

FOR LEASE

INTRODUCING SUGAR SPACE: THE PERFECT HOSPITALITY VENUE



PROPERTY SUMMARY

Address: 132 South 800 West | SLC, UT 84104

Lease Price: \$22 SF NNN

Available Space: 8,000 SF

Discover Sugar Space—the perfect location for your hospitality business. This versatile property is ideal for a restaurant, bar, studio, or event venue, positioned between two major Salt Lake City redevelopment projects. With easy access to 200 S, the new Folsom Trail, FrontRunner, and TRAX lines, plus proximity to Salt Lake City International Airport, it offers unparalleled convenience and connectivity.



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UNMATCHED LOCATION AND GROWTH POTENTIAL

Sugar Space is located at the heart of two transformative redevelopment projects:

- To the west, the Fairpark District features plans for over 5,000 multi-family residential units, substantial retail development, and a new MLB baseball stadium.
- To the east, the Smith Entertainment Group is redeveloping the Delta Center and surrounding areas into a vibrant hub of activity.

These developments represent an investment of over \$4 billion in the area, creating unprecedented opportunities for hospitality ventures. Additionally, Sugar Space is less than a mile from key 2034 Olympic venues and the scenic Jordan River Parkway, further enhancing its appeal to a diverse audience.



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VERSATILE AND WELL-EQUIPPED FACILITIES

The property includes nearly 8,000 square feet in the main and north buildings, featuring a fully operational kitchen and café; flexible spaces ideal for a variety of events, including live music venues with both internal and external stages; and ample on-site parking accessible from both 800 W and Jeremy Street. The site can be customized to suit your specific business needs, whether you envision a bustling restaurant, an upscale bar, or a vibrant entertainment venue.

KEY HIGHLIGHTS

- Situated between the Power District, Fairpark, and Smith Entertainment Group redevelopment zones.
- Over \$4 billion in redevelopment investments planned for the surrounding area.
- Proximity to public transportation, the Jordan River Parkway, and future Olympic venues.
- Minutes from Salt Lake City International Airport, offering unparalleled convenience for visitors and events.

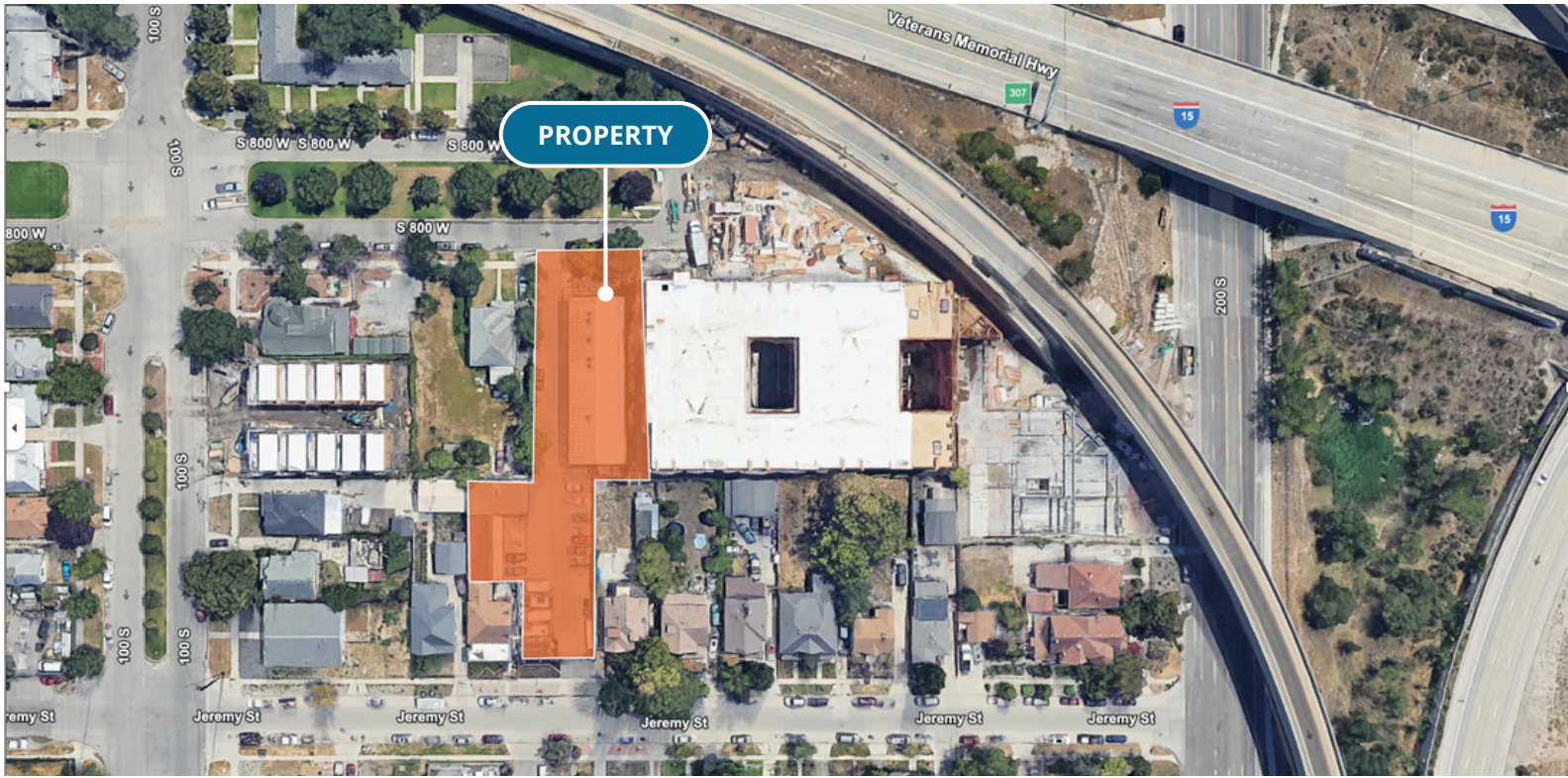
UNIQUE OPPORTUNITY

Position your hospitality business at the forefront of Salt Lake City's dynamic growth. Sugar Space offers the perfect blend of location, amenities, and potential for customization, ensuring your business thrives in this evolving market.



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