



**PROPERTY
RESERVE**



Jordan Johnson

801.321.8711

Jordan.Johnson@propertyreserve.org



Address

95 South State Street, Salt Lake City, Utah 84111

95 State at City Creek Overview

Class - A Office building

514,074 square feet

25 stories

Opened in 2022

95 State at City Creek is Salt Lake City's newest state-of-the-art, Class-A office tower. This 25-story tower contains 514,074 rentable square feet. Connected directly to City Creek Center through The Link, a renovated and expanded pedestrian tunnel, the building is centrally located right in the heart of downtown.



The tower features a 5th floor garden terrace with 4,000 square feet of landscaping creating a pocket park in the sky. The terrace provides tenants and their guests with a tranquil location to relax and unwind outdoors.

As one enters 95 State at City Creek, the building's elegant lobby with its 75-foot 8k display screen creates an awe-inspiring impression. Top-quality stone finishes combined with natural wood and comfortable seating areas create a warm and relaxing environment.

95 State at City Creek demonstrates the benefits that quality design and stunning architecture provide for the people who work there. Providing cutting-edge work space encourages people to take pride in the work they do.

Parking

Underground, covered, and surface parking available at prevailing market rates.

Public Transit

Within easy walking distance to bus stations, TRAX stations, and Frontrunner stations

Fiber Optics

Multiple carriers with dark fiber and extensive service options available

Life Safety

Emergency generator supplies power to designated elevators, emergency lighting, and pressurization fans

Lease Rate

Full-service with base-year stop

Improvements

Generous TI packages available



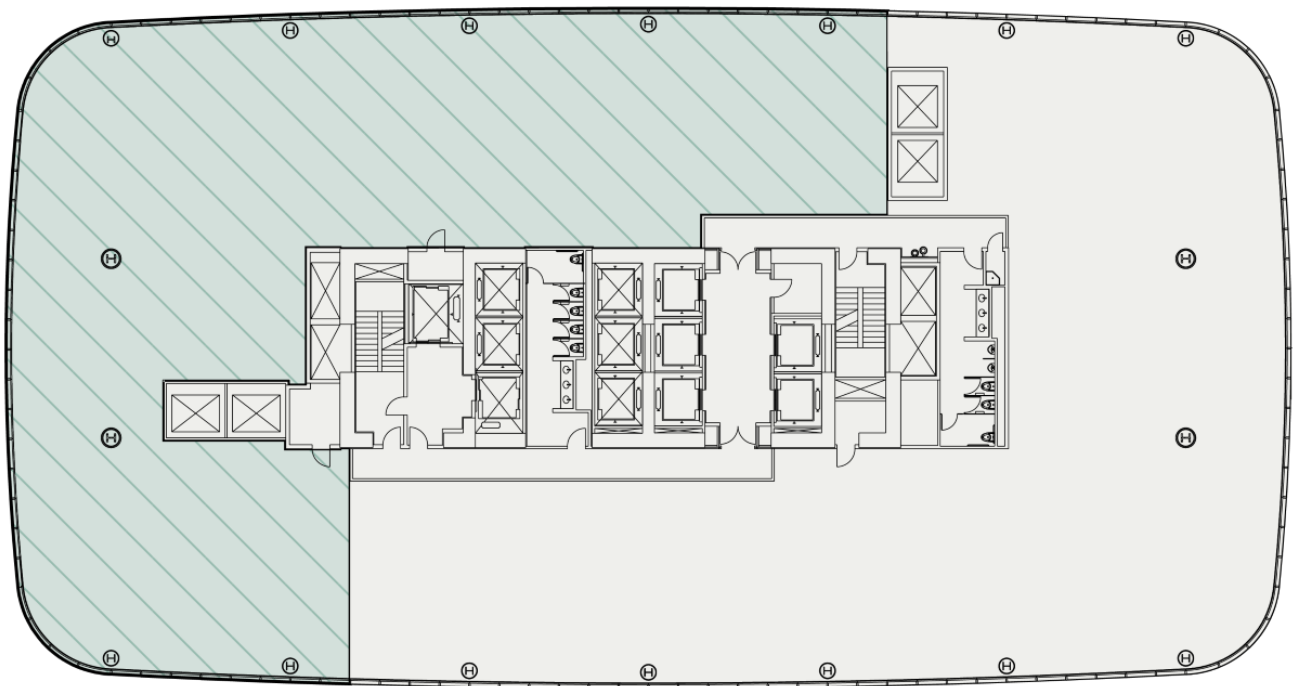
Suite 600

Rentable Square Feet: 10,985

Lease Rates: \$42.00-\$44.00/RSF

Status: Available

Condition: Gray shell ready for immediate build-out



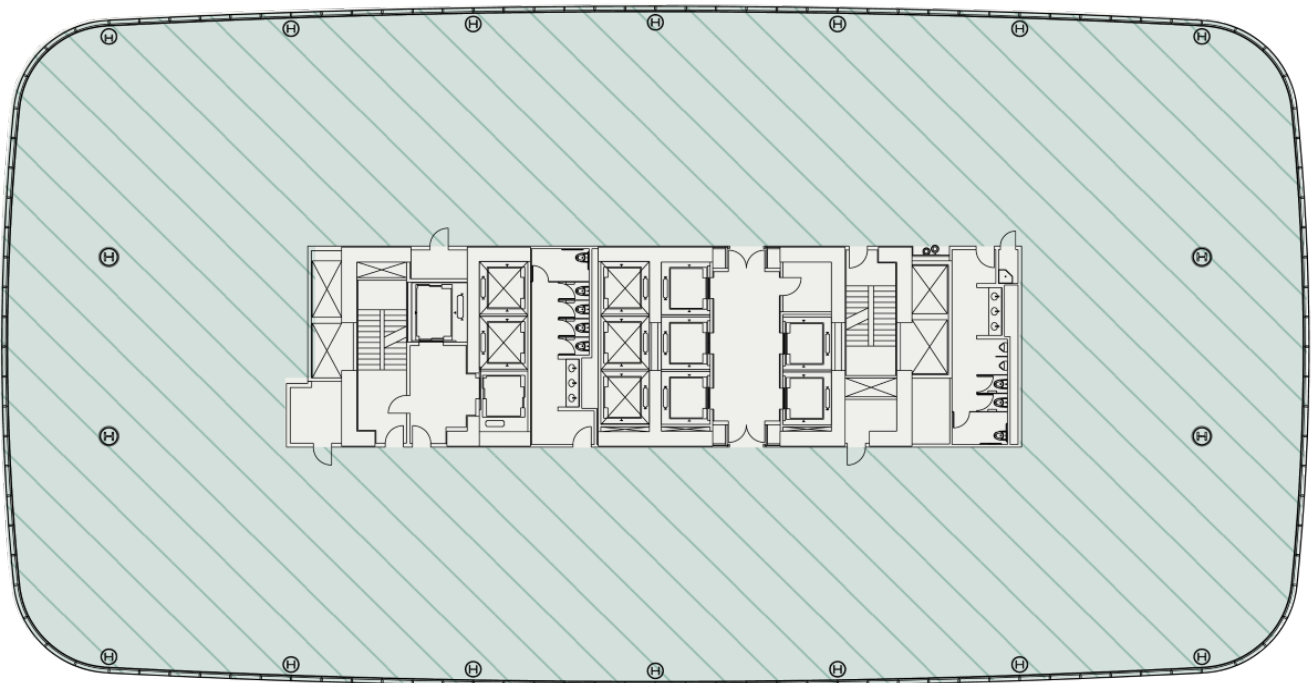
Suite 700

Rentable Square Feet: 23,936

Lease Rates: \$42.00-\$44.00/RSF

Status: Available

Condition: Gray shell ready for immediate build-out



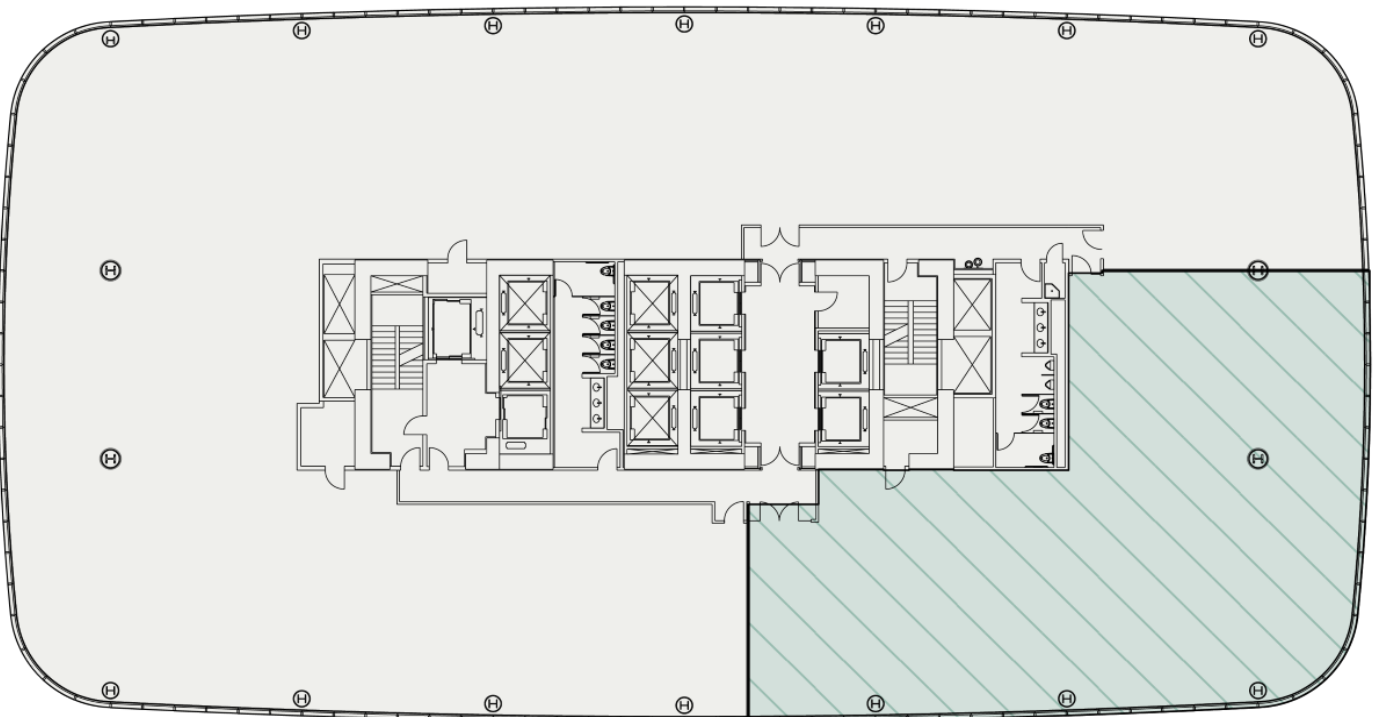
Suite 880

Rentable Square Feet: 6,523

Lease Rates: \$43.00-\$45.00/RSF

Status: Available

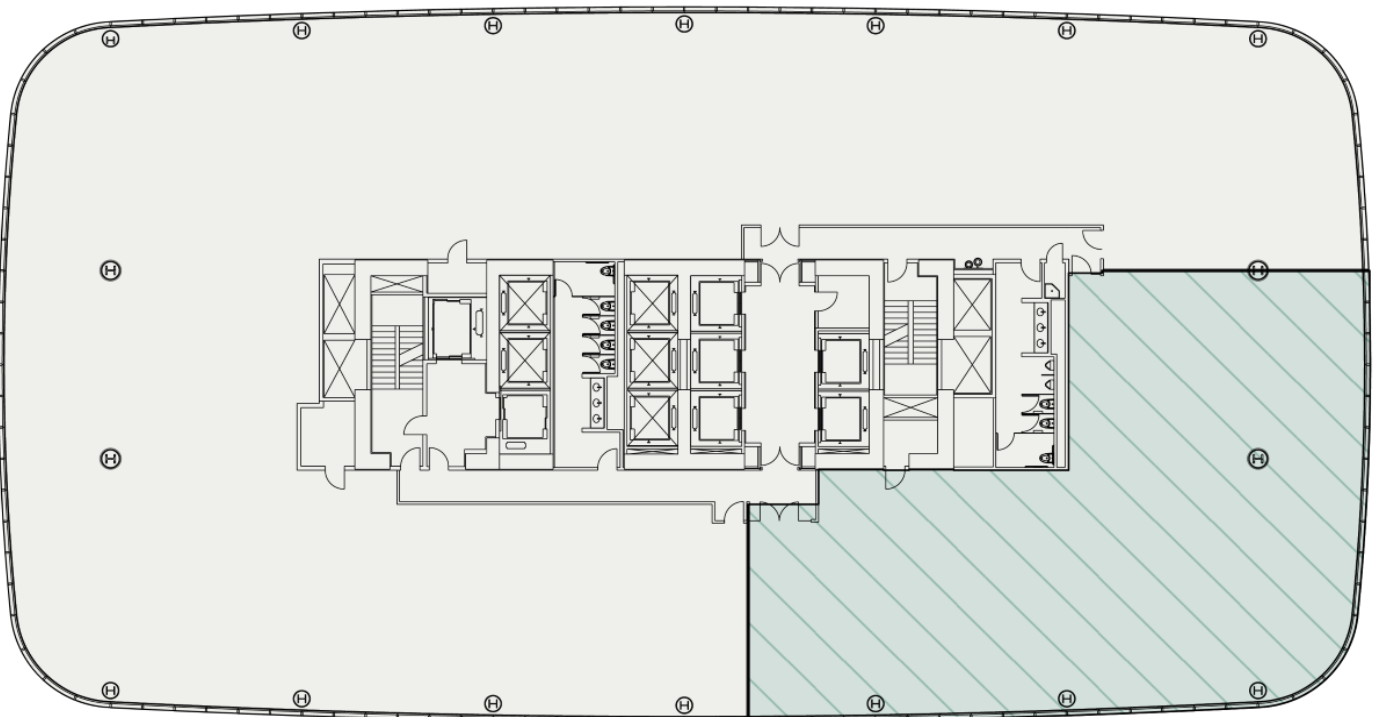
Condition: Gray shell ready for immediate build-out



Suite 950

Rentable Square Feet: 6,460
Lease Rates: \$43.00-\$45.00/RSF

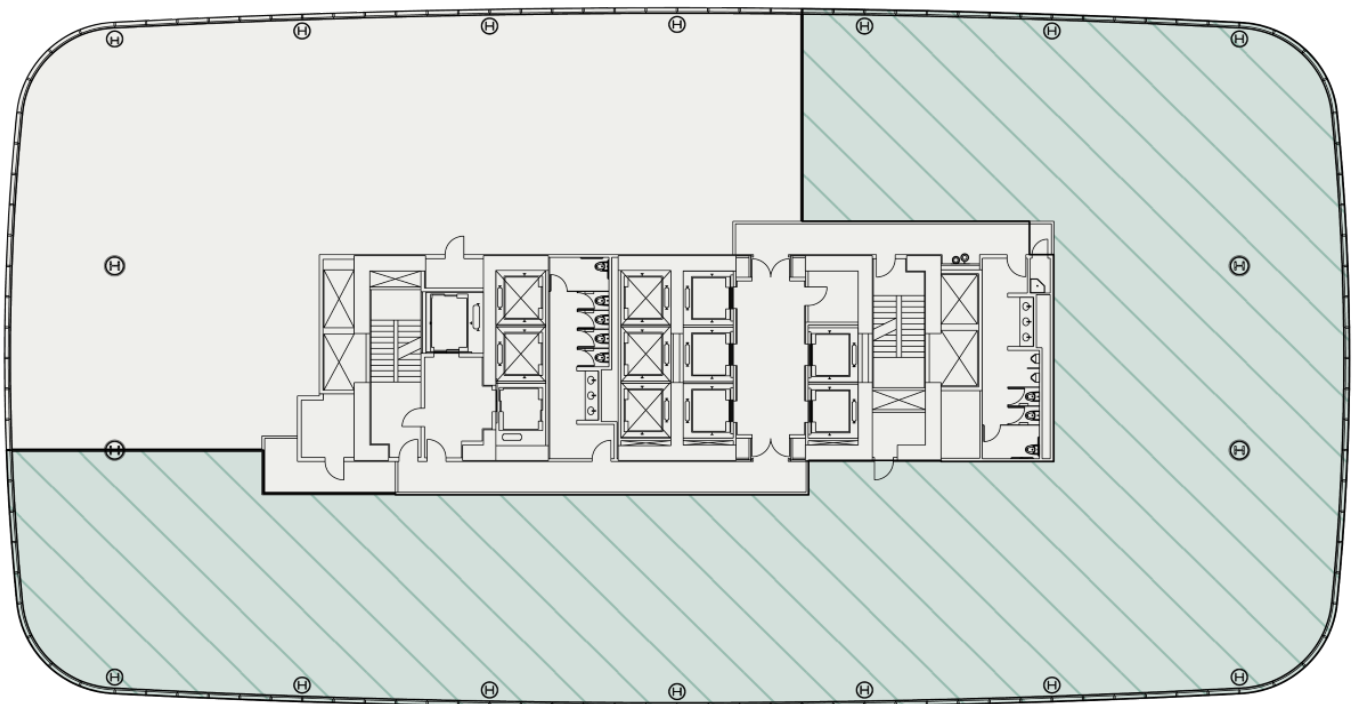
Status: July 1, 2025
Condition: Gray shell ready for immediate build-out



Suite 1150

Rentable Square Feet: 15,824
Lease Rates: \$44.00-\$46.00/RSF

Status: Available
Condition: Gray shell ready for immediate build-out



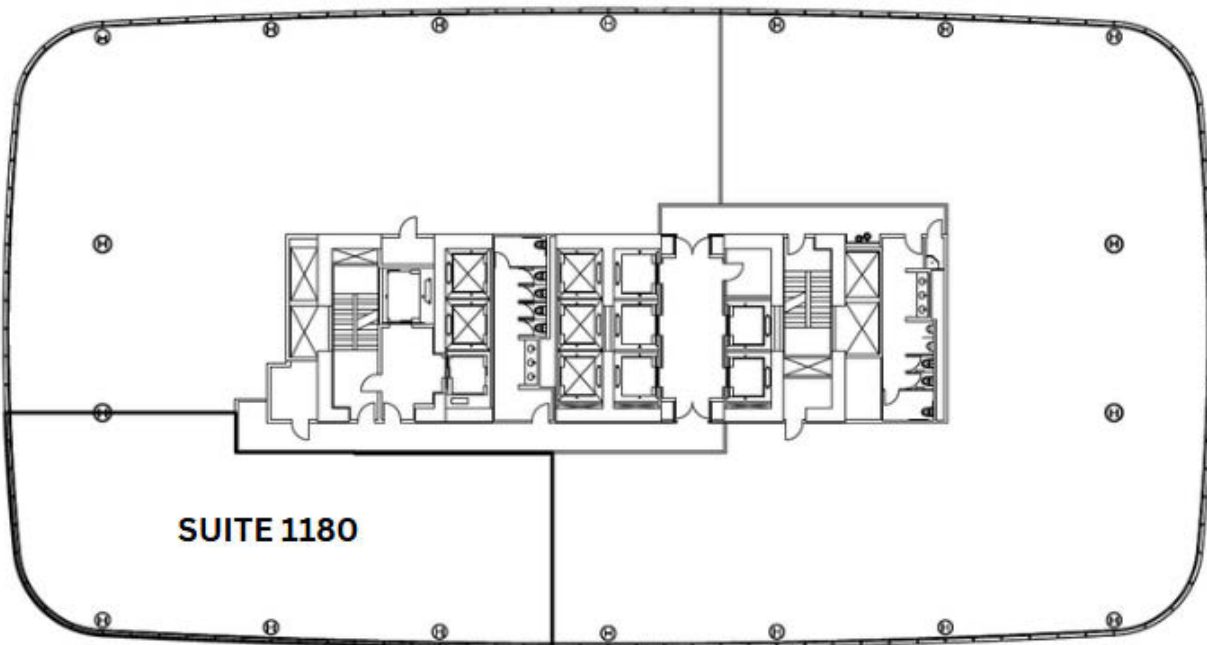
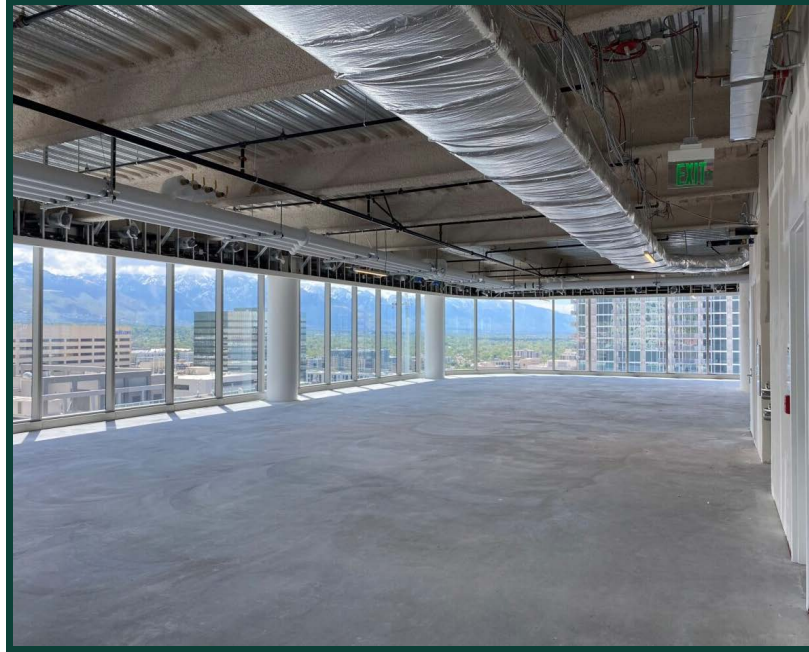
Suite 1180

Rentable Square Feet: 4,476

Lease Rates: \$42.00-\$44.00/RSF

Status: Available

Condition: Gray shell ready for immediate build-out



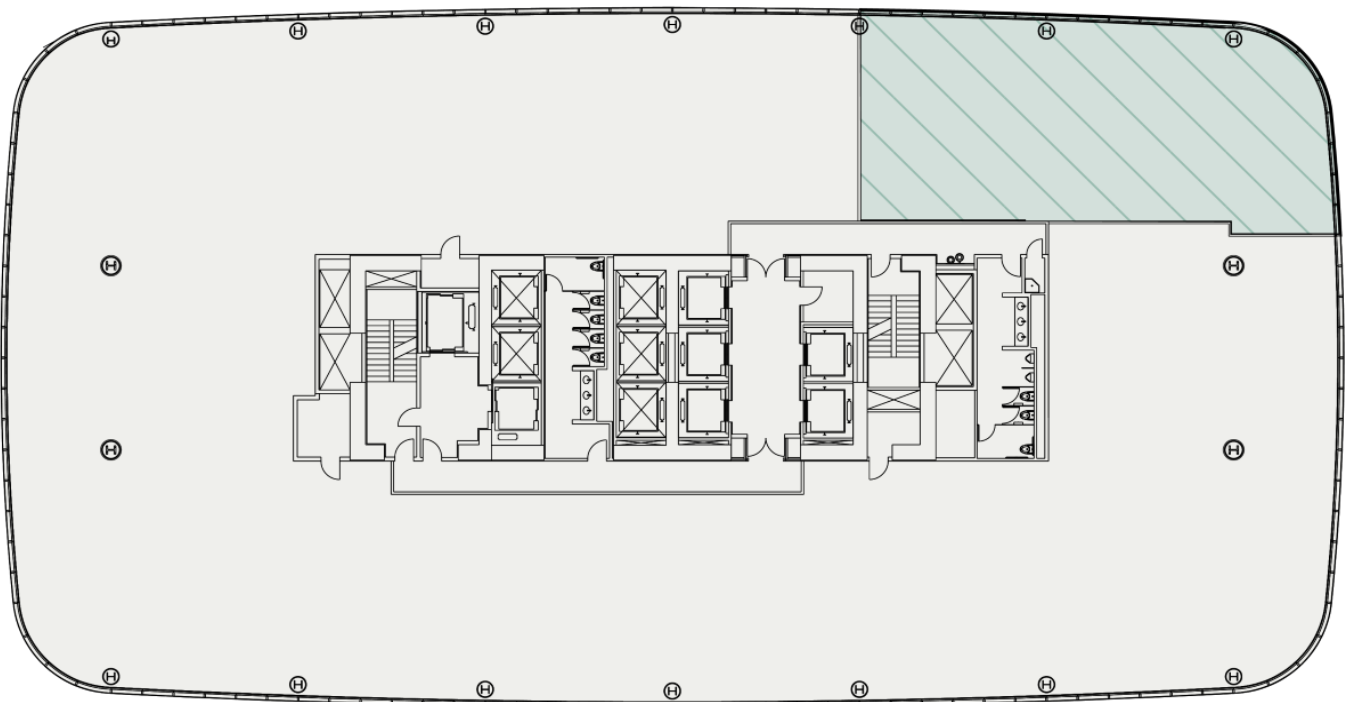
Suite 1250

Rentable Square Feet: 3,175

Lease Rates: \$44.00-\$46.00/RSF

Status: Available

Condition: Gray shell ready for immediate build-out



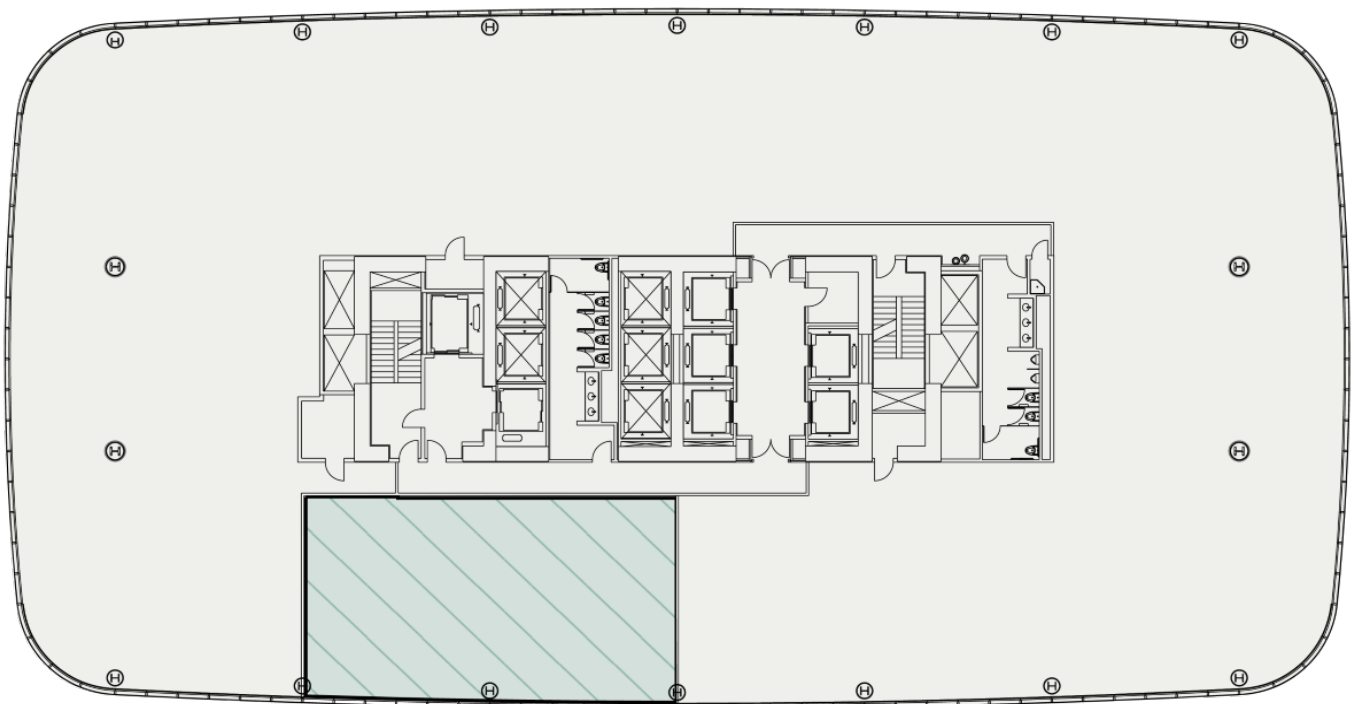
Suite 1480

Rentable Square Feet: 2,598

Lease Rates: \$45.00-\$47.00/RSF

Status: Available

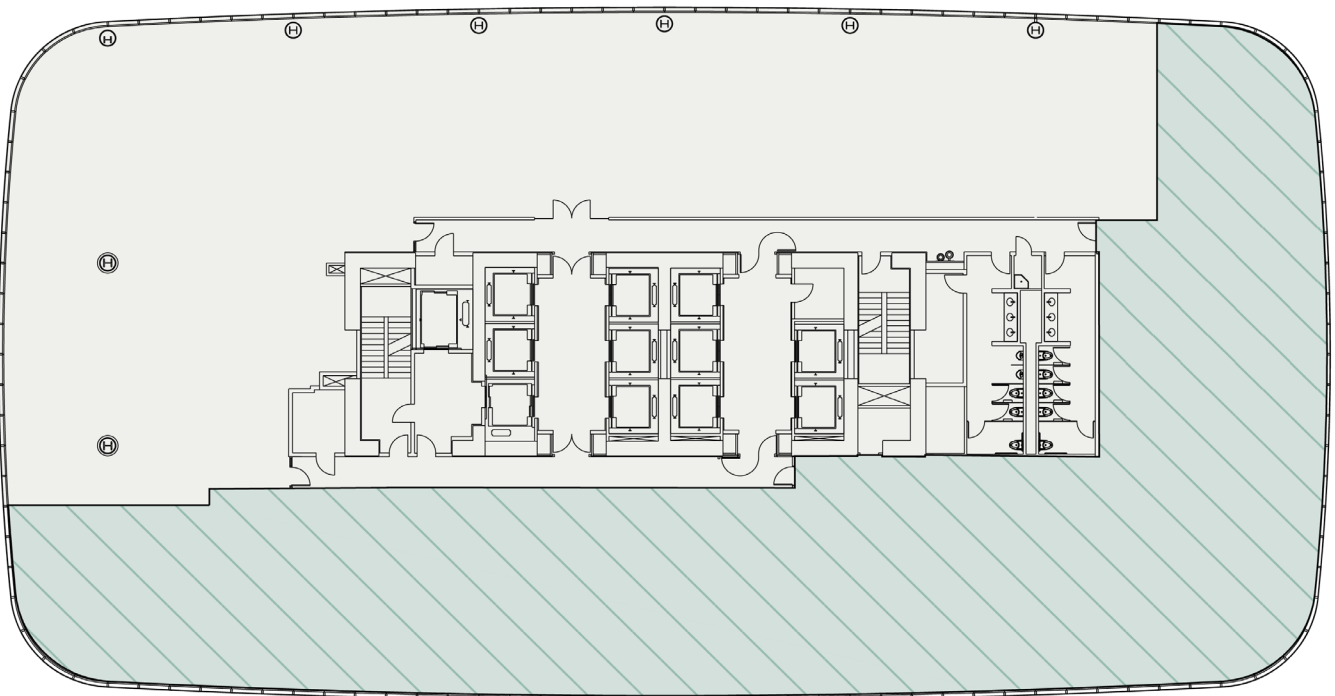
Condition: Gray shell ready for immediate build-out



Suite 1550

Rentable Square Feet: 12,230
Lease Rates: \$45.00-\$47.00/RSF

Status: Available
Condition: Gray shell ready for immediate build-out



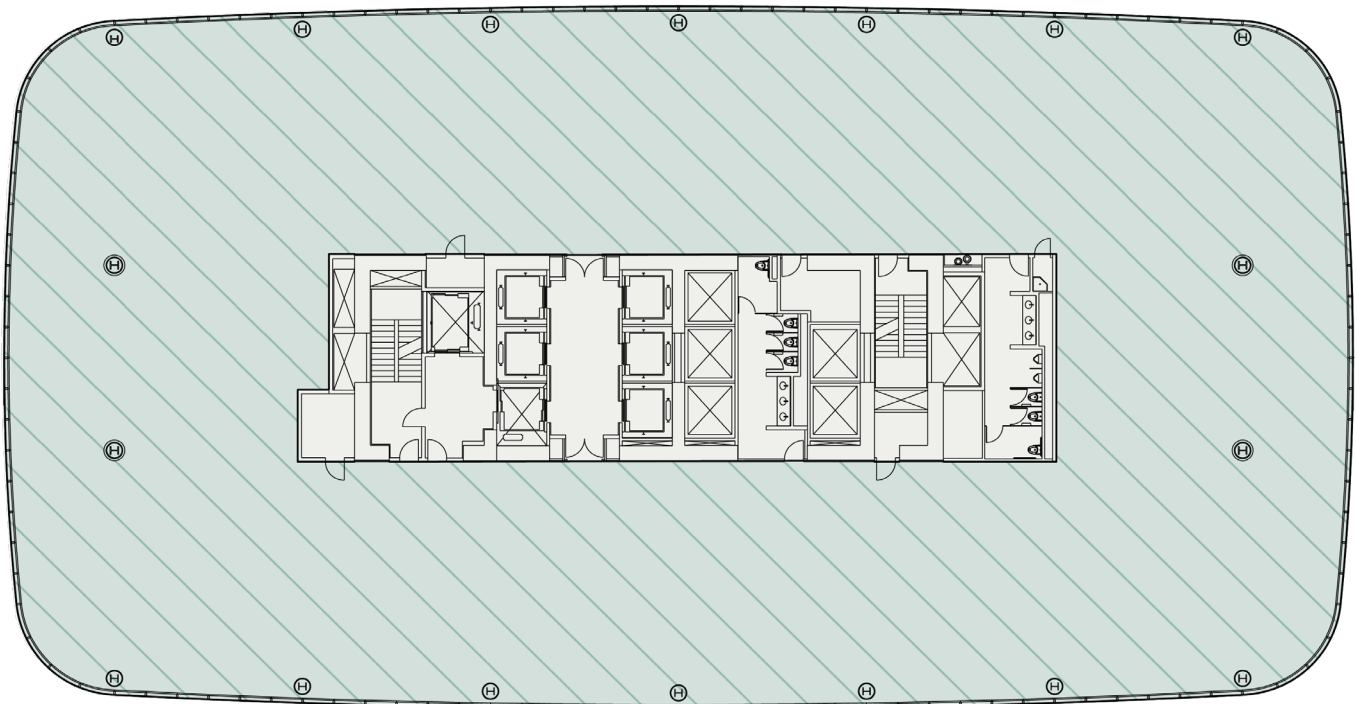
Suite 1600

Rentable Square Feet: 23,977

Lease Rates: \$46.00-\$48.00/RSF

Status: Available

Condition: Gray shell ready for immediate build-out



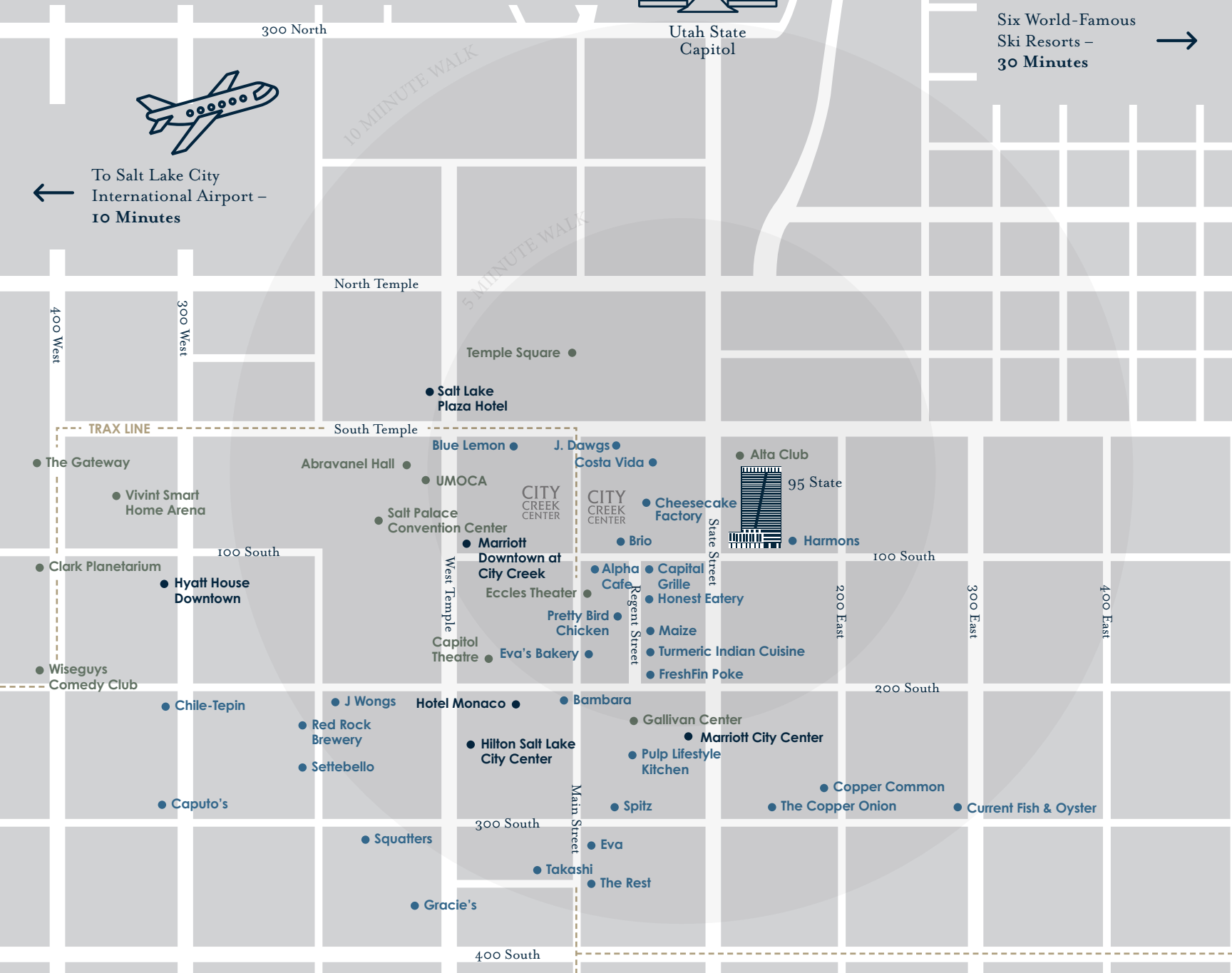
In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



Six World-Famous
Ski Resorts –
30 Minutes →

← To Salt Lake City
International Airport –
10 Minutes



Contact

Jordan Johnson 801.321.8711
Jordan.Johnson@propertyreserve.org



PROPERTY
RESERVE