

**RESIDENTIAL UNITS NOW BEING LEASED!**



## ONE BURTON RESTAURANT SPACE

1 West Burton, Salt Lake City, UT 84115

### PROPERTY DESCRIPTION:

- Grease Trap for the North and South Corner Spaces
- Amazing Access to all Major Freeway Systems
- Heart of Up-and-Coming Downtown South Salt Lake w/ Easy Access to I-80
- Thousands of Rental Units to be Delivered within Walking Distance
- Covered Parking, Supplemented by Convenient Street Parking
- Great Visibility on the Hard Corner of Main Street
- Approximately 19' Ceiling Height
- Exterior Seating at No Additional Rent Cost
- Premium Exterior Design Including Brick Exterior Finish, Aluminum Storefront and Custom Awnings

### LEASE RATE:

**\$24.00 - 30.00 SF/YR (NNN)**

### PROPERTY DETAILS:

**SUITE 1: 3,660 SF**

**CHRISTIAN PRISKOS, CCIM**

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## AVAILABLE SPACES

UNIT	SIZE	LEASE RATE
Suite 1	3,660 SF	\$24 - \$30 / SF / NNN
Suite 2		LEASED - Salt Lake Curl Co.
Suite 3		LEASED - Braza Express

## PROPERTY DESCRIPTION

Last corner unit on the ground floor of One Burton is available for lease, offering a rare opportunity to join a brand-new mixed-use community in South Salt Lake. With the residential portion of the project now open and actively leasing, the building is already bringing in foot traffic from new residents. Each of the available retail suites, Suite 1 and Suite 3, are equipped with its own dedicated grease trap and kitchen venting, making them ideal for restaurant or food-and-beverage users. Suite 1 also offers flexible demising options and may be subdivided to accommodate smaller tenant needs. Each unit comes with its own private patio space at no additional cost, creating an inviting environment for outdoor dining or activation. Tenants also benefit from free on-site parking, including both covered and street-level options. Ownership is prepared to offer significant tenant improvement allowances (TIA) to well-qualified tenants and is actively seeking operators who align with the long-term vision and community feel of the One Burton Development. One Burton is already home to **Salt Lake Curl Co.**, a locally beloved and fast-growing hair salon. Their presence (more @ saltcitycurlco.com) brings an authentic, lifestyle-driven energy to the project - highlighting Ownership's commitment to curating a thoughtful and complementary mix of tenants.



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Conceptual Drawing



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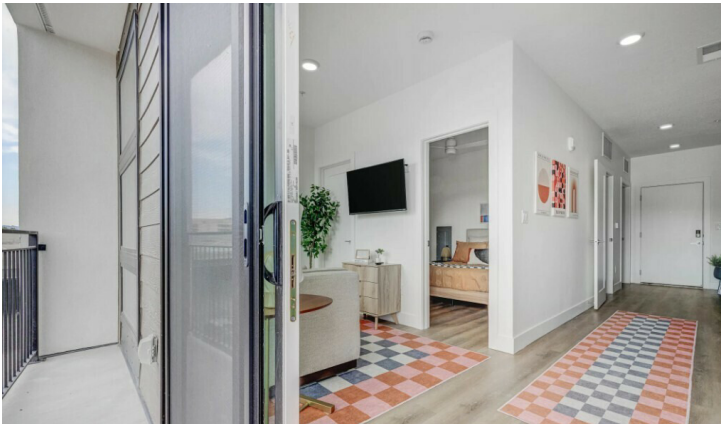




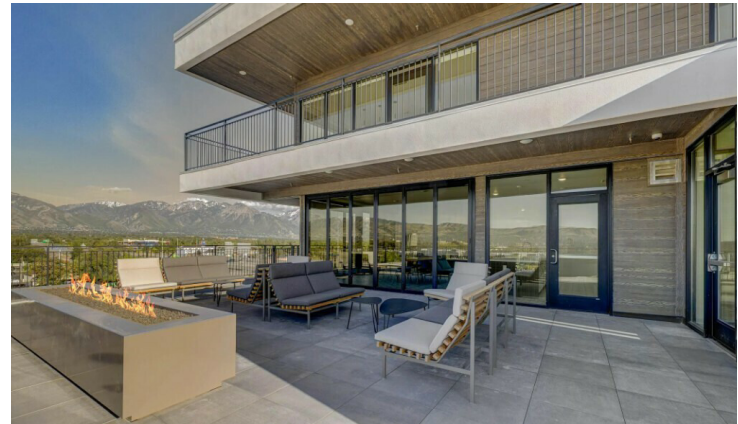
Residential Living Space



Residential Dining



Residential Deck



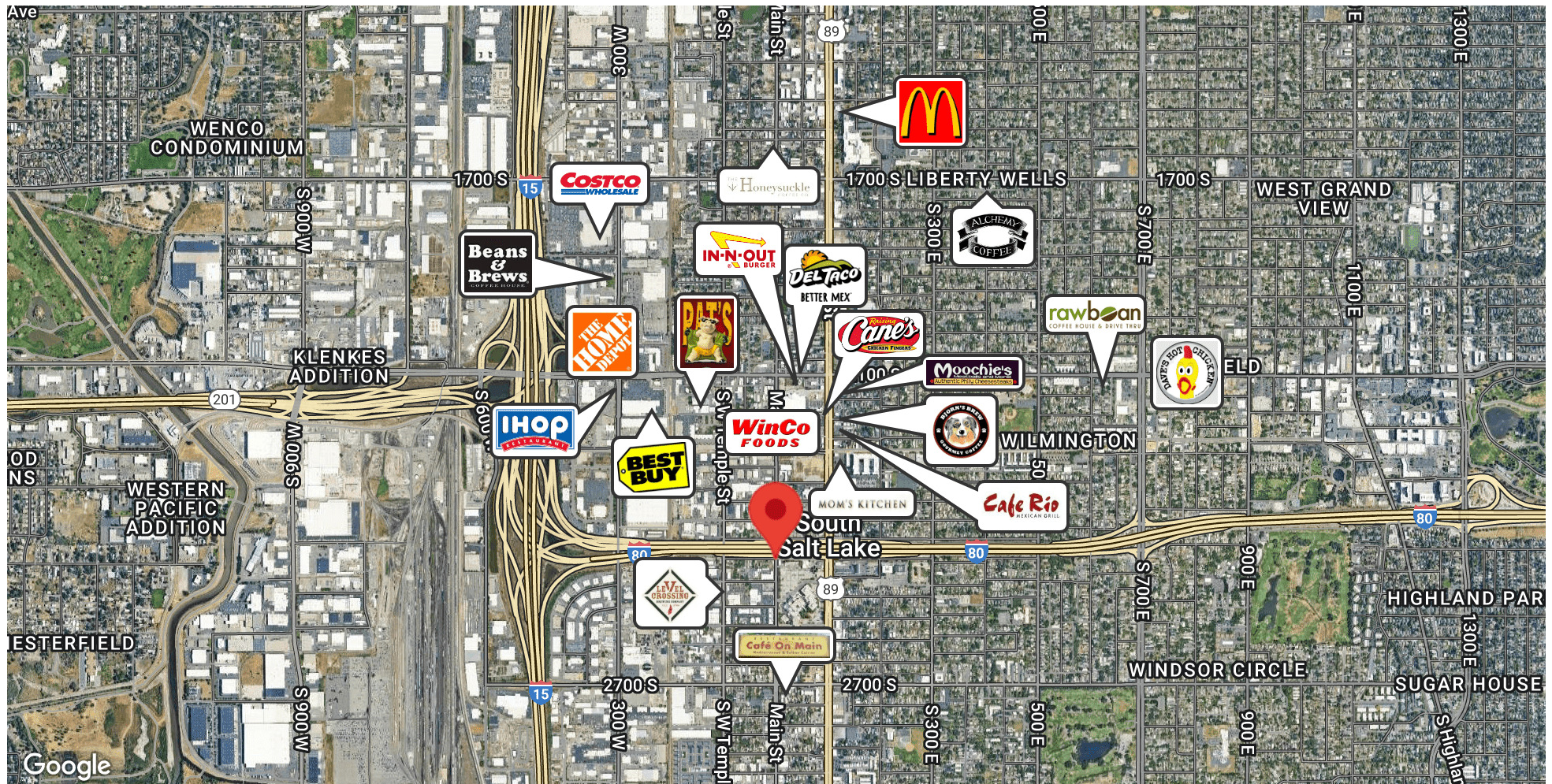
Residential Outdoor Space

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