

FOR LEASE



PROPERTY DETAILS

400 West 200 South, Salt Lake City, Utah 84101

- High traffic retail and restaurant opportunities available
- One block from the Delta Center
- Vibrant development with over 150 programmed events annually
- Over 1M square feet of daytime office tenants
- NNN Fee: Estimated to be \$12/SF

CO-TENANTS INCLUDE:



2025 DEMOS



EST. POPULATION

1 MILE » 38,642
3 MILE » 171,099
5 MILE » 263,745



EST. HOUSEHOLDS

1 MILE » 20,083
3 MILE » 79,031
5 MILE » 115,723



EST. MEDIAN HH INCOME

1 MILE » \$79,344
3 MILE » \$79,951
5 MILE » \$86,214

NEWMARK



MOUNTAIN WEST

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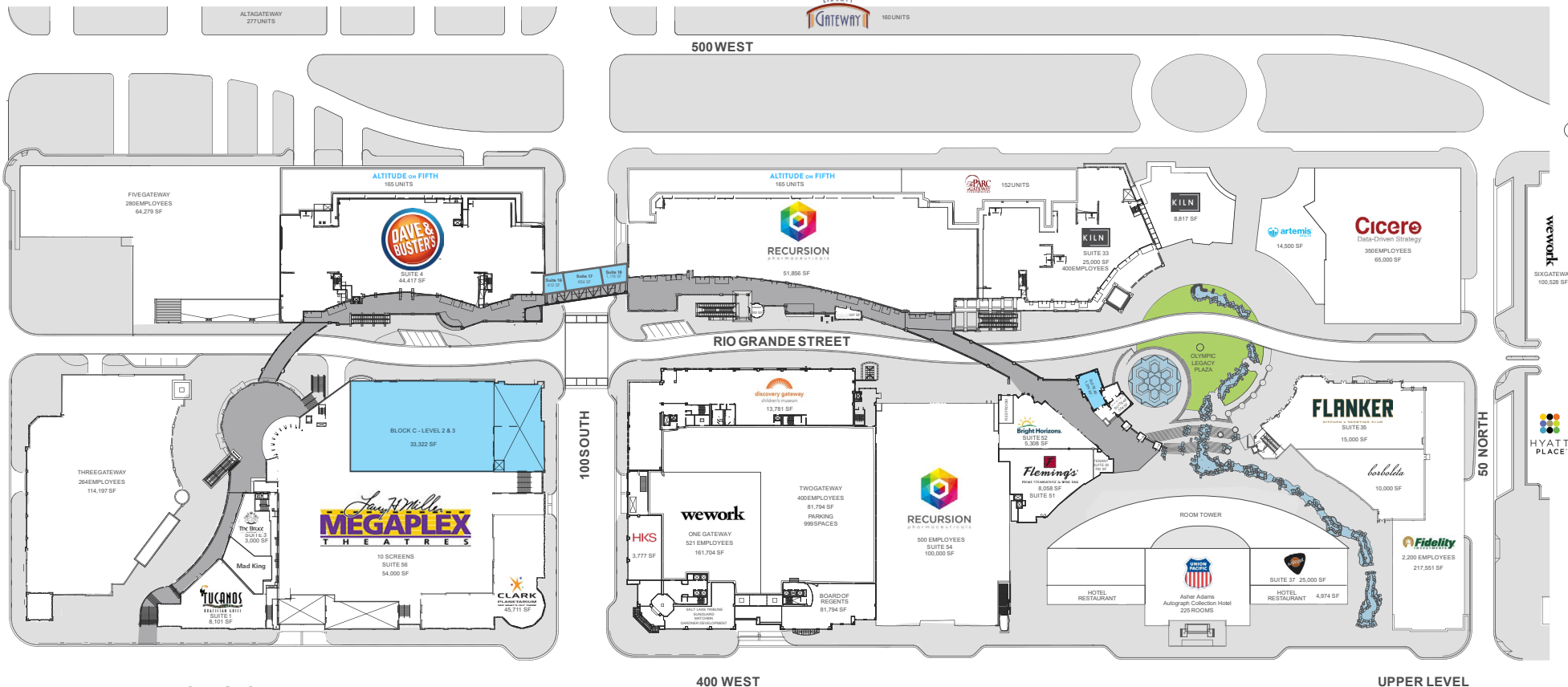
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AVAILABLE SPACES

SUITE #	SOUTH RETAIL	SF
16	AVAILABLE	612
17	AVAILABLE	654
18	AVAILABLE	1,115
48	AVAILABLE - Former La Barba Coffee	1,274
Block C Level 2 & 3	AVAILABLE	33,322

- AVAILABLE
- AT LEASE
- AT LOI



SECOND FLOOR



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 **89**

**WALK SCORE:
VERY WALKABLE**

MOST ERRANDS CAN BE ACCOMPLISHED ON FOOT

 **77**

**TRANSIT SCORE:
EXCELLENT TRANSIT**

TRANSIT IS CONVENIENT FOR MOST TRIPS

 **97**

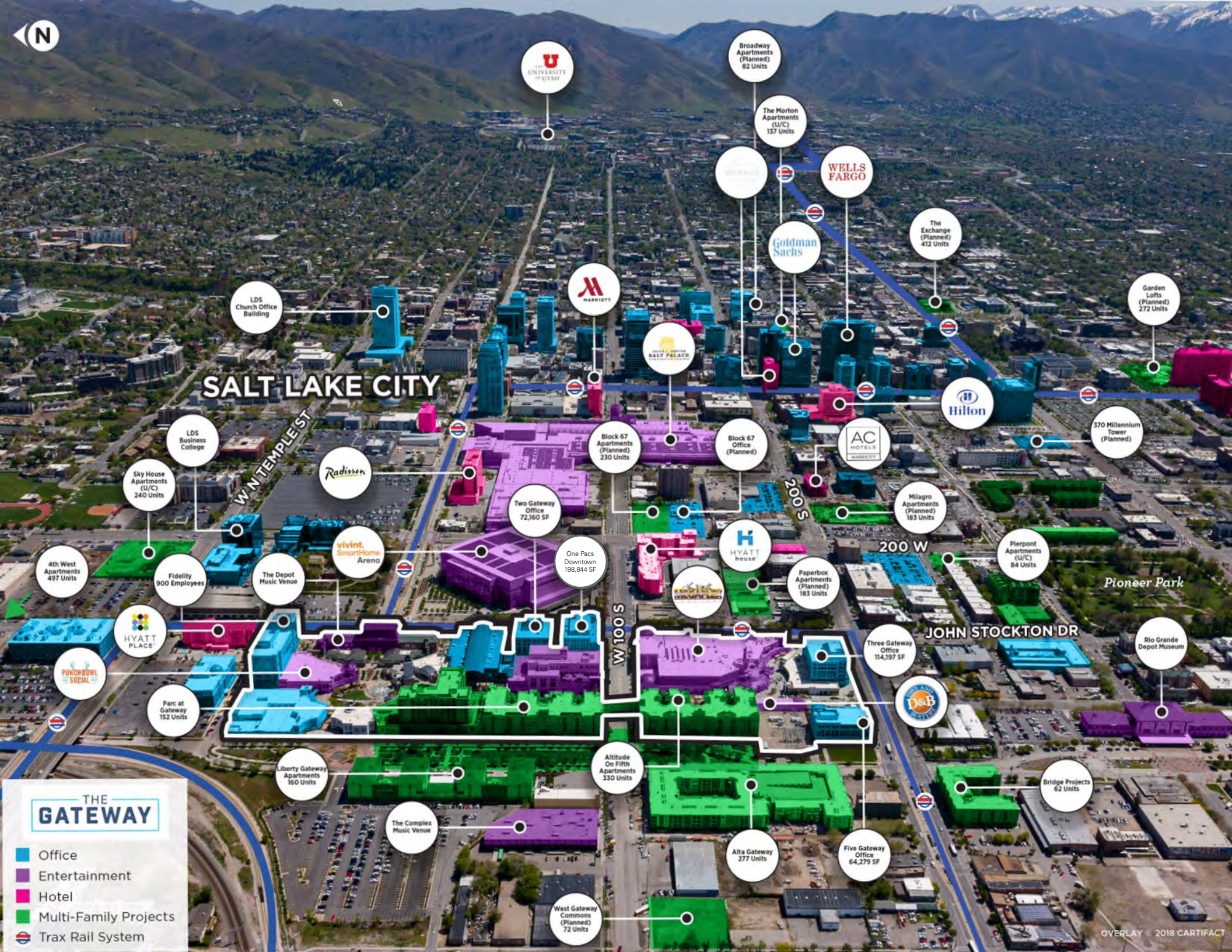
**BIKER SCORE:
BIKER'S PARADISE**

DAILY ERRANDS CAN BE ACCOMPLISHED ON A BIKE

RIO GRANDE NEIGHBORHOOD

400 West 100 South is in the Rio Grande neighborhood. Rio Grande is the **MOST WALKABLE NEIGHBORHOOD IN SALT LAKE CITY** with a neighborhood Walk Score of 89.





SALT LAKE CITY

W TEMPLE ST

W 100 S

200 S

200 W

JOHN STOCKTON DR

Pioneer Park

THE GATEWAY

- Office
- Entertainment
- Hotel
- Multi-Family Projects
- Trax Rail System

THE UNIVERSITY OF UTAH

Broadway Apartments (Planned) 82 Units

The Morton Apartments (U/C) 137 Units

WELLS FARGO

Goldman Sachs

The Exchange (Planned) 412 Units

Garden Lofts (Planned) 272 Units

LDS Church Office Building

MARRIOTT

SALT PALACE

Hilton

370 Millennium Tower (Planned)

LDS Business College

Radisson

Block 67 Apartments (Planned) 230 Units

Block 67 Office (Planned)

AC HOTELS

Sky House Apartments (U/C) 240 Units

4th West Apartments 497 Units

Fidelity 900 Employees

The Depot Music Venue

vivint SmartHome Arena

Two Gateway Office 72,160 SF

One Pacs Downtown 198,844 SF

HYATT HOUSE

Milagro Apartments (Planned) 183 Units

Pierpoint Apartments (U/C) 84 Units

HYATT PLACE

PUNCHBOWL SOCIAL

Parc at Gateway 152 Units

Liberty Gateway Apartments 160 Units

Altitude On Fifth Apartments 330 Units

Paperbox Apartments (Planned) 183 Units

Three Gateway Office 114,197 SF

P&B WESTERN

Rio Grande Depot Museum

Bridge Projects 62 Units

Alta Gateway 277 Units

Five Gateway Office 64,279 SF

West Gateway Commons (Planned) 72 Units

The Complex Music Venue

THE GATEWAY

GREEN LINE
To Salt Lake City
International Airport



Green Line | 20 minutes
from the Arena Station
to the Salt Lake City
International Airport



FRONT RUNNER
To Ogden Transit Center

Front Runner | Approximately 60
minutes from the Salt Lake Central
Station to the Ogden Station

RED LINE
To University of Utah



WELL CONNECTED

The Gateway is one of the most
connected buildings to public
transportation in Salt Lake City.

Located on two TRAX lines and
positioned between two FrontRunner
connection stations, Station 41
has access to the entire Wasatch
Front right outside its doors.

Blue Line | 45 minutes from
the Planetarium Station to
Draper Town Center

Red Line | 25 minutes from
the Planetarium Station to the
University Medical Center

Today, 85% of Utah's population
lives within 15 miles (24 km) of the Wasatch
Range, mainly in the valleys just to the
west. This concentration is known as the
Wasatch Front and has a population of just
over 2,000,000 residents. Salt Lake City lies
between the Wasatch Range and the
Great Salt Lake.

Green Line | 30 minutes from the
Arena Station to the West Valley
Central Station

GREEN LINE
To West Valley Central



Approximately 65 minutes from
the Salt Lake Central Station to
the Provo Central Station

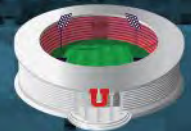
FRONT RUNNER
To Provo Center



BLUE LINE
To Draper Town Center



RED LINE
To Daybreak Parkway



80

215

80

215

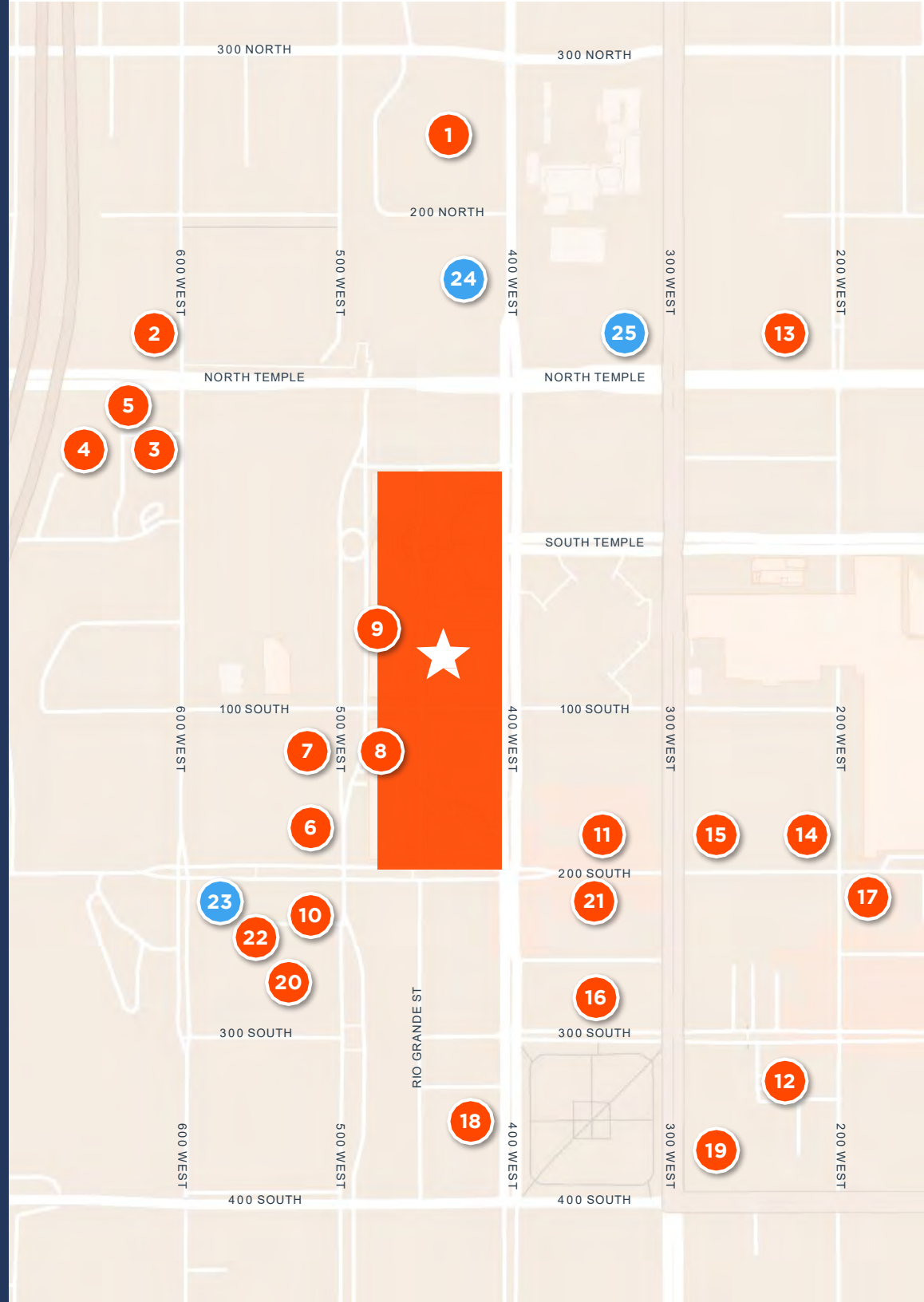
15

201

APARTMENTS & CONDOS WITHIN 3 BLOCKS

- | | |
|--|---|
| 1. 4TH WEST APARTMENTS
497 UNITS | 2. NORTH 6TH APARTMENTS
96 UNITS |
| 3. BRIDGES AT CITIFRONT
90 UNITS | 4. CITIFRONT APARTMENTS
161 UNITS |
| 5. CITY STATION
132 UNITS | 6. ALTA GATEWAY
277 UNITS |
| 7. LIBERTY GATEWAY
160 UNITS | 8. ALTITUDE ON 5TH
330 UNITS |
| 9. PARC CONDOS
152 UNITS | 10. BRIDGES PROJECT
62 UNITS |
| 11. WESTGATE LOFTS
72 UNITS | 12. PALLADIO APARTMENTS
96 UNITS |
| 13. SEASONS ON CITY CREEK
130 UNITS | 14. PARAGON STATION
38 UNITS |
| 15. DAKOTA LOFTS
37 UNITS | 16. BROADWAY PARK LOFTS
82 UNITS |
| 17. PATRICK LOFTS
40 UNITS | 18. 360 APARTMENTS
151 UNITS |
| 19. UFFENS CONDOS
45 UNITS | 20. ARTSPACE MACARONI
13 UNITS |
| 21. ARTSPACE RUBBER
53 UNITS | 21. ARTSPACE CITY CENTER
18 UNITS |
| 23. STATION CENTER
500 PLANNED UNITS | 24. HARDWARE VILLAGE
530 UNITS
& 225K SF OFFICE |
| 25. SKYHOUSE PROJECT
240 PLANNED UNITS | |

MORE THAN 4,000 UNITS





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