



Own instead of lease  
for the same cost

Colliers

Office for Sale

Asking Price:

\$3,400,000

10,328 SF

546 S 200 W

Salt Lake City, UT 84101

### Stand-Alone Downtown Creative Owner-User Office in an Opportunity Zone

- Flexible 6,792 SF and 3,382 SF for multi-tenant, growth and expansion options
- Immediate freeway accessibility provides access to the Salt Lake valley
- Live-work-play environment
- Move in ready, creative, & above standard building improvements
- Private outdoor patio & professionally landscaped grounds
- 2.13 parking ratio with 22 spaces
- Available for occupancy Q1 2026
- Building signage

#### Contact:

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**Vic Galanis, SIOR**

Executive Vice President

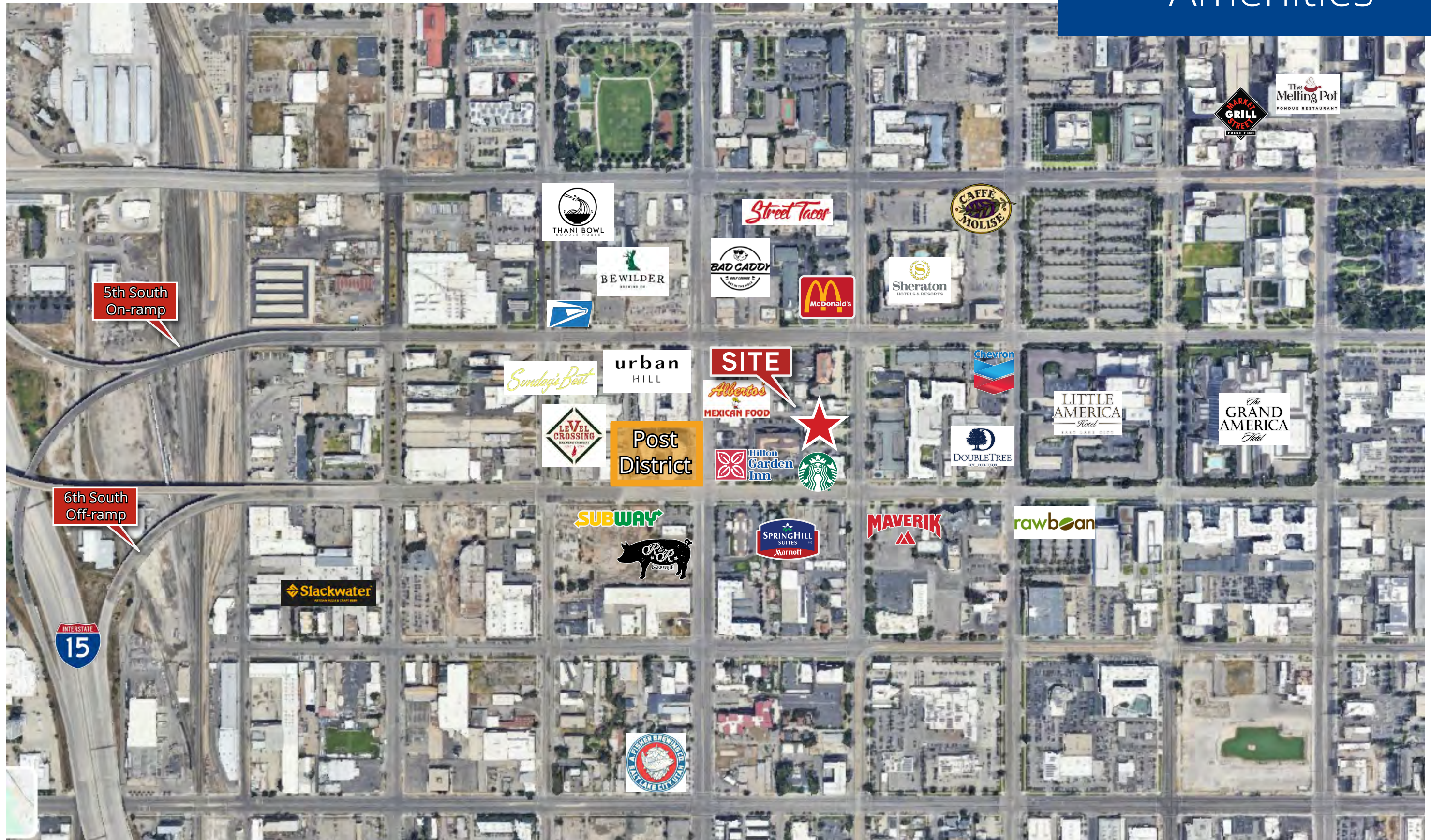
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Accelerating success.



# Amenities





# Property Information

Building Size - 10,328 RSF

First Floor - 8,575 SF

Second Floor - 1,753 SF

Site Size - 0.52 Acres

Zoning - D-2 with future development opportunity

Secure outdoor storage

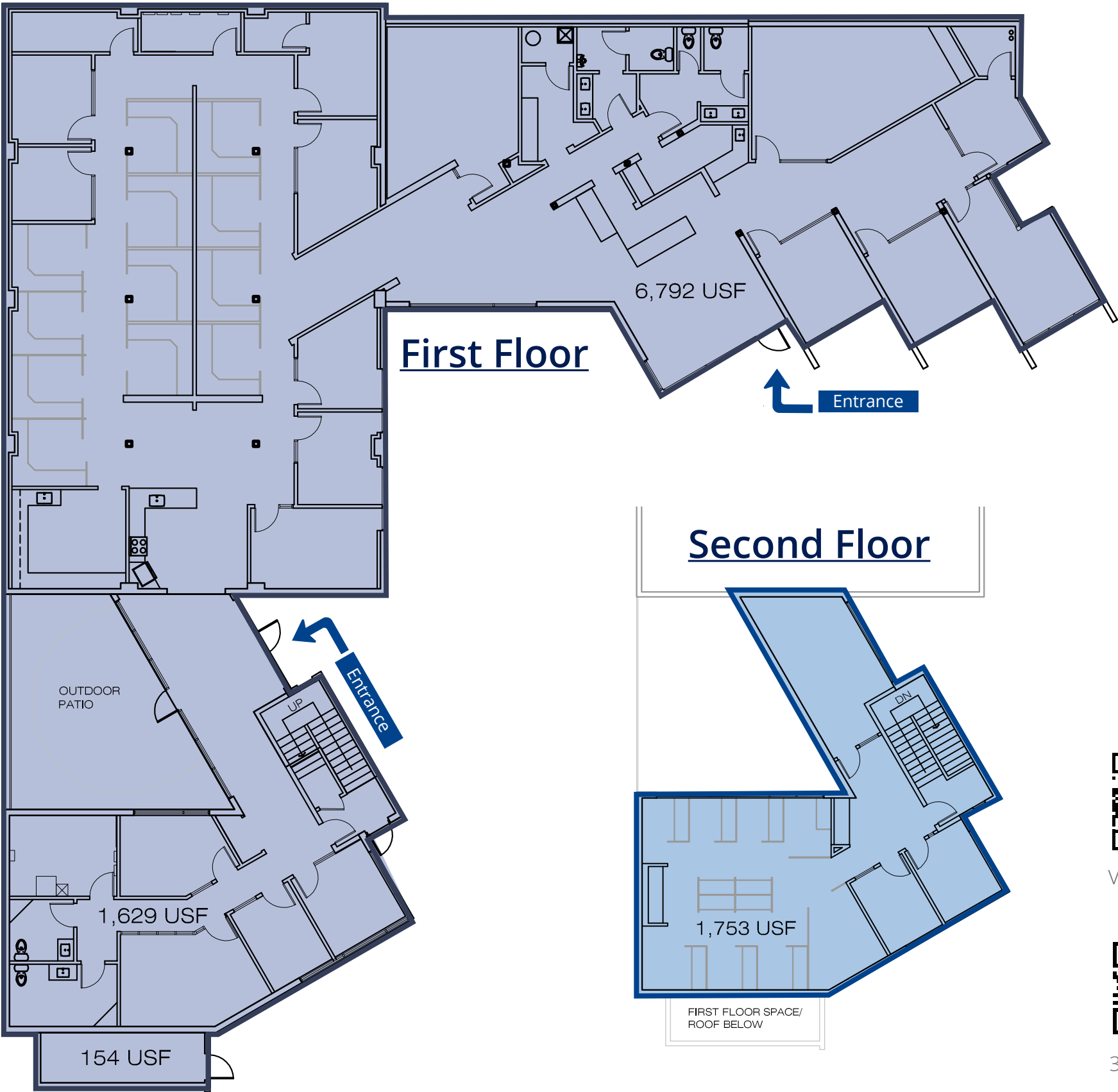
# Drive Times



Easily Demisable for Multiple Tenants

546 S 200 W | For Sale

# Floor Plans & Information

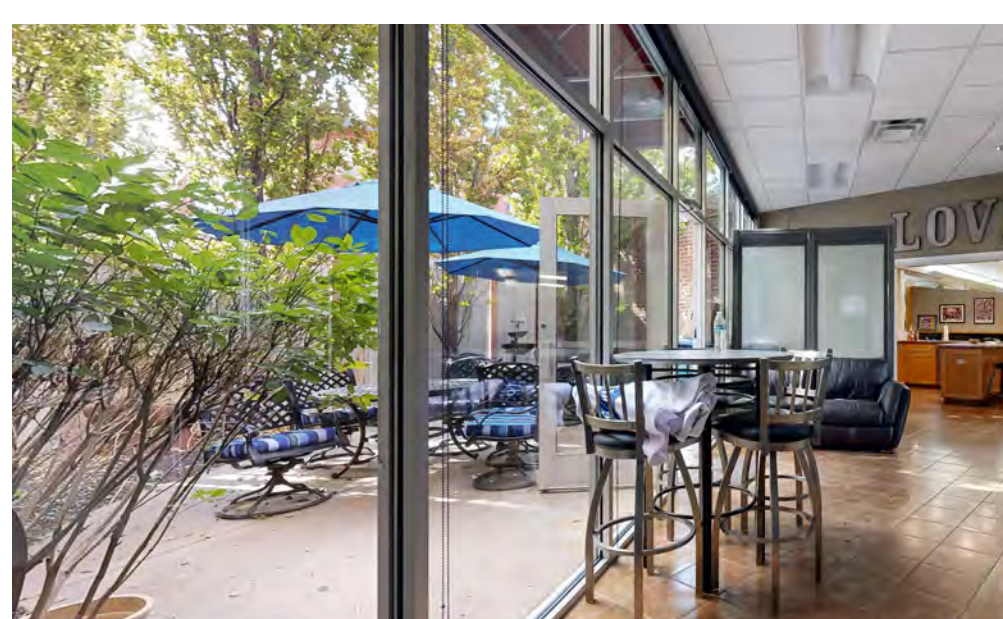


Virtual Tour



360\* Aerial Tour









**Colliers**

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