

AVAILABLE FOR SUBLEASE



303 Chipeta Way

SALT LAKE CITY, UTAH 84108

5,000 SF+ SUITES AVAILABLE

BUILDING SIX

AMAZING VIEWS



ABOUT THE PROPERTY

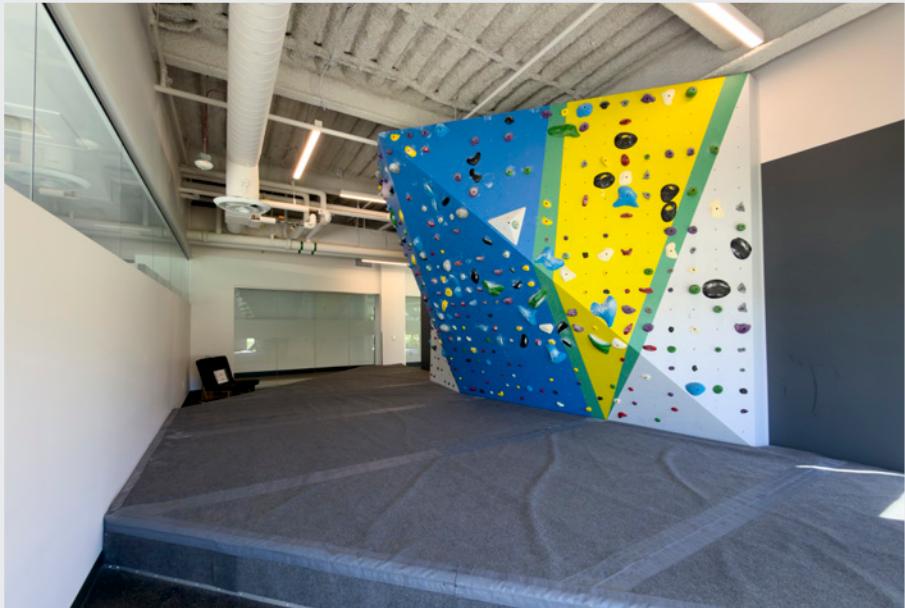
Situated within the University of Utah’s renowned Research Park, a hub for groundbreaking advancements in science, technology, and medicine, Building 6 is surrounded by a rich tradition of innovation and world-class research. Set against the scenic foothills of the Wasatch Mountains, the property offers a unique blend of natural beauty and forward-thinking development.

The walkable environment fosters collaboration among industry leaders while providing convenient access to some of the area’s premier destinations, including the native landscape gardens and seasonal concert series at Red Butte Garden, the striking Natural History Museum of Utah, and the Marriott University Park Hotel. The University of Utah campus is just minutes away, with a diverse selection of restaurants, cafés, and retail amenities all within a five-minute drive.



PROPERTY FEATURES

-  5,000 SF+ SUITES AVAILABLE
-  FULLY FURNISHED SUITES AVAILABLE
-  MASTER LEASE TERM ENDS MARCH 31, 2036
-  BUILDING SECURITY SIELOX ACCESS CONTROL SYSTEM
-  3 VERIZON BOOSTERS FOR ENHANCED CONNECTIVITY
-  10 MINUTE DRIVE TO DOWNTOWN
16 MINUTE DRIVE TO SALT LAKE CITY INTERNATIONAL AIRPORT
35 MINUTE DRIVE TO PARK CITY



BUILDING AMENITIES

Building 6 is a contemporary five-story, 125,000-square-foot office building designed to maximize natural light and showcase panoramic views from sunrise to sunset. The building is complemented by an adjacent 600-stall parking structure and thoughtfully curated outdoor spaces, including a welcoming plaza, landscaped courtyard, outdoor seating areas, and a newly enhanced campus entrance.

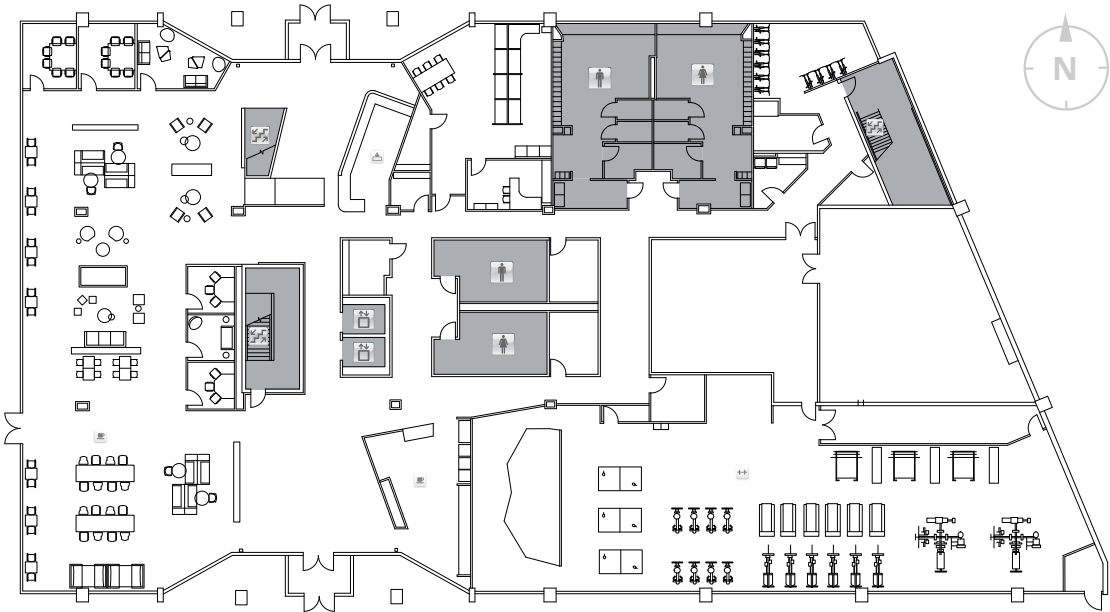
Inside, a spacious, modern lobby sets the tone for an elevated workplace experience. On-site amenities include a café and deli, fitness center with locker facilities, secure bicycle storage, and flexible multi-purpose training rooms. Together, these features create a dynamic environment that supports collaboration, wellness, and innovation within a premier high-tech campus setting.

-  **FITNESS AREA + SHOWERS**
-  **BOULDERING WALL**
-  **GOLF SIMULATOR**
-  **ON-SITE CAFE / COFFEE BAR**
-  **MAIN LOBBY LOUNGE**
-  **BICYCLE STORAGE**
-  **PARKING GARAGE: 600+ STALLS
12 EV CHARGING STATIONS**

LEVEL 1

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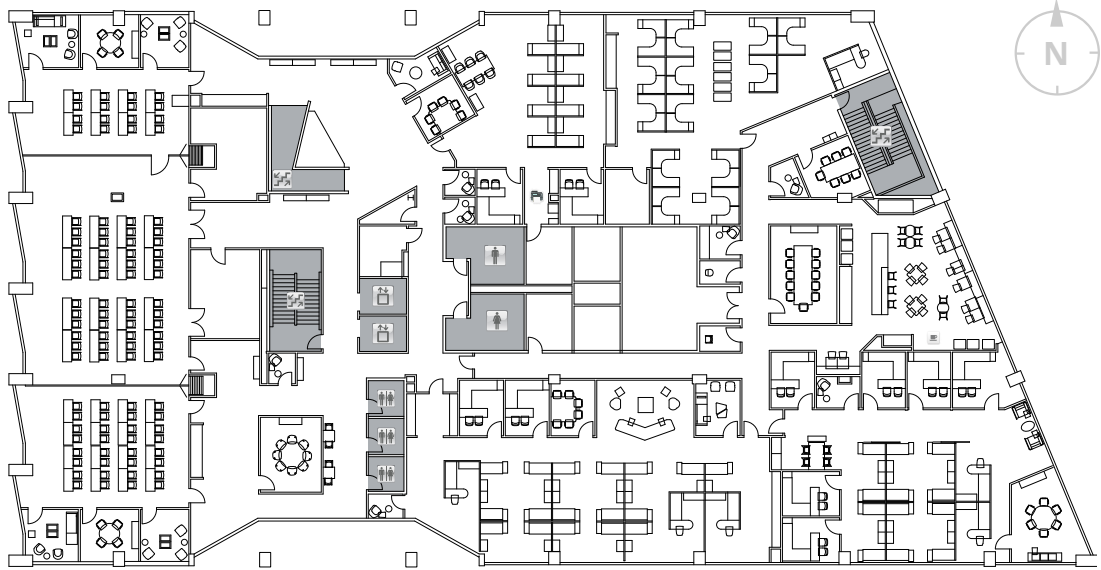
- + 6 CONFERENCE/ HUDDLE ROOMS
- FRONT DESK
- CAFE SEATING
- COFFEE BAR
- FITNESS CENTER
- GOLF SIMULATOR
- ROCK WALL
- BIKE STORAGE
- SHOWERS
- 1 PRIVATE OFFICE
- 1 BREAK-OUT AREA
- 8 DESKS
- 5 STORAGE ROOMS



LEVEL 2

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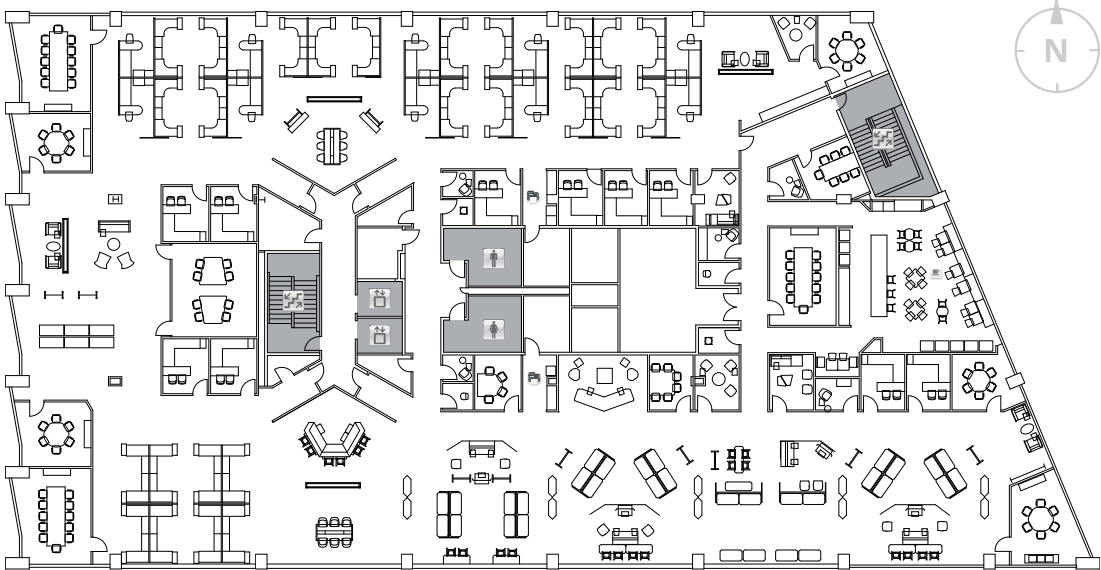
- 13 CONFERENCE/ HUDDLE ROOMS
- 3 TRAINING ROOMS
 - TR 1: SEATS 16
 - TR 2: SEATS 48
 - TR 3: SEATS 32
- 7 PRIVATE PHONE BOOTHS
- MOTHERS ROOM
- PERSONAL CARE ROOM
- 12 PRIVATE OFFICES
- 3 BREAK-OUT AREAS
- 1 BREAK ROOM
- 5 STORAGE ROOMS
- 1 PRINT ROOM
- 69 DESKS



LEVEL 3

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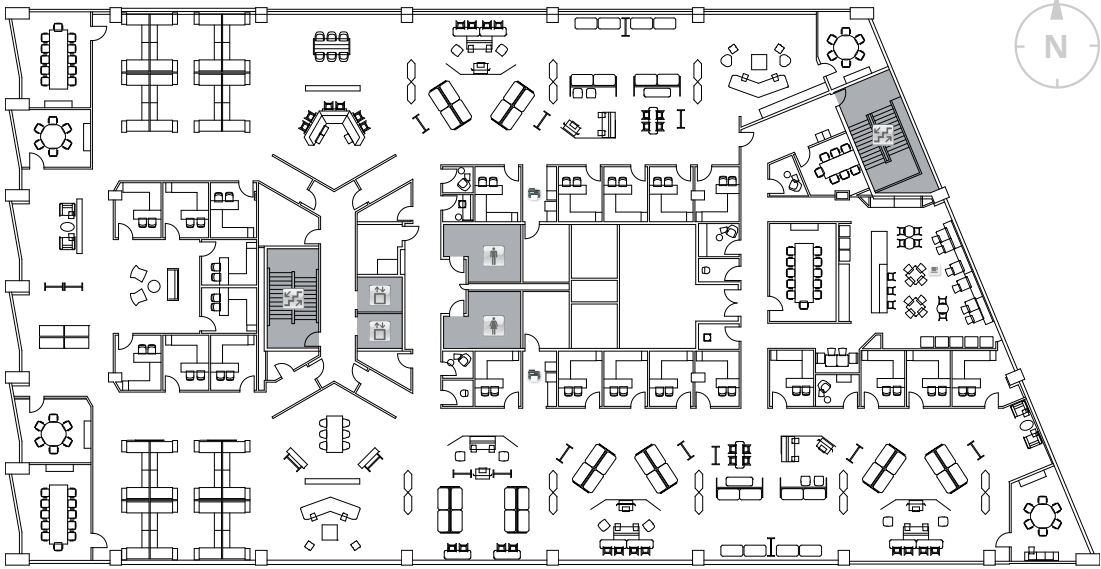
- 16 CONFERENCE/ HUDDLE ROOMS
- 1 BREAK ROOM
- 9 BREAK-OUT AREAS
- 10 PRIVATE OFFICES
- 8 PRIVATE PHONE ROOMS
- 2 PRINT AREAS
- 1 PERSONAL CARE ROOM
- 7 STORAGE ROOMS
- CAFE SEATING
- 60 DESKS



LEVEL 4

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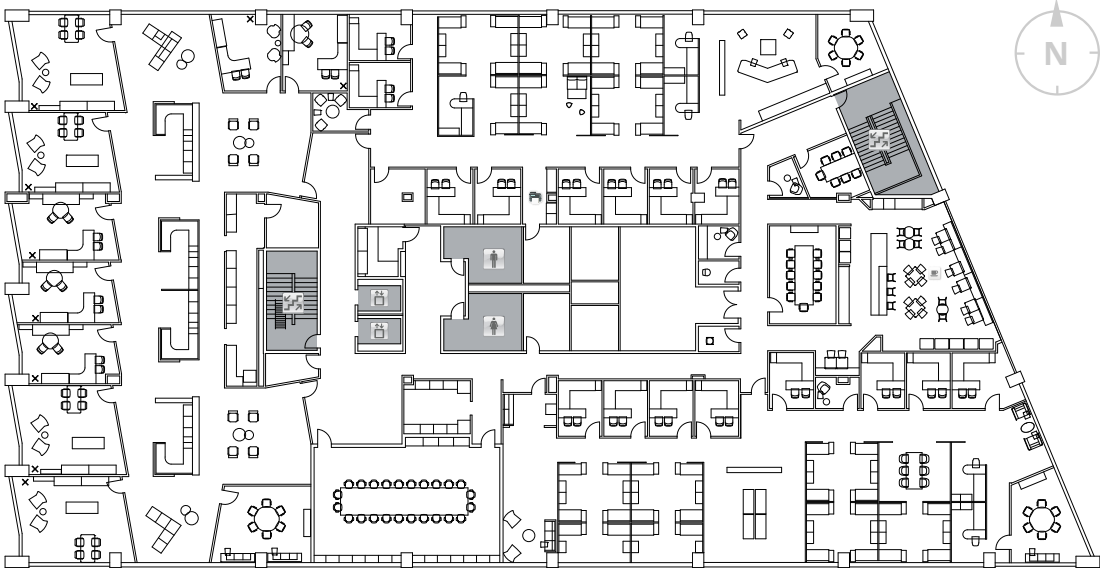
- 8 CONFERENCE/ HUDDLE ROOMS
- 21 PRIVATE OFFICES
- 8 PRIVATE PHONE BOOTHS
- 1 BREAK ROOM
- 10 BREAK-OUT AREAS
- 6 STORAGE ROOMS
- 1 PRINT AREA
- 2 PERSONAL CARE ROOMS
- 32 DESKS



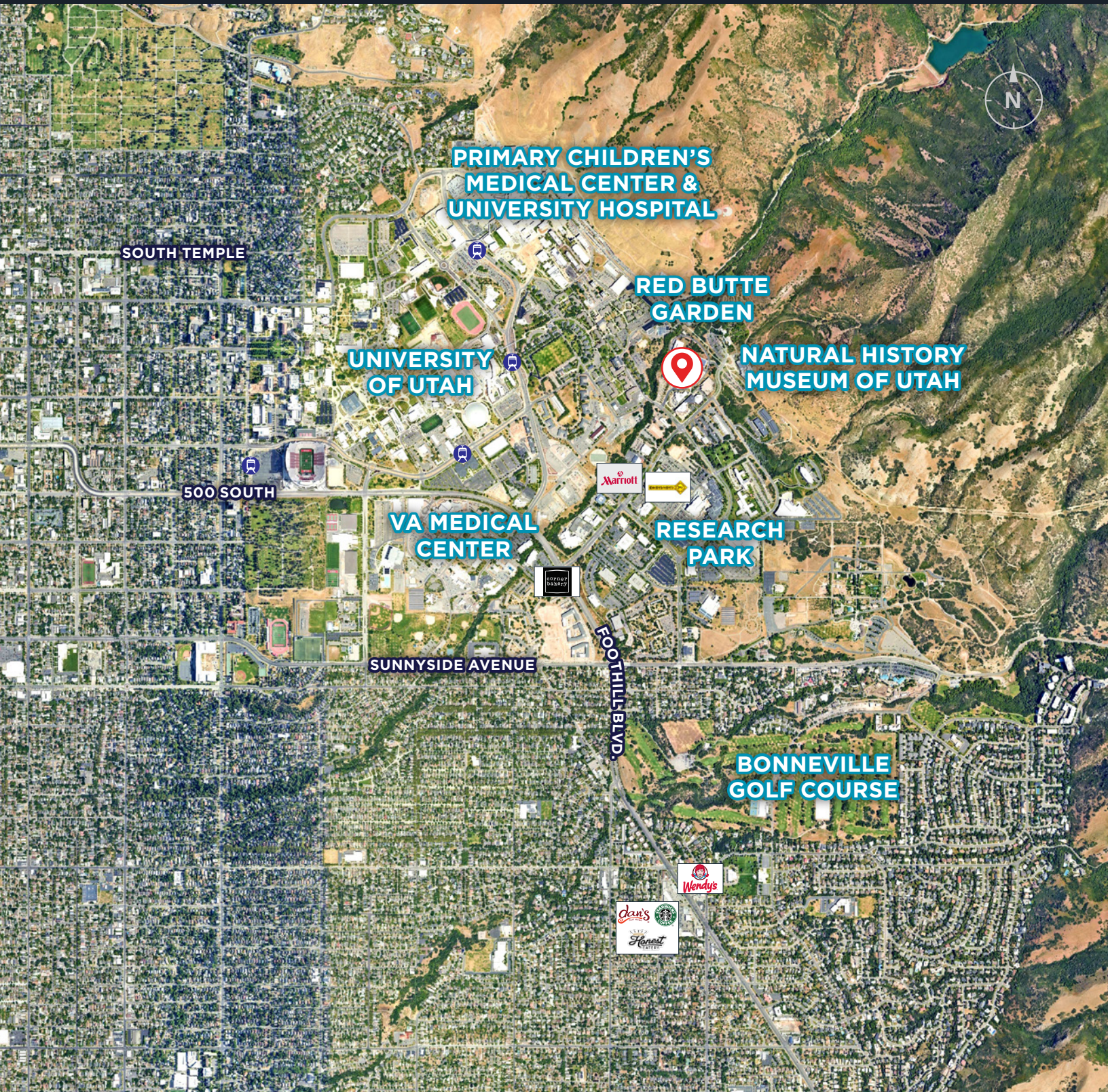
LEVEL 5

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- 7 CONFERENCE/ HUDDLE ROOMS
- 9 EXECUTIVE OFFICES
- 16 PRIVATE OFFICES
- 1 BREAK ROOM
- 5 BREAK-OUT AREAS
- 4 PRIVATE PHONE BOOTHS
- 1 PERSONAL CARE ROOM
- 5 STORAGE ROOMS
- 1 PRINT AREA
- 1 CONCIERGE AREA
- 46 DESKS



FIFTH FLOOR VIEW LOOKING WEST



FOR ADDITIONAL INFORMATION, CONTACT:

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