MILLROCK PARK

a KBS property



Proudly Leased by

Colliers

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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.

1,664[1] ASSETS ACQUIRED SINCE INCEPTION

162.9M[1] TOTAL SF ACQUIRED SINCE INCEPTION

24.8B[1] 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

AECOM · meredith · amazon · NVIDIA · NEW YORK LIFE · StackExchange · WELLS FARGO

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The Crown Jewel of Utah's Suburbs

Millrock Drive, Salt Lake City, Utah, 84121



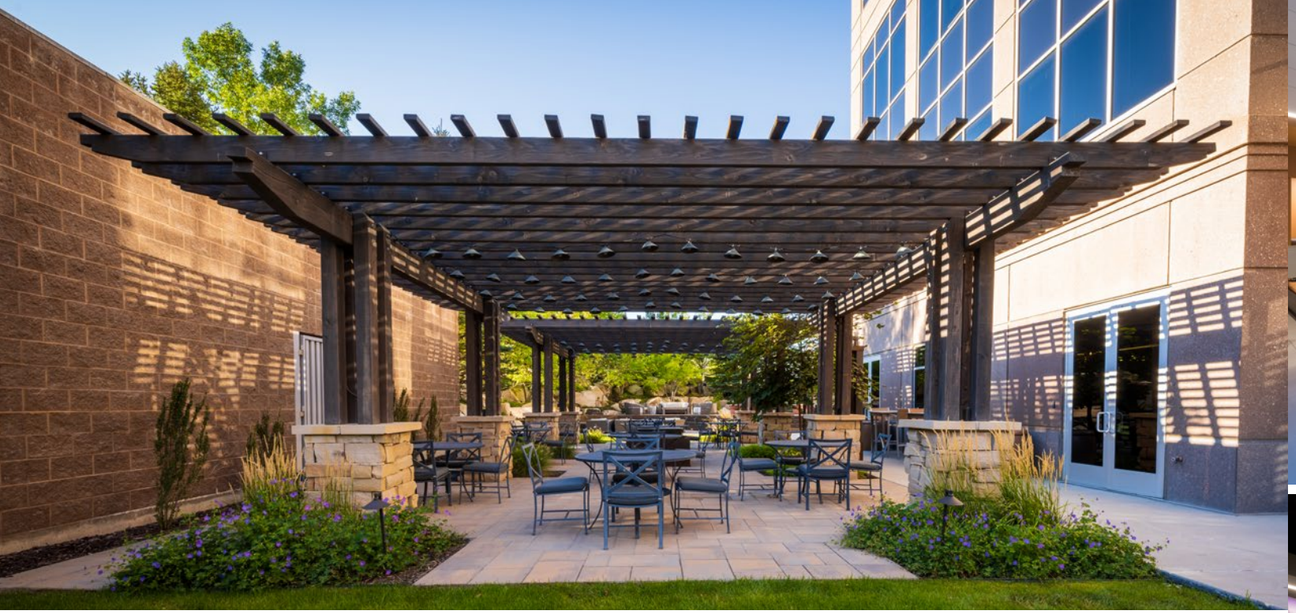
This one of a kind project boasts fantastic views from nearly every suite in every building. To the east, there is an unobstructed view of the mountains and to the north, south, and west, unobstructed views of the Salt Lake Valley.

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.

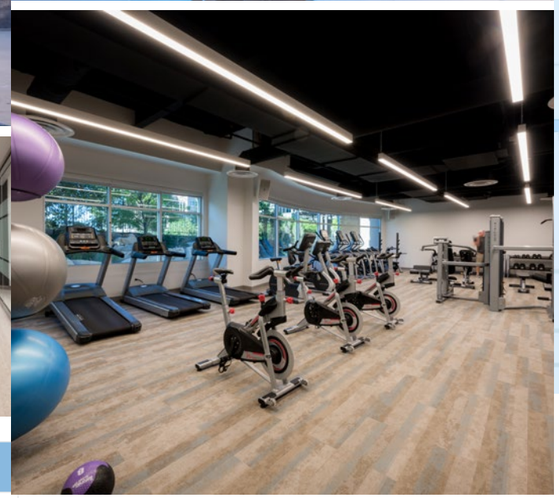
KBS purchased the asset in 2014 and continues to make improvements to the project by adding a state-of-the-art 10,000 square foot business lounge and fitness center in 2018. The added amenities also includes a large outdoor patio area where tenants can congregate for social gatherings after a long day 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
BUILDING HOURS:	**Monday - Friday:** 7:00 a.m. - 6:00 p.m. **Saturday:** 8:00 a.m. - 1:00 p.m.
PARKING:	4/1,000 overall structured parking ratio







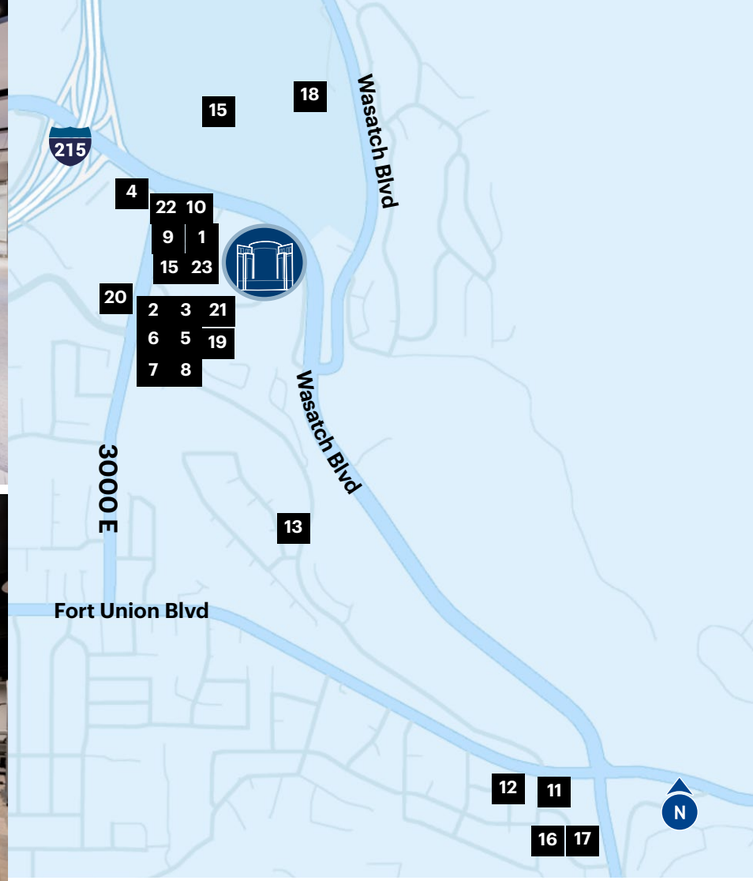












AMENITIES

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	
Immediate I-215 Access	
Near Amenities and Hotels	
Walking Distance to Restaurants and Services	
Minutes Away From World Class Ski Resorts	

RESTAURANTS

01. Bandits
02. The Happy Sumo
03. Canyons Edge Sports Pub
04. Market Street Grill
05. Knickerbockers Deli
06. Coffee and Cocoa
07. Dasks Greek
08. Jimmy Johns
09. Spitz
10. Jitterbug Coffee & Donuts
11. Porcupine Grill
12. Alpha Coffee
13. The Hog Wallow
14. The Grill at Old Mill
15. Mint Tapas and Sushi
16. Saola
17. Eight West Settlers

ATTRACTIONS

18. Old Mill Golf Course

SERVICES/RETAIL

19. Charles Schwab
20. Zions Bank

HOTELS

21. Hampton Inn
22. Hyatt Place
23. Residence Inn

Availabilities

Millrock Drive, Salt Lake City, Utah, 84121

MILLROCK PARK

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	150	10,567 RSF	$38.00/RSF Full Service
1ST	190	6,231 RSF	$38.00/RSF Full Service
2ND	200	28,164 RSF	$38.00/RSF Full Service
4TH	400	22,075 RSF	$38.00/RSF Full Service

MILLROCK EAST VACANCIES

FLOOR	SUITE	SQ FT	RATE
GARDEN	25	9,293 RSF	$38.00/RSF Full Service
2ND	235	8,504 RSF	$38.00/RSF Full Service
2ND	250	7,693 RSF	$38.00/RSF Full Service
2ND	275	5,680 RSF	$38.00/RSF Full Service
4TH	435	3,706 RSF	$38.00/RSF Full Service

MILLROCK NORTH VACANCIES

FLOOR	SUITE	SQ FT	RATE
GARDEN	50	11,321 RSF (Sublease)	$38.00/RSF Full Service







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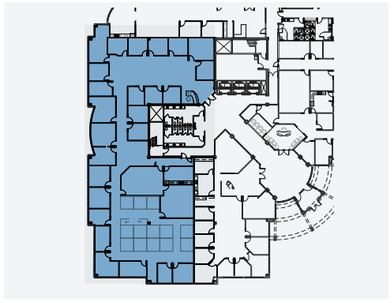
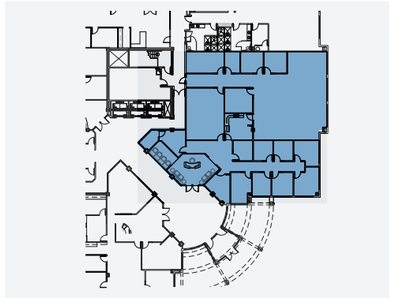
Millrock West

67,037 RSF

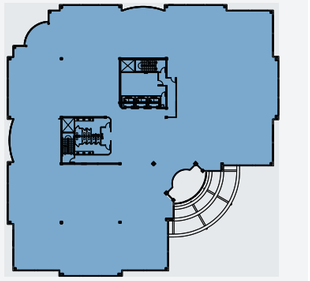
3165 East Millrock Drive, Salt Lake City, Utah, 84121



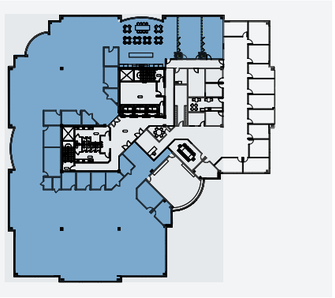
FLOOR	1ST
SUITE	150
SQ FT	10,567 RSF



FLOOR	1ST
SUITE	190
SQ FT	6,231 RSF



FLOOR	2ND
SUITE	200
SQ FT	28,164 RSF



FLOOR	4TH
SUITE	400
SQ FT	22,075 RSF

Millrock North

11,321 RSF

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

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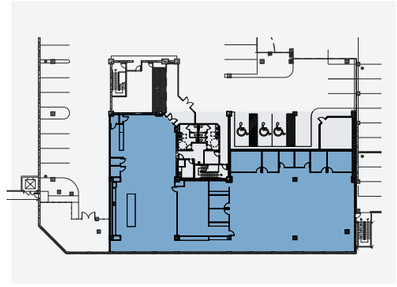

FLOOR	GARDEN
SUITE	50
SQ FT	11,321 RSF
	SUBLEASE



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Millrock East

34,875 RSF

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

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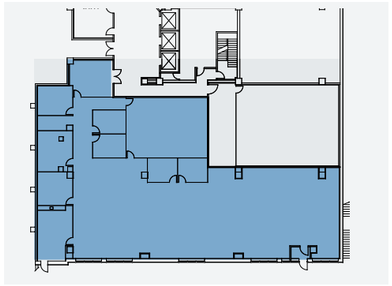
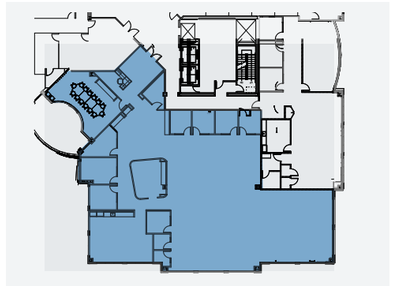
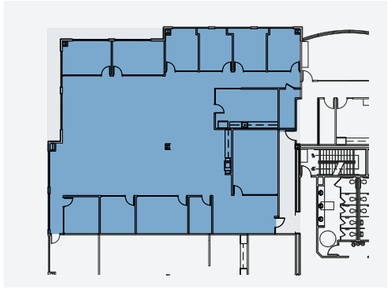


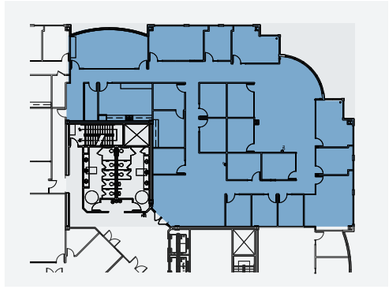
FLOOR	**GARDEN**
SUITE	**25**
SQ FT	**9,293 RSF**



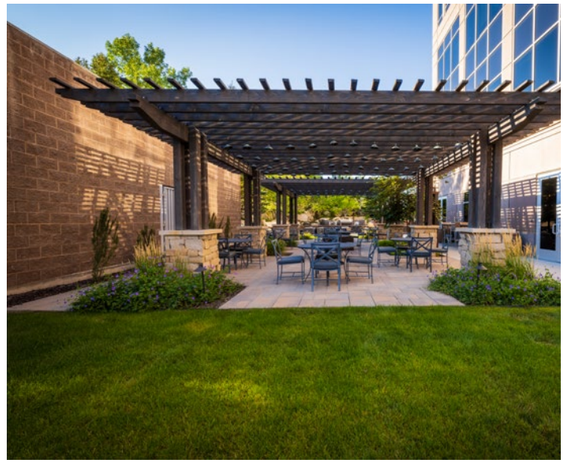
FLOOR	**2ND**
SUITE	**235**
SQ FT	**8,504 RSF**



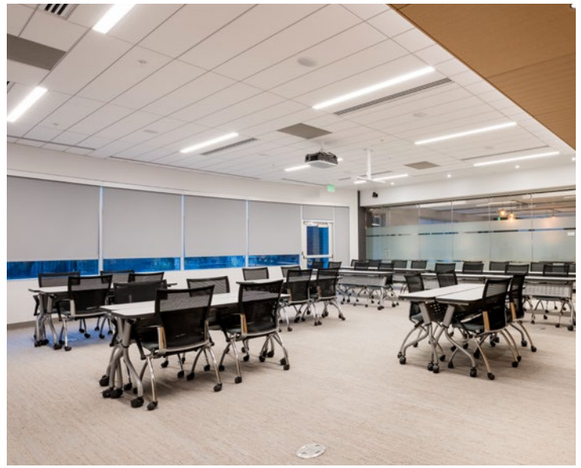
FLOOR	**2ND**
SUITE	**275**
SQ FT	**5,680 RSF**

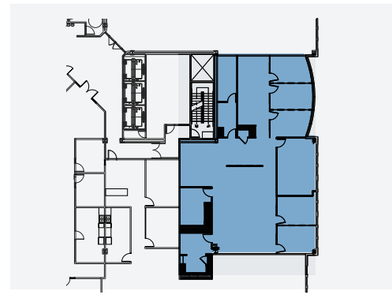


FLOOR	**2ND**
SUITE	**250**
SQ FT	**7,693 RSF**









FLOOR	**4TH**
SUITE	**435**
SQ FT	**3,706 RSF**

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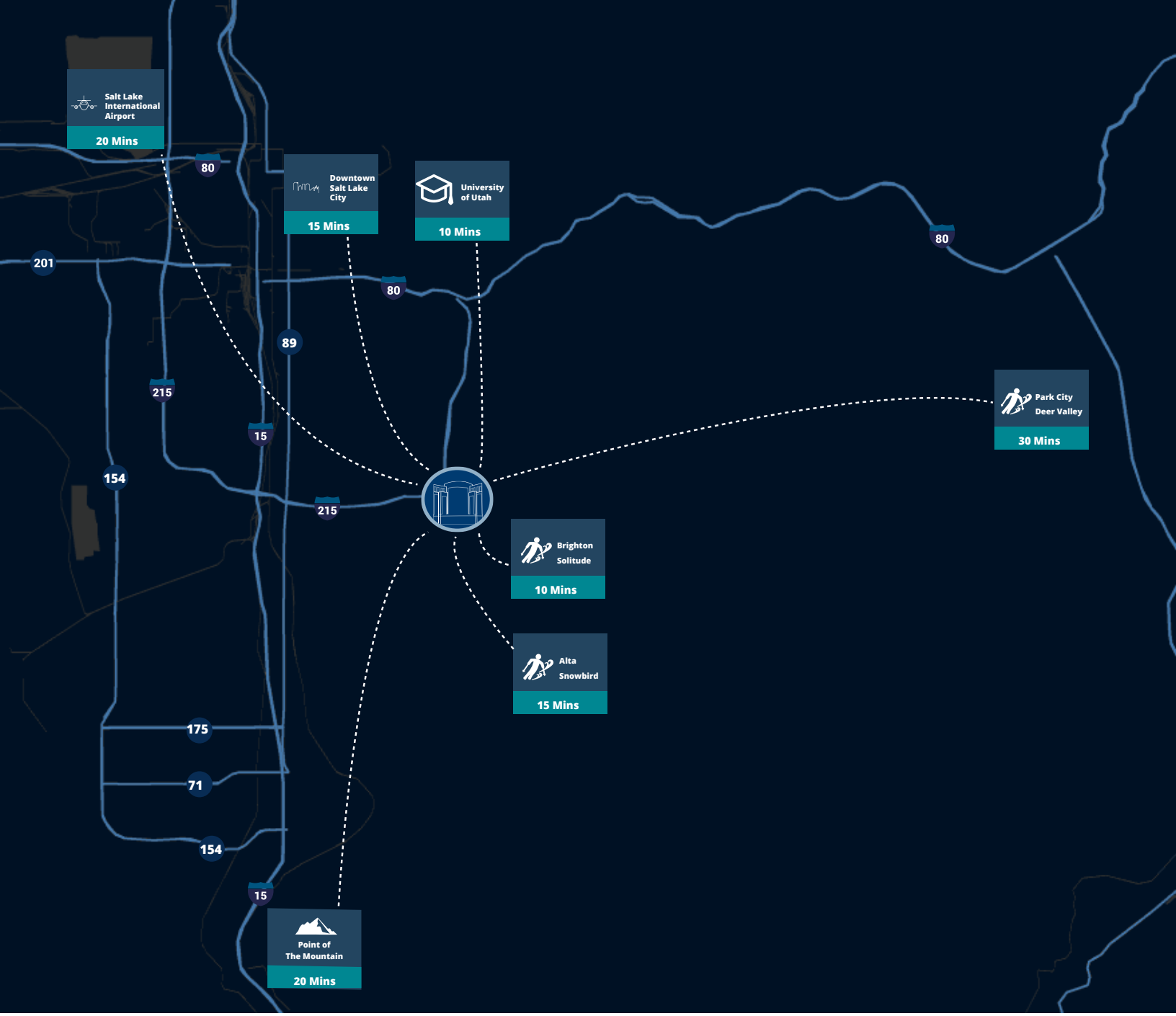

Experience
Salt Lake City

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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