

40 EAST 300 SOUTH

FOR LEASE



PROPERTY DETAILS

40 EAST 300 SOUTH, SALT LAKE CITY, UT 84111

- Rare opportunity to ground lease or JV with premier D1 Land
- D1 Zoning is the maximum allowable height in Salt Lake City
- High density area surrounded by office towers, malls, restaurants and night life
- High traffic 300 South (Broadway)

2024 DEMOS

EST. POPULATION

1 MILE » 42,055
3 MILE » 168,785
5 MILE » 264,082

EST. HOUSEHOLDS

1 MILE » 23,926
3 MILE » 78,328
5 MILE » 116,023

EST. AVERAGE HH INCOME

1 MILE » \$62,341
3 MILE » \$87,146
5 MILE » \$98,545



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

J.R. HOWA

jhowa@mwcre.com
direct 801.578.5545
[View Profile](#)

JOSH VANCE, CCIM

jvance@mwcre.com
direct 801.456.8857
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, UT 84111
Office 801.456.8800
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

J.R. HOWA

jhowa@mwcre.com

direct 801.578.5545

[View Profile](#)

JOSH VANCE, CCIM

jvance@mwcre.com

direct 801.456.8857

[View Profile](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple

Salt Lake City, UT 84111

Office 801.456.8800

www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

J.R. HOWA

jhowa@mwcre.com
direct 801.578.5545
[View Profile](#)

JOSH VANCE, CCIM

jvance@mwcre.com
direct 801.456.8857
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, UT 84111
Office 801.456.8800
www.mwcre.com



Multi Family Projects

- Proposed (2)
- Planning (30)
- Construction (9)
- Completed (82)



J.R. HOWA
 jhowa@mwcre.com
 direct 801.578.5545
[View Profile](#)

JOSH VANCE, CCIM
 jvance@mwcre.com
 direct 801.456.8857
[View Profile](#)

**FULL SERVICE
 COMMERCIAL REAL ESTATE**
 312 East South Temple
 Salt Lake City, UT 84111
 Office 801.456.8800
www.mwcre.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.