



URBANA

ON ELEVENTH

GARDINER PROPERTIES

1100 EAST



2100 SOUTH

PARK YOUR CAR, STEP OUTSIDE, AND BREATHE IN THE LIFE OF **URBANA ON 11TH**. WHERE SHORT WALKS REPLACE LONG COMMUTES. HUNDREDS OF STORES ARE IN YOUR OWN BACKYARD. AND FRIENDLY NEIGHBORS REPLACE THE CONCRETE JUNGLE. HERE, URBAN CHIC MEETS SUGAR HOUSE LIFESTYLE.

IT'S ALL IN THE DETAILS

BLENDING TRADITIONAL DESIGN SUCH AS CORBELLED BRICK, PARAPETS, AND GABLES WITH METAL ACCENTS, THE ARCHITECTURE IS AS ECLECTIC AND PERSONABLE AS THE PEOPLE WHO WILL LIVE HERE.



ARCHITECTURE

- 5 levels plus loft level
- 30 Condominiums
 - >16 one-bedroom units (625 sf to 830 sf)
 - >5 one-bedroom "plus" units, some have dens and some have large private balconies (1 at 678 sf, 4 average at 920 sf)
 - >2 two-bedroom units on main floor, one has a large private balcony (1,075 sf and 1,165 sf)
 - >5 one-bedroom units with one bedroom on main floor and a loft bonus room, 18 ft. vaulted ceilings, some have dens (925 sf to 1,275 sf)
 - >1 two-bedroom unit with two bedrooms on main floor and a loft bonus room, 18 ft. vaulted ceilings (1,420 sf)
 - >1 two-level, live/work unit facing 11th E. (1,665 sf)
- Extensive natural light from multiple large windows for reducing energy consumption
- 9 foot high ceilings
- Fireplace in every condominium
- Private deck or balcony for every condominium
- Storage unit for every condominium
- Controlled access to lobby and parking garage
- Parking in enclosed garage
- One parking stall in enclosed garage per one-bedroom
- Two parking stalls per two-bedroom
- Fourth floor community roof garden

*Note: Square footage numbers are approximations only measured from outside of exterior walls, midpoint of demising walls and inside of corridor and stair walls. SF numbers do not include deck or private balcony.



LIVING ROOM

- Large windows for abundant natural light
- All windows are double paned with low E glass for energy efficiency and protection against furniture fading
- Gas burning fireplace in every unit
- One covered deck per every unit, in some cases two covered decks per unit
- Wood or laminate flooring throughout
- Stunning views of Salt Lake Valley, Sugar House, and the surrounding mountains

IT'S ALL IN THE DETAILS



KITCHEN/DINING

- European Steamed Beech cabinets, Shaker Style with full overlay doors, adjustable shelves, and concealed hinges
 - >Nickel hardware for cabinet pulls and knobs
 - >42" high cabinets for additional storage
- Three choices in natural stone granite counter tops with 4" granite backsplashes
- Nickel finish on plumbing fixtures
- Island Bar seating with built in sink and dishwasher or peninsula bar seating in many condominiums
- Lighting includes pendants over islands and peninsulas, under cabinet lighting, and flush mount ceiling fixtures in nickel
- Kitchen faucets with pull out sprayer
- Stainless steel appliances
 - >Free-standing gas range
 - >Microwave/hood combo
 - >Quiet-wash dishwasher
 - >Sink & garbage disposal
- Ample lighting with nickel trim and accents
- Open spaciousness with great room/living room



BEDROOM

- Generous sized bedrooms
- Many bedrooms are master suites where walk-in closets and bathroom are accessible from the bedroom
- Adjacent to large casement windows welcoming abundant natural light
- Overhead lighting
- Carpeted throughout



BETWEEN SUGAR HOUSE PARK AND FAIRMONT PARK, YOUR BACKYARD COMES WITH OVER 200 ACRES OF WIDE-OPEN GREEN.

IT'S ALL IN THE DETAILS



BATHROOM

- Roomy bathrooms
- 36" wide tubs instead of standard 30" wide tubs in most units
- Deep oval shaped Garden tubs and separate showers in many larger units
- European Steamed Beech cabinetry in natural finish with full overlay doors in Shaker Style and concealed hinges with nickel hardware
- Ample vanity tops and storage
- Porcelain sinks, double sinks in larger units
- Granite counter tops with 4" backsplash on vanity tops
- Nickel finish towel bars and toilet paper holders
- Nickel wall-mounted lighting
- Nickel plumbing fixtures
- Ceramic tile floor

LOFT

- Up to 250 sq ft
- Minimum head height 6', top of loft ceiling 12'
- 18' vaulted ceiling from main floor with two tier windows
- ¾ bathroom in each loft
- Adaptable into a second bedroom
- Opens to living area, protected by rail or pony wall
- Loft access via spiral staircase



In 1853, the name Sugar House was inspired by a sugar mill. When materials never arrived, the mill produced molasses instead. But Molasses House just didn't sound as good.



IT'S ALL IN THE DETAILS



ROOF GARDEN

- Beautiful views of Sugar House and the Wasatch Mountains
- Barbecue
- Hot tub
- Lounge seating
- Small dining table
- Flower boxes and small trees



LIVE/WORK UNIT

- Living space is 932 sq ft and covers entire East end of the 2nd floor
- Open living, kitchen, and dining floor plan with den and large bathroom and master suite
- Work space is 733 sq ft
- Adaptable to buyer's needs, including retail space or studio space
- Provided in shell condition with build out to be decided by buyer
- Two sections of storefront windows and doors facing 11th E. for excellent street exposure for one's business
- ADA compliant 1/2 bath
- Entrance from lobby and 11th East Street



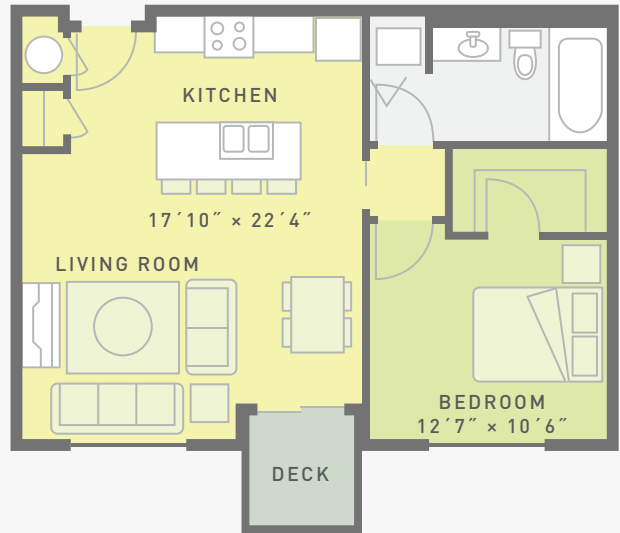
PEOPLE WHO LIVE IN WALKABLE URBAN COMMUNITIES DRIVE HALF AS MUCH AS THE NATIONAL AVERAGE. THAT'S GOOD FOR THE ENVIRONMENT, AS WELL AS THE BODY.

1-BEDROOM UNITS

625 SQ FT. to 830 SQ FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 714 sf NET
 33 sf DECK

 747 sf TOTAL



1-BEDROOM PLUS UNITS

678 SQ FT. to 920 SQ FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 873 sf NET
 285 sf DECK

 1,158 sf TOTAL

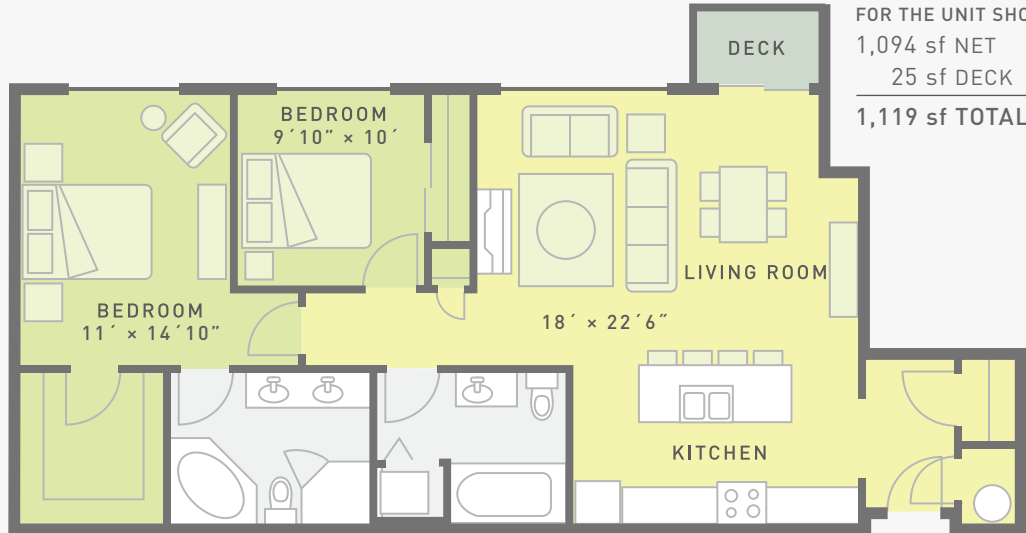


2- BEDROOM UNITS

1075 SQ FT. to 1165 SQ FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 1,094 sf NET
 25 sf DECK

 1,119 sf TOTAL



● LAMINATE/WOOD

● CARPET

○ TILE

● DECK

1. Walgreens
2. Chipotle Restaurant
3. Gold's Gym
4. Wells Fargo
5. Fiddler's Elbow Restaurant
6. UTA Bus Stop
7. Solissa Clothing
8. U.S. Post Office
9. Details Accessories
10. Smith's Marketplace
11. Pei Wei Grill
12. Skin Bar (personal care)
13. Omar's Living Cuisine
14. Barnes & Noble
15. Noodles & Co. Restaurant
16. Old Navy
17. City Library
18. Whole Foods Market
19. Fairmont Aquatic Center
20. Fairmont Park
21. 24 Hour Fitness
22. Movies 10
23. UPS Store
24. Sugar House Park

JUST OUTSIDE YOUR DOOR IS EVERY IMAGINABLE SHOP, SERVICE, AND AMENITY. TO DISCOVER IT ALL, JUST PUT ONE FOOT IN FRONT OF THE OTHER.

MEET CINDY, DAVE AND STACI.

Your representatives for all things Urbana are at the ready. Whatever your questions, whatever your needs, call, email, or drop by.

Once you get a taste of Urbana, you'll understand why we take this unique property so personal; why we're anxious to help however we can and to spend as much time as you need.

We look forward to meeting you.



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