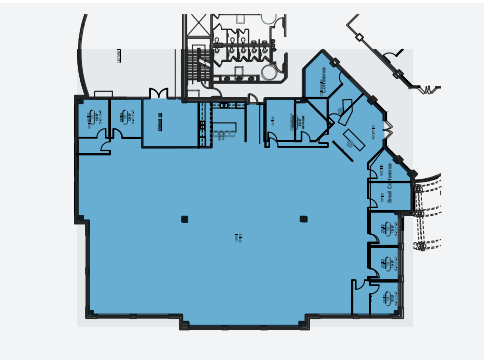
Millrock East

19,044 RSF

6510 South Millrock Drive, Salt Lake City, Utah, 84121



FLOOR	GARDEN
SUITE	25
SQ FT	9,293 RSF



FLOOR	1ST
SUITE	150
SQ FT	9,751 RSF



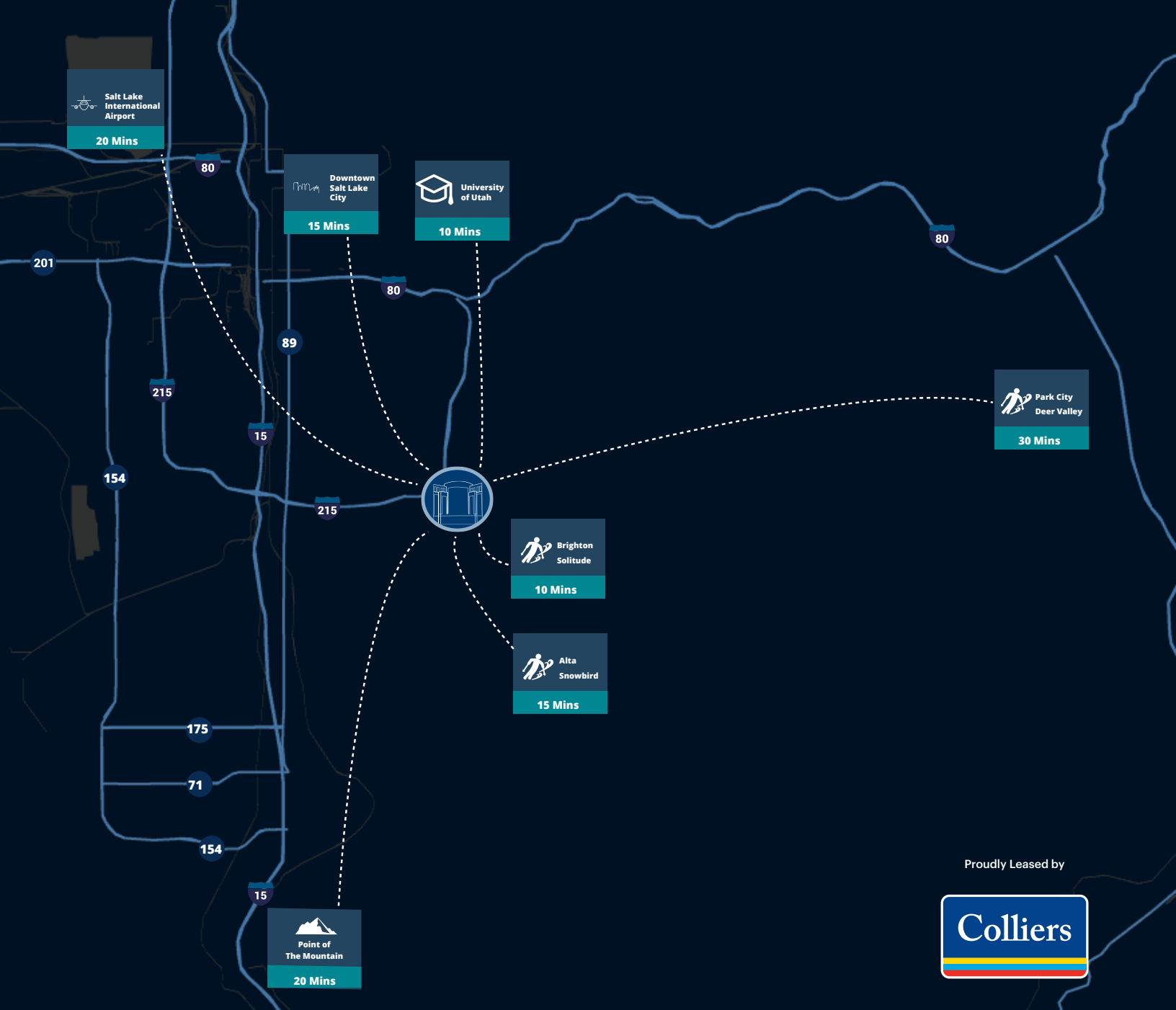
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MILLROCK
PARK

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Experience Salt Lake City

Millrock Park - Offering one of the most conveniently accessed locations, with dramatic views on the East bench of Salt Lake City.

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