

FOR SALE OR LEASE

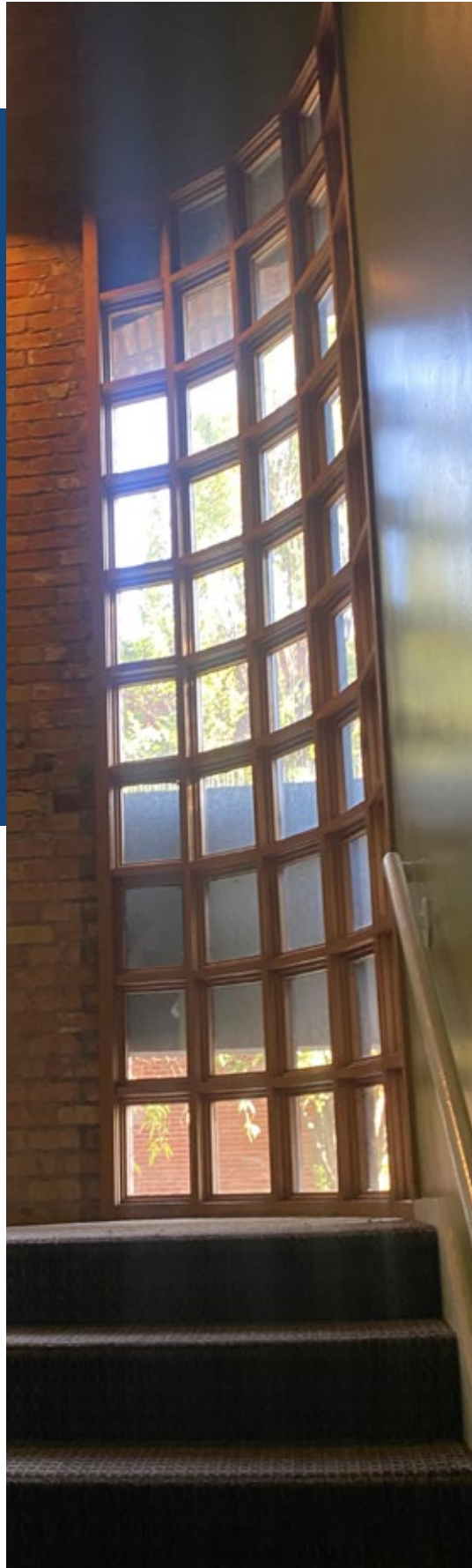


# JDH BUILDING

324 S 400 W | SALT LAKE CITY, UTAH, 84101

Colliers





## THE JDH BUILDING

For Sale or Lease - Offering more than 16,000 sq. feet of historically renovated office space and garden level storage, this rare, historic gem is nestled right in the heart of Salt Lake City.

Located across the street from Pioneer Park, this historic location is ideal for any creative or professional office user, featuring exposed brick, open ceilings, glass walls & hardwood floors.

The JDH Building presents a rare purchase opportunity and downtown location with immediate freeway access via both 400 South and 500 South.



**16,665**  
Square Feet Available For Sale  
(buyer to verify)



**\$2,850,000**  
Sales Price



**3,755**  
Square Feet Available For Lease



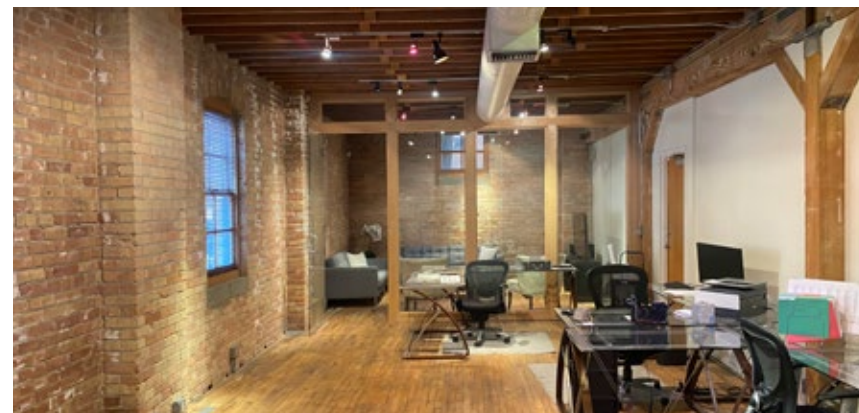
**\$20.00**  
Per Square Foot / Full Service



Security cameras



**12**  
Allocated parking stalls

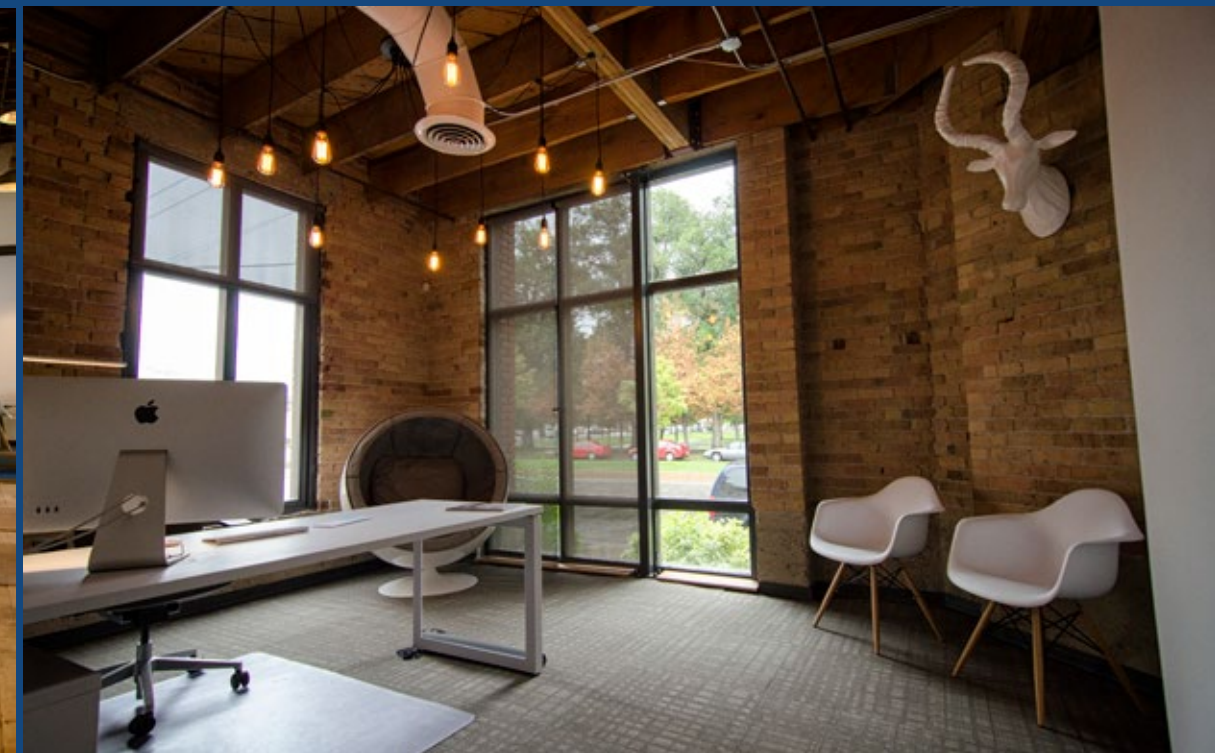
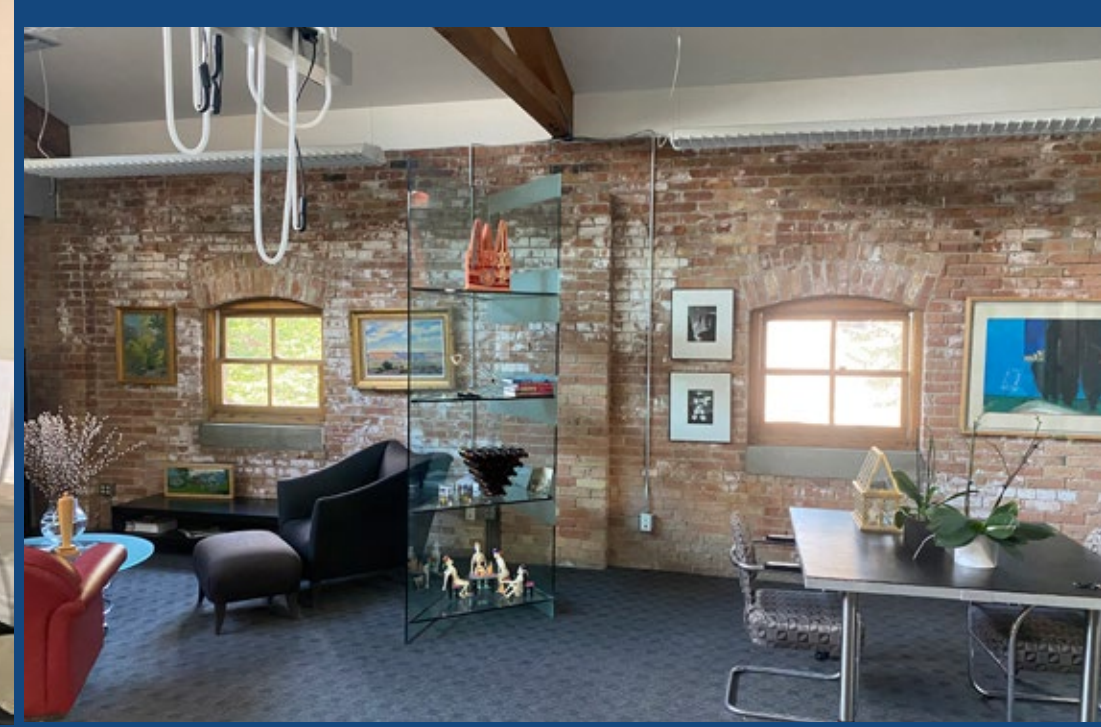


### BUILDING FEATURES

- ✓ Period correct, Class A finishes throughout
- ✓ Brand new HVAC throughout
- ✓ Impeccable landscaping and building maintenance
- ✓ 12 allocated parking stalls
- ✓ Fully equipped with security cameras
- ✓ Salt Lake City Public Lands will commence the revamping of Pioneer Park this fall with a new playground, large plaza, pavilion, pickleball courts and a sculpture/water feature!
- ✓ Countless amenities and services located within walking distance
- ✓ Partially finished garden level, perfect for storage



# JDH BUILDING



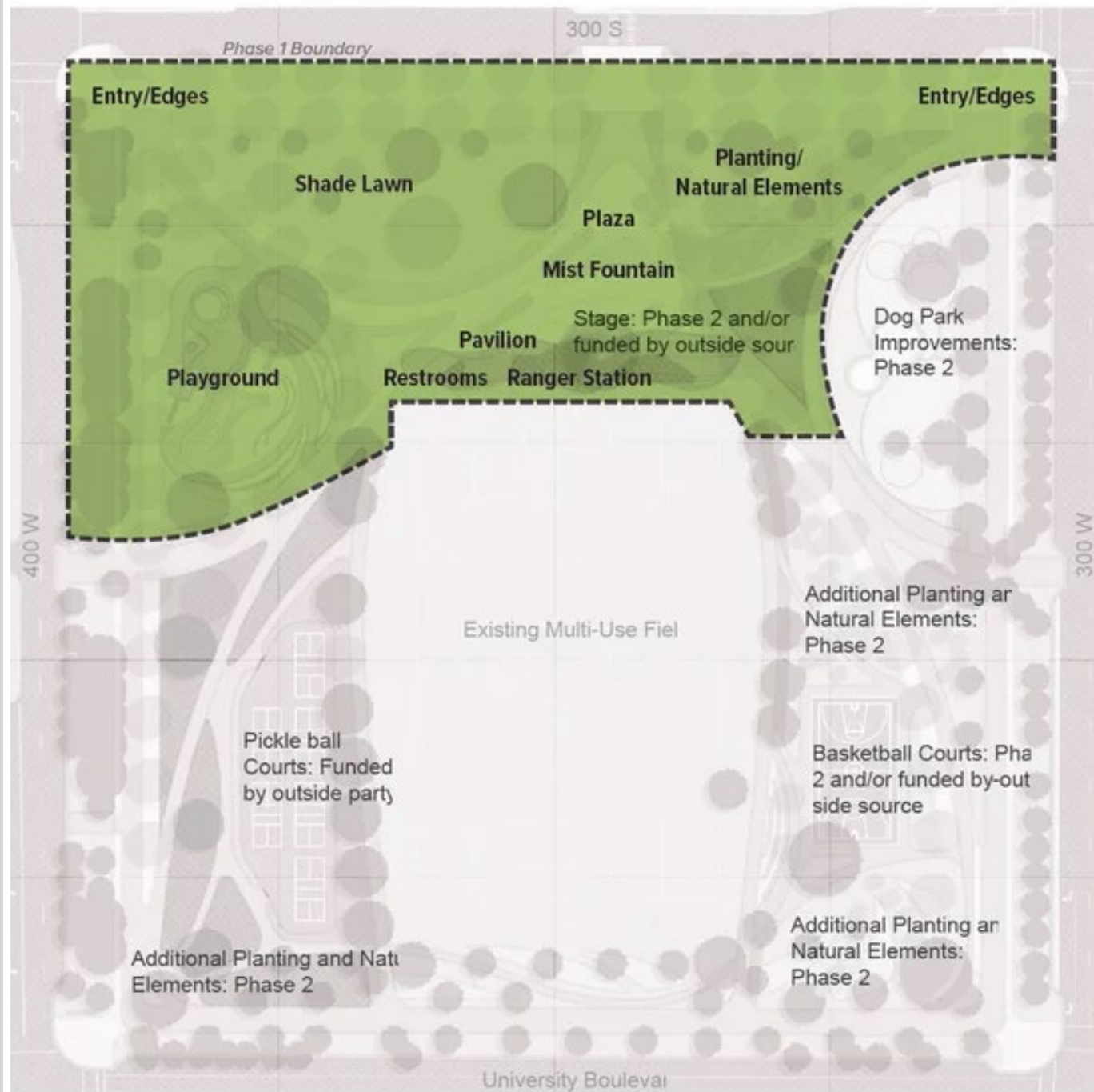






# PIONEER PARK PLAN

Pioneer Park revamp will feature a new playground, large plaza, pavilion, pickleball courts and a sculpture/water feature!







Produced by UTA, Salt Lake Co., Downtown Summary, 2/23/2023



Andrew Whitworth  
+1 801 580 3895  
andrew.whitworth@colliers.com

Brandon Fugal  
+1 801 947 8300  
brandon.fugal@colliers.com



6440 S MILLROCK PARK DRIVE | SUITE 500  
SALT LAKE CITY, UTAH 84121  
801 947 8300

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.