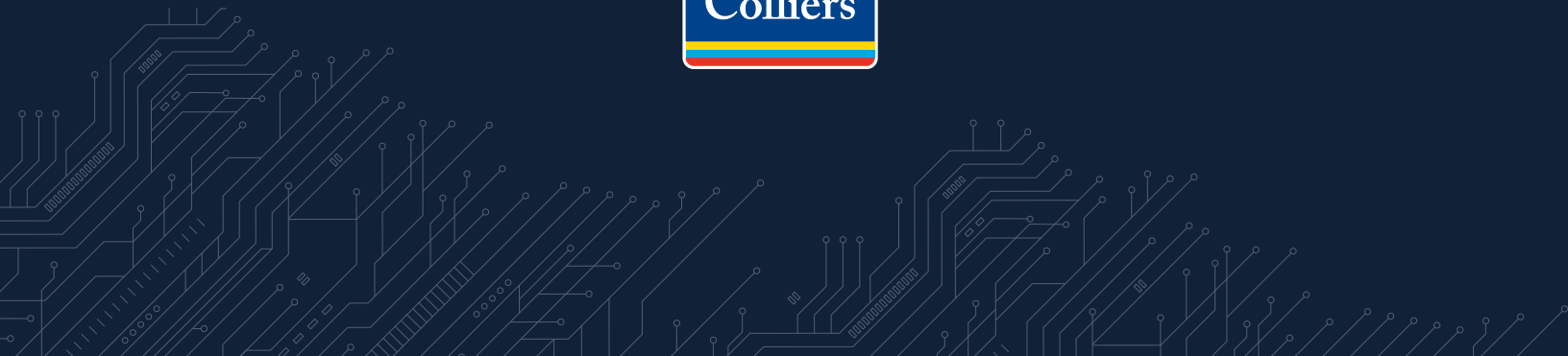


FOR SALE



343 West

343 West 400 S | Salt Lake City, Utah



EXECUTIVE SUMMARY

Positioned in the heart of downtown Salt Lake City, this quality CBD office building delivers an exceptional opportunity for owner-users seeking a high-caliber asset with unmatched versatility. Originally constructed in 1947, the property blends historic character with modern performance following a comprehensive 2019 renovation. The full remodel included new interior finishes, a new roof, upgraded windows, and refreshed HVAC systems—creating a turnkey environment suitable for a wide variety of professional, creative, or operational uses.

Totalling approximately 10,400 square feet, the single-story masonry structure features efficient floor plates and strong street-level presence. The building is currently occupied one tenant who leases half of the premises, offering incoming buyers valuable flexibility—whether pursuing immediate occupancy or phased deployment.

With its combination of condition, location, and adaptability, the property stands out as a rare chance to secure prime downtown space at a fraction of replacement cost. Owner-users between 5,000 and 10,400 square feet will find significant strategic upside, and the existing tenancy broadens the buyer pool while providing optional income continuity.

This thoughtfully upgraded asset offers a unique alternative to new construction, delivering move-in quality and long-term stability in one of Salt Lake City's most dynamic commercial districts.

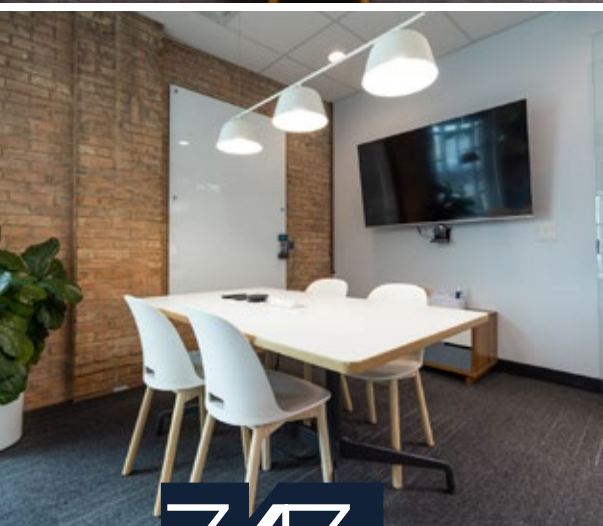
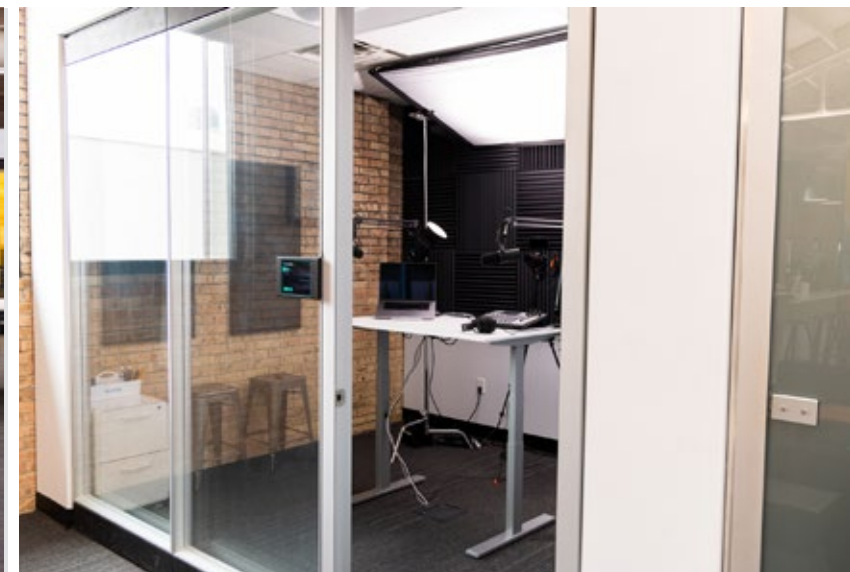
PROPERTY HIGHLIGHTS

- Modern Creative Interior
- Proximity to main Central Business District (CBD) arterials
- New Roof and recent infrastructure upgrades
- Gated secure parking
- Size of property is attractive to owner users
- Versatility of the building relative to use
- Existing tenant in place for buyers needing 5k or less

Address:	343 West 400 South Salt Lake City, Utah
Occupancy:	50%
Rentable Area:	10,400 sq. ft.
Property Type: w	Office/Flex
Year Built/Renovated:	1947/2019
Stories:	1
Site Area:	.27 Acres
Parking Ratio:	2.5/1,000
Zoning:	D-2
APN:	15-01-330-006-0000

Purchase Price: \$3,700,000 (\$355.77 Per Sq. Ft.)





THE GATEWAY
DOWNTOWN SALT LAKE CITY

DELTA CENTER

CITY CREEK CENTER

THE UNIVERSITY OF UTAH

THE GRAND AMERICA Hotel

West Temple

500 South

300 West

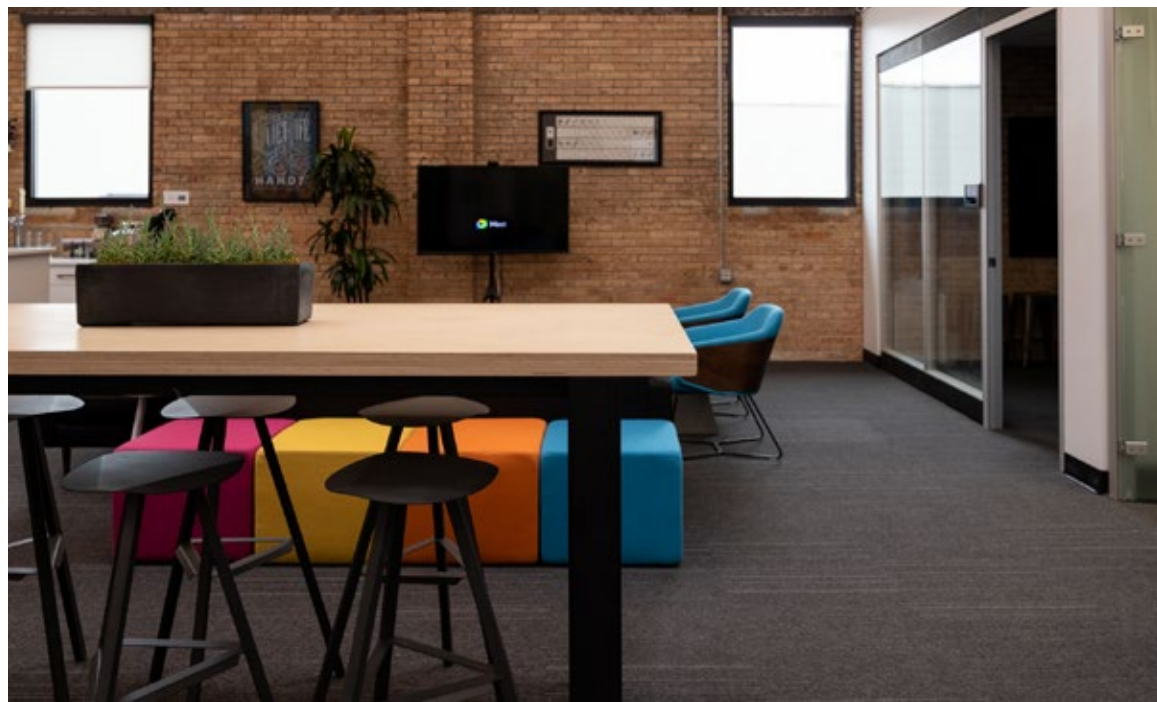
400 South

SITE

343 West



FLOOR PLAN



TENANT OVERVIEW



Nexus IT is a leading Managed IT Services and Cybersecurity provider headquartered in Salt Lake City, Utah. Founded in 1998, the company delivers secure, resilient, and compliance-driven technology solutions for organizations across healthcare, finance, legal services, and other regulated industries.

With a strong presence throughout Utah and the Western United States, Nexus IT specializes in managed IT services, advanced cybersecurity, cloud infrastructure, business continuity, and compliance-aligned risk management. Their approach emphasizes proactive monitoring, security-first engineering, and responsive, white-glove support for clients requiring high-availability systems and operational stability.

The company has grown into a nationally recognized MSP, supported by recent expansion efforts and strategic investments. Notably, Nexus IT completed the acquisition of BluePeak Technology Solutions in 2025, further strengthening its Western U.S. footprint and accelerating its mission to build one of the top national MSP/MSSP platforms.

Nexus IT employs 100 professionals and is widely recognized for its people-first culture, rapid response times, and deep expertise in regulated environments. Their headquarters and primary Utah office are located at 343 W 400 S, Suite B, Salt Lake City, UT 84101.



LEASE SUMMARY

Tenant	Nexus IT		
RSF	6,806		
Commencement	1-Apr-24		
LED	31-Mar-27		
Options	2 - 3 Year Options		
Escalations	3%	Annual	Monthly
Starting Lease Rate	\$29.50	\$200,777.00	\$16,731.42
Lease Type	Full Service Gross	Annual	Monthly
Current Lease Rate	\$31.30	\$213,027.80	\$17,752.32



AREA AMENITIES

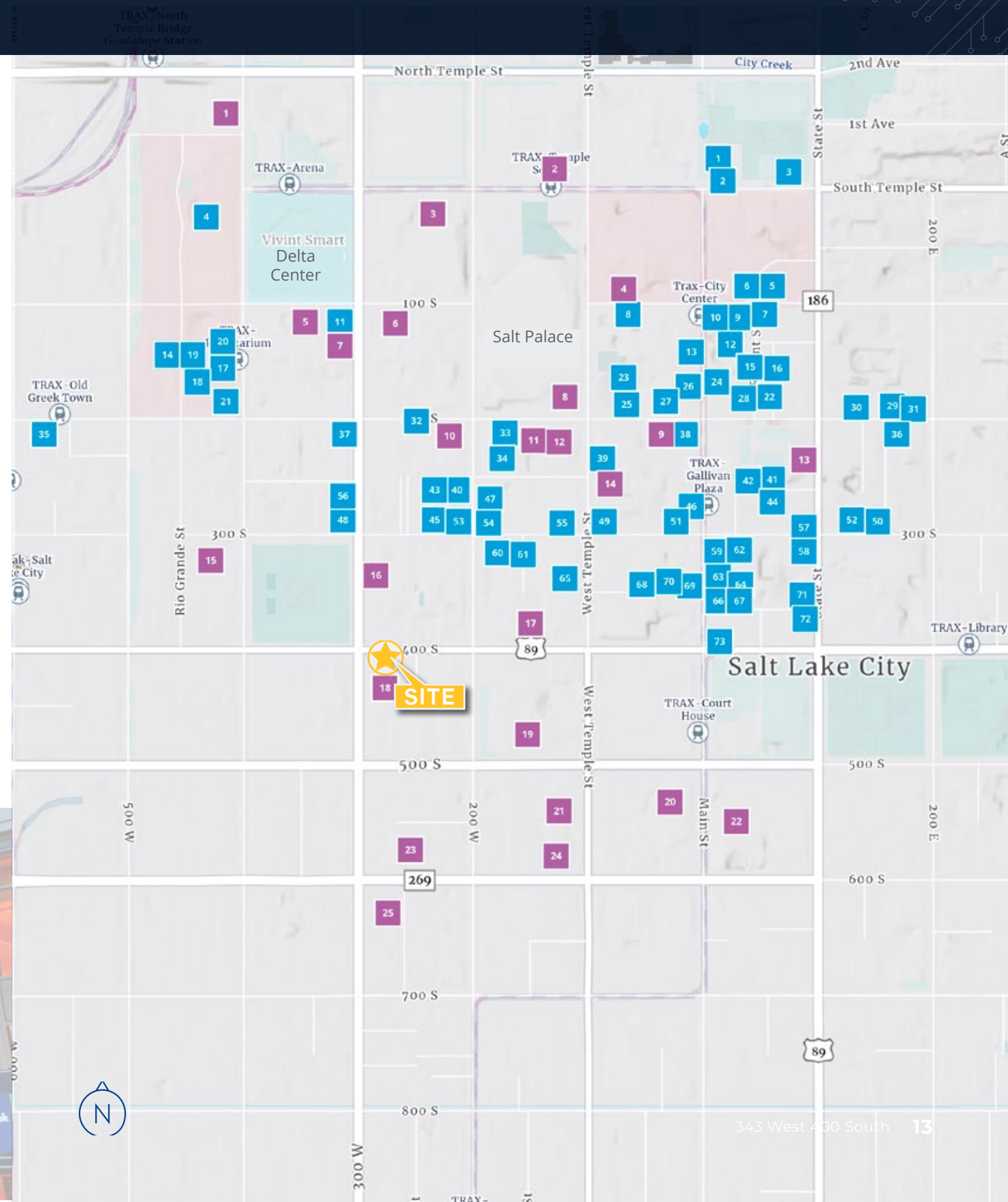
RESTAURANTS

1. Roof Restaurant
2. Garden Restaurant
3. Lion House Pantry
4. Fleming's Prime Steakhouse
5. Cheesecake Factory
6. Brio Tuscan Grille
7. Capital Grille
8. Ivy and Varley
9. Martine
10. O'Shucks Bar & Grill
11. Rib and Chop House
12. Tin Angel Cafe
13. Michelangelos on Main
14. Dave & Busters
15. Pretty Bird
16. Maize
17. Sweet Rolled Tacos
18. HallPass
19. Tucanos
20. Mr Shabu
21. Bout Time Pub & Grub
22. FreshFin Poke
23. Blue Iguana
24. Eva's Bakery
25. Benihana
26. Boomerangs Down Under
27. Siegfrieds Delicatessen
28. Bourbon House
29. Taqueria 27
30. Cancun Cafe
31. Johnnys on Second
32. Nacho Daddy
33. J Wongs Asian Bistro
34. Lake Effect
35. Hong Kong Tea House
36. Este Pizza
37. Chili-Tepin
38. Bambara
39. Spencer's for Steaks & Chops
40. Poplar Street Pub
41. BOLTCUTTER
42. Pulp Lifestyle Kitchen
43. Red Rock Brewing Company
44. From Scratch
45. Settebello
46. Pleiku
47. Zest Kitchen & Bar
48. Bruges Waffles and Frites
49. Ruth's Chris Steak House
50. Copper Common
51. Itto Sushi
52. Copper Onion
53. Buca Di Beppo
54. P. F. Chang's China Bistro
55. Christopher's Prime Tavern & Grill
56. Cucina Toscana
57. Monarca
58. Ginger Street
59. Robin's Nest
60. Valters Osteria
61. Squatters Pub Brewery
62. Eva
63. Ramen Bar
64. White Horse
65. Gracies
66. Pago
67. Whiskey Street
68. Market Street Grill
69. Melting Pot
70. Takashi
71. Arempas
72. Himalayan Kitchen

HOTELS

1. Hyatt Place
2. Salt Lake Plaza Hotel
3. Radison Hotel
4. Marriott
5. Courtyard by Marriott
6. Element by Westin
7. Hyatt House
8. Hyatt Regency
9. Hotel Monaco
10. AC Hotel by Marriott
11. TownePlace Suites
12. Holiday Inn Express
13. Marriott
14. Hilton Garden Inn
15. Homewood Suites
16. Residence Inn
17. Fairfield Inn & Suites by Marriott
18. Hampton Inn
19. Sheraton
20. Little America Hotel
21. Metropolitan Inn
22. Grand America Hotel
23. Hilton Garden Inn
24. DoubleTree Inn & Suites by Hilton

Albion	Forever21	Piper & Scoot
ALDO	FORM Spa	Restoration Hardware
Allen Edwards	Free People	Sephora
American Eagle Outfitters	Freebird	Stance
Anthropologie	Gap	The Gym at City Creek
Apple	Gem Studio	The Red Balloon Toy Store
Athleta	H&M	Tiffany & Co.
Banana Republic	J.Crew	Tricked Out Accessories
Bennion Jewelers	Journeys	TUMI
Bohme	Kendra Scott	Utah Sports Hall of Fame Museum
Bonobos	LensCrafters	UWM Barber Shop
Hugo Boss	L'occitane	VRx Pharmacy
Bronxton	Louis Vuitton	Vans



UTAH Accolades



Growth Rate
6.2%
2025-2030

#2 for best state economy

W WalletHub (June 2024)

Best-Performing Cities:
(Focus on Sustainable Growth & Resilience)

#4 Tier 1 Large Cities
Salt Lake City, Utah

#5 Tier 1 Large Cities
Provo, Utah

#4 Tier 1 Small Cities
St. George, Utah

(February 2024)

#9 in Venture Capital

U.S. News (July 2024)

Utah's land is geographically diverse, encompassing the convergence of three distinct geological regions; the Rocky Mountains, the Great Basin & the Colorado Plateau.



Population
3.5M



Workforce
1.4M



Median Age
32.5



Unemployment Rate
3.2%
(June 2025)

#1

Utah is a national leader in high job growth, low unemployment, low cost of doing business, & talented labor.

Utah Ranks **#1**

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility



Rankings

Best Economic Outlook for the 17th year in a row
 (April 2024)

Best State to Start a Business
W WalletHub (January 2024)

Best State & Best Economy
U.S. News (April 2023)

Most Affordable State

(March 2024)

Best State for the Middle Class

(April 2024)

Highest Employment Rate

(97.7%)

(September 2024)

Utah's Mighty **5** National Parks



Arches



Canyonlands



Capitol Reef



Bryce Canyon



Zion

Attract more than **11M** visitors per year



343 West



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