



1864 TO 1944

ICON OF THE PAST, STATE OF THE FUTURE



**Become part of The 324, where the legacy of the past sets the stage for an extraordinary future**

The 324 is more than just a testament to the past—it stands boldly in the present, ready to shape the future of office spaces. Uniting historic charm with unbeatable downtown energy, this revitalized landmark offers modern office space, flexible floor plans and unparalleled location.



Future retail



Future retail



Once the beloved Auerbach department store in the early 1900s, this magnificent building has been transformed into a cutting-edge office building that seamlessly marries its grand heritage with state-of-the-art advancements.

# Building Features



Lobby refresh underway



Lease rate \$26.00-30.00/sf full service



Up to 92,133 RSF available



Plug & play space



Ample and above average downtown parking



Onsite parking garage with direct access to the building



1 block to TRAX



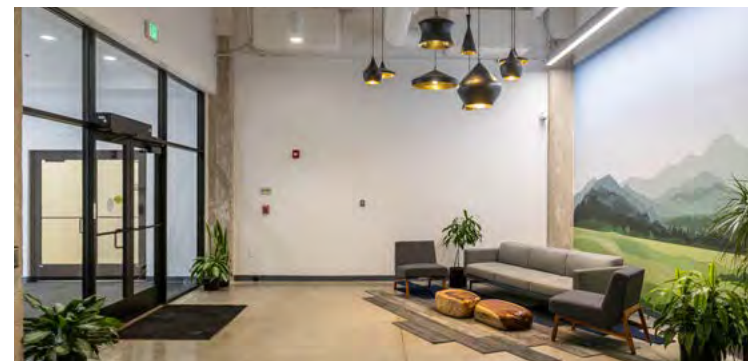
Iconic downtown corner location



Building signage available

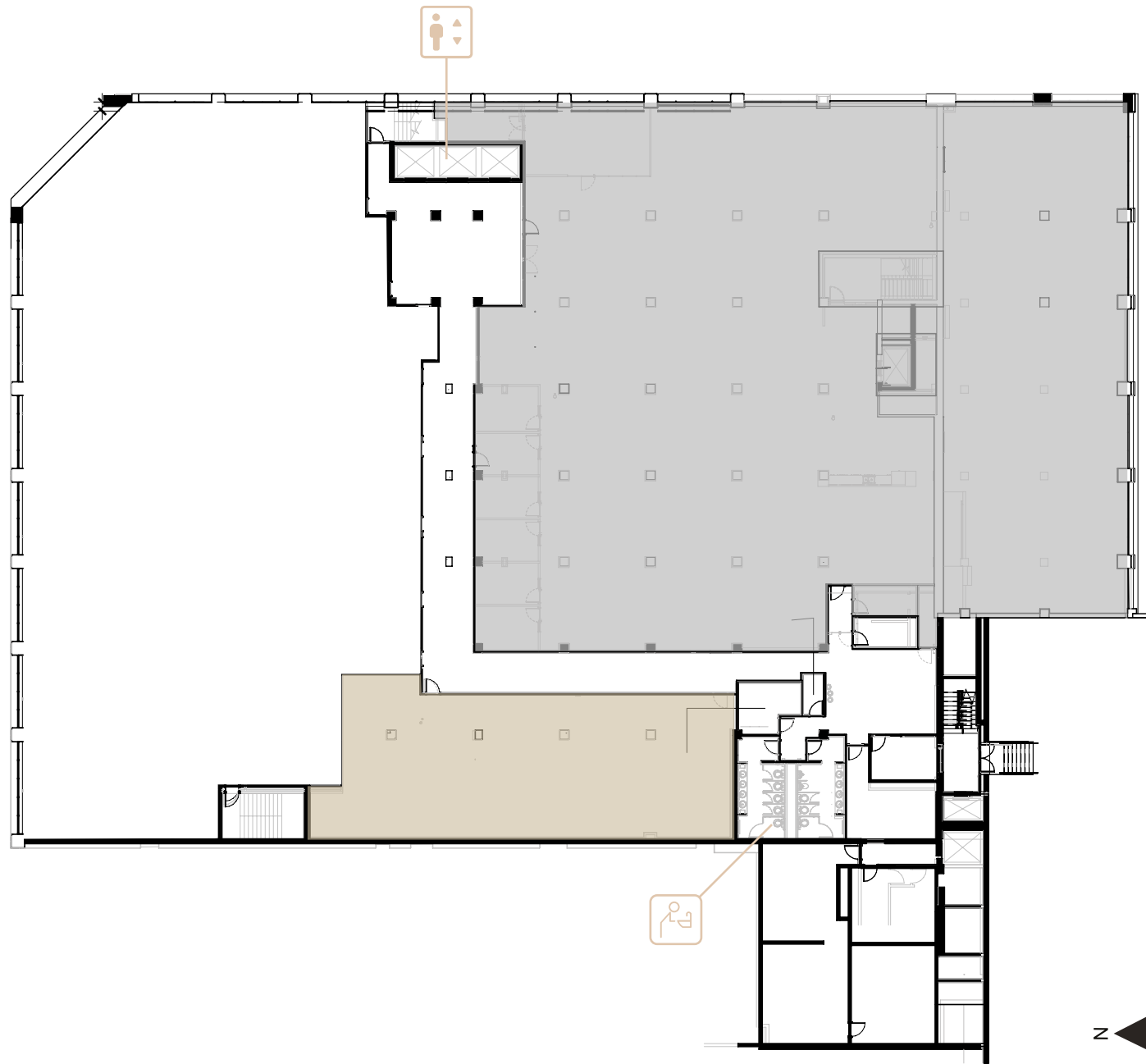


New lobby coming Spring 2024



Modern amenities,  
Timeless charm



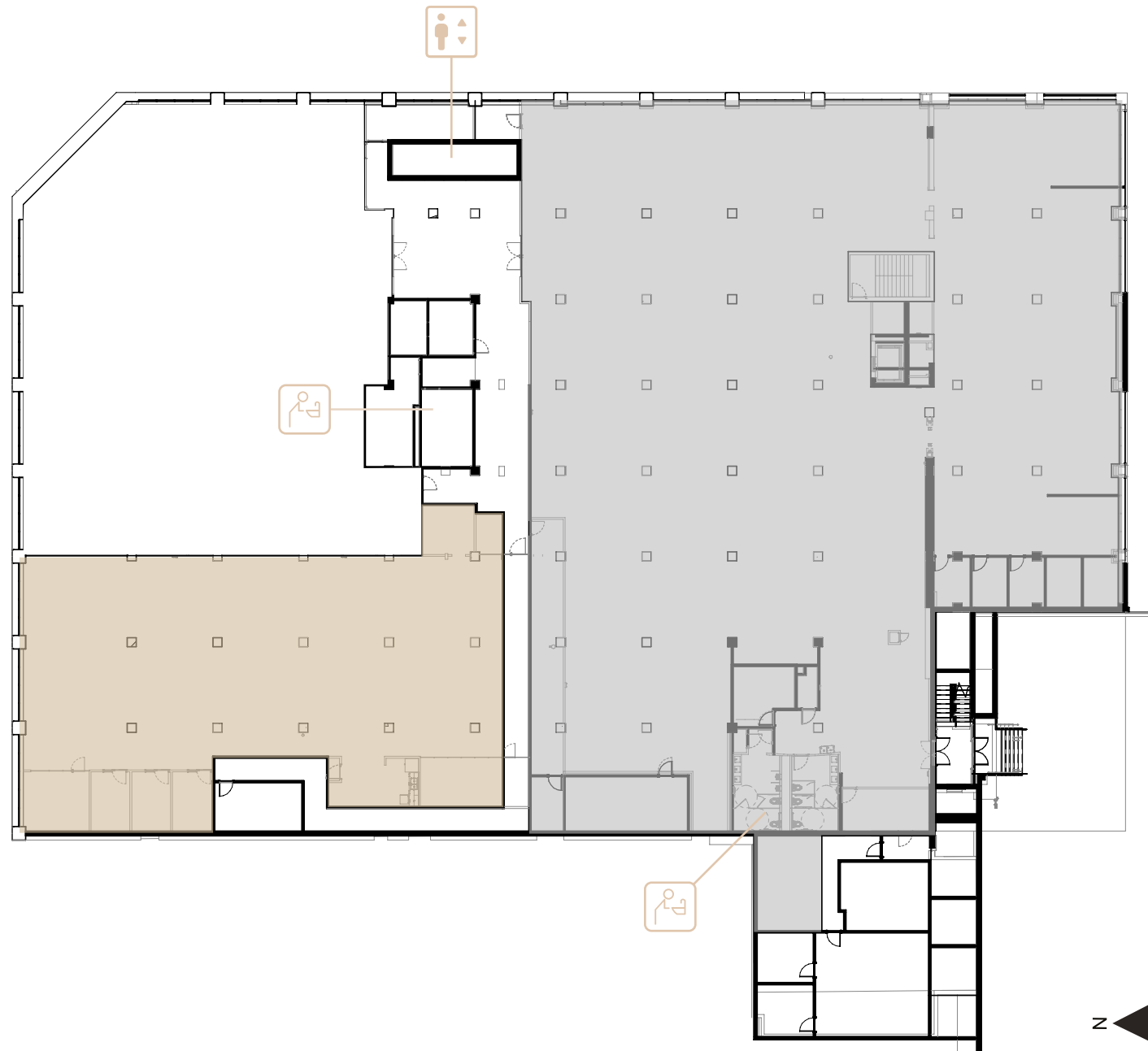


2<sup>nd</sup> Floor



Available - 18,169 RSF & 3,309 RSF  
Suite 210/220 :

- In shell condition, ready for tenant improvements
- Open floor plan with great light, exposed brick and ceilings
- Great views of the Wasatch Mountains and Salt Lake City and County Building



3<sup>rd</sup> Floor

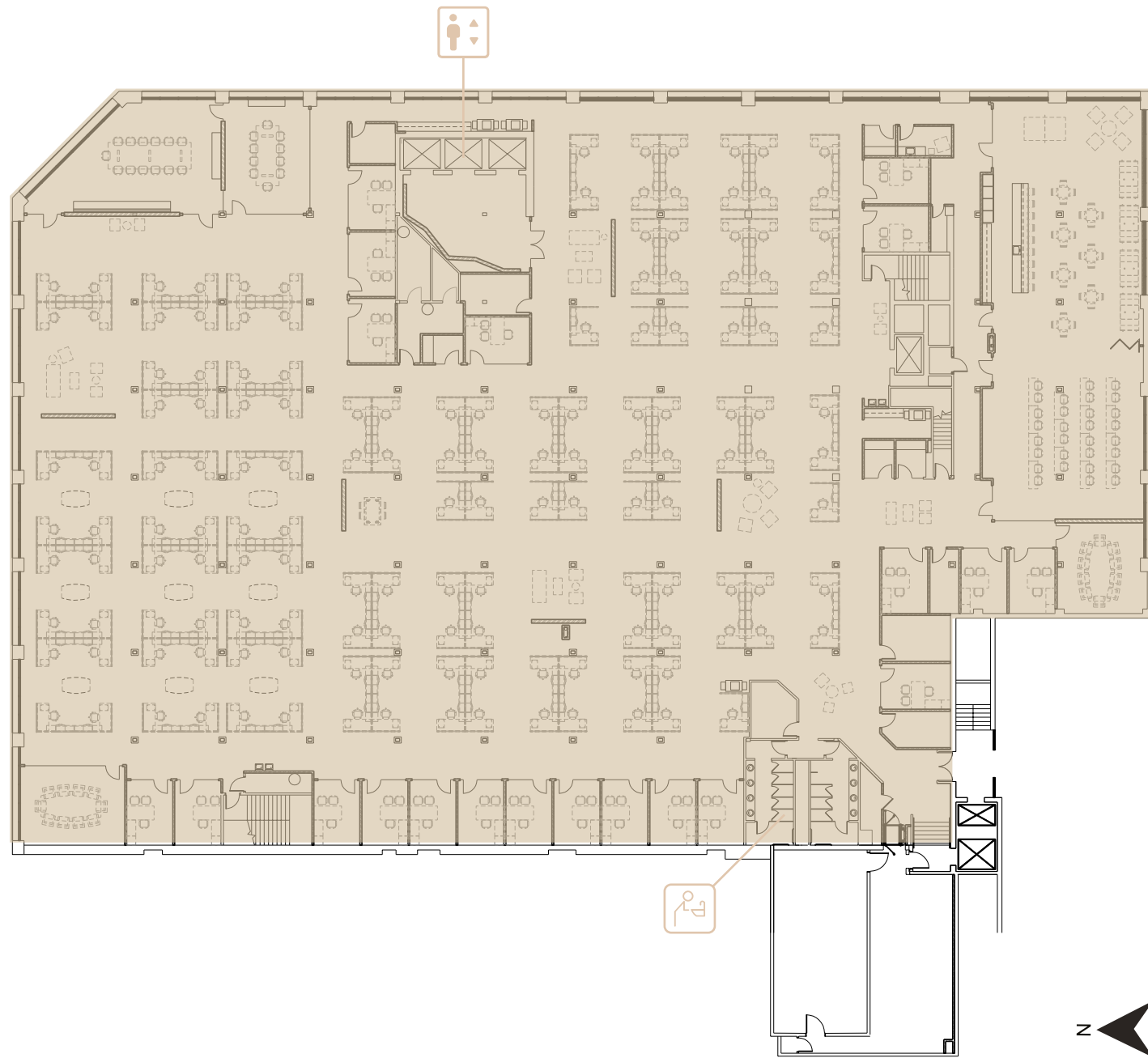


Available - 21,339 RSF  
Suite 300:

- In shell condition, ready for tenant improvements
- Great window line facing State Street

Available - 6,975 RSF  
Suite 370:

- In shell condition, ready for tenant improvements
- Open floor plan with Broadway facing views, exposed brick and ceilings



**5<sup>th</sup> Floor**

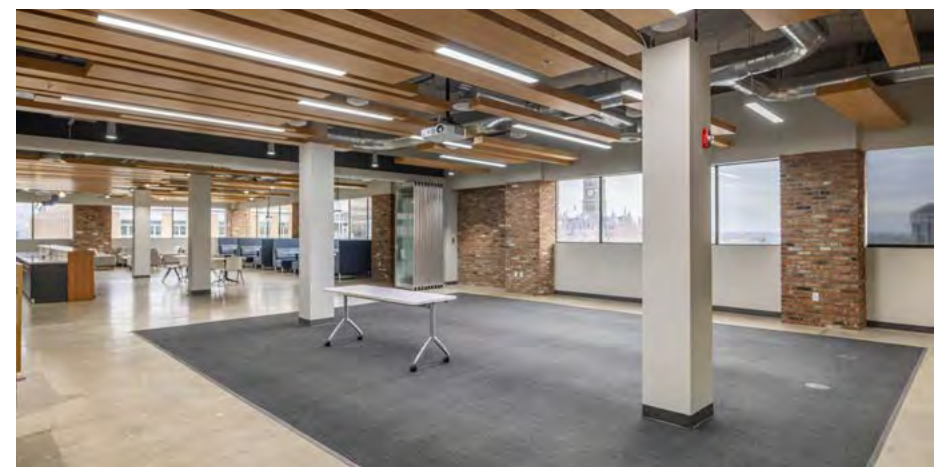


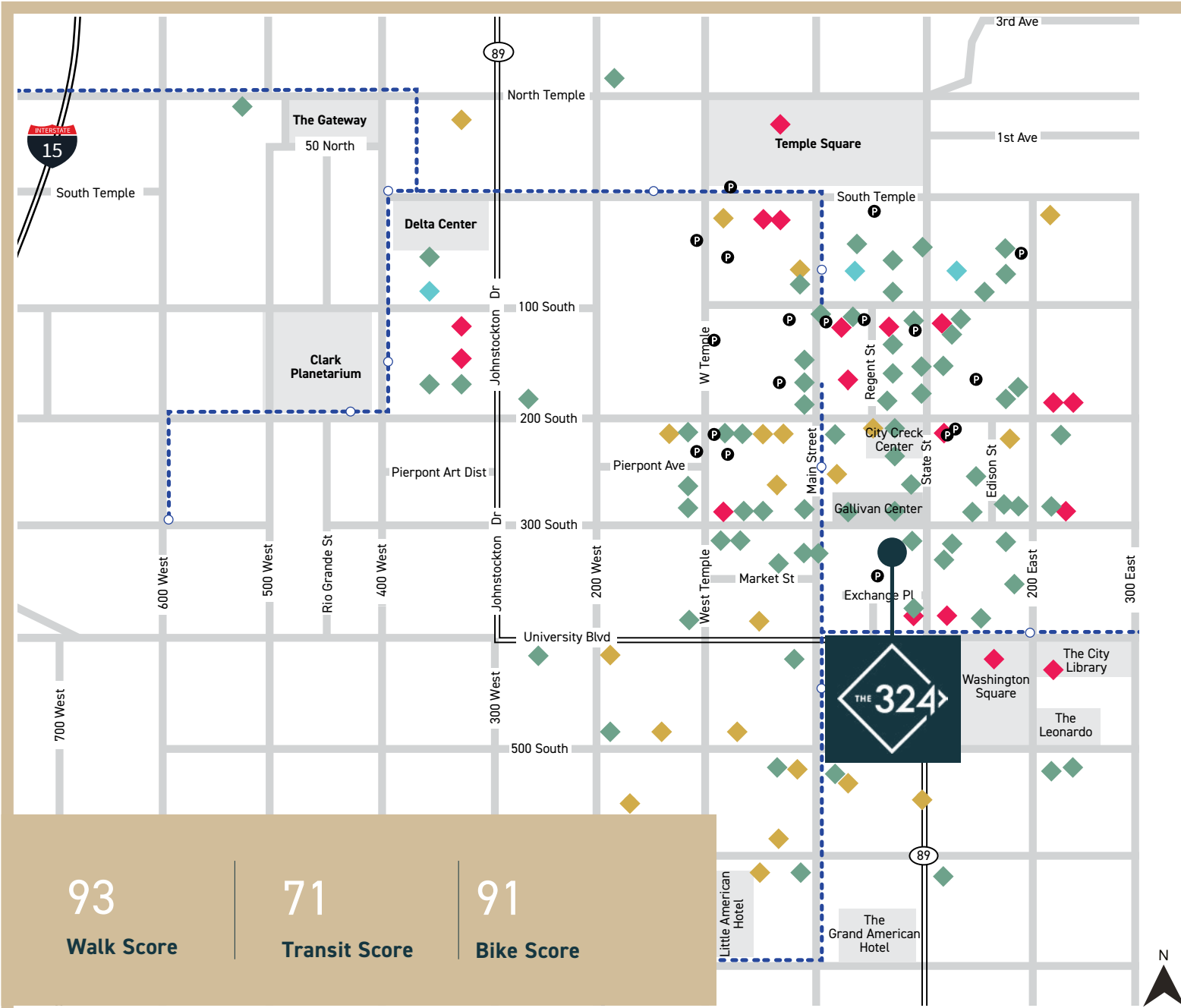
**Available - 42,341 RSF  
Suite 500:**

- Open floor plan with great light, exposed brick and ceilings
- Great views of the Wasatch Mountains and Salt Lake City and County Building
- Broadway facing views



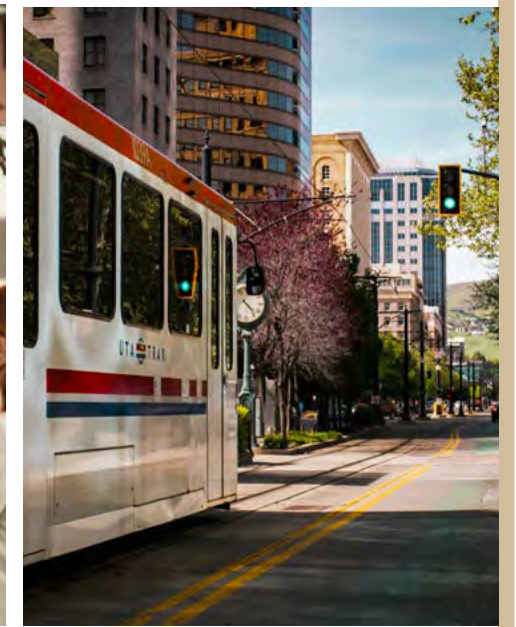
5<sup>th</sup> Floor





93 Walk Score | 71 Transit Score | 91 Bike Score

--●-- TRAX Lines & Stations    ◆ Arts & Entertainment    ◆ Hotels    ◆ Dining    P Parking Garages



## In the heart of downtown

Situated a block away from TRAX and surrounded by a bustling culinary scene, this prime location offers effortless access to Salt Lake City's vibrant offerings. Within a half mile, experience:

-   
**50+ food & dining**
-   
**13 arts & entertainment**
-   
**20+ hotels**
-   
**2 TRAX stops nearby**





## FOR MORE INFORMATION

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