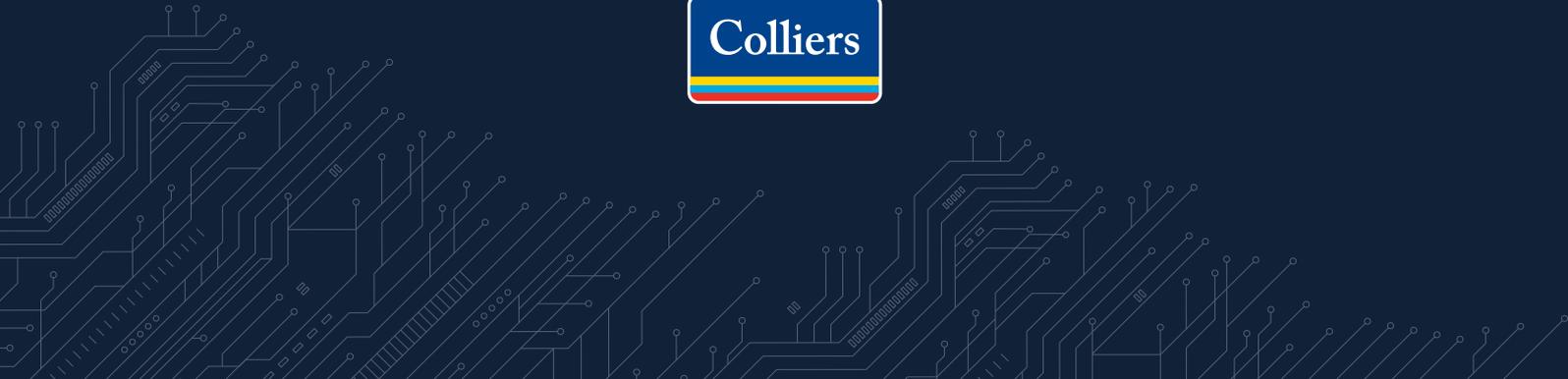


FOR SALE



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.

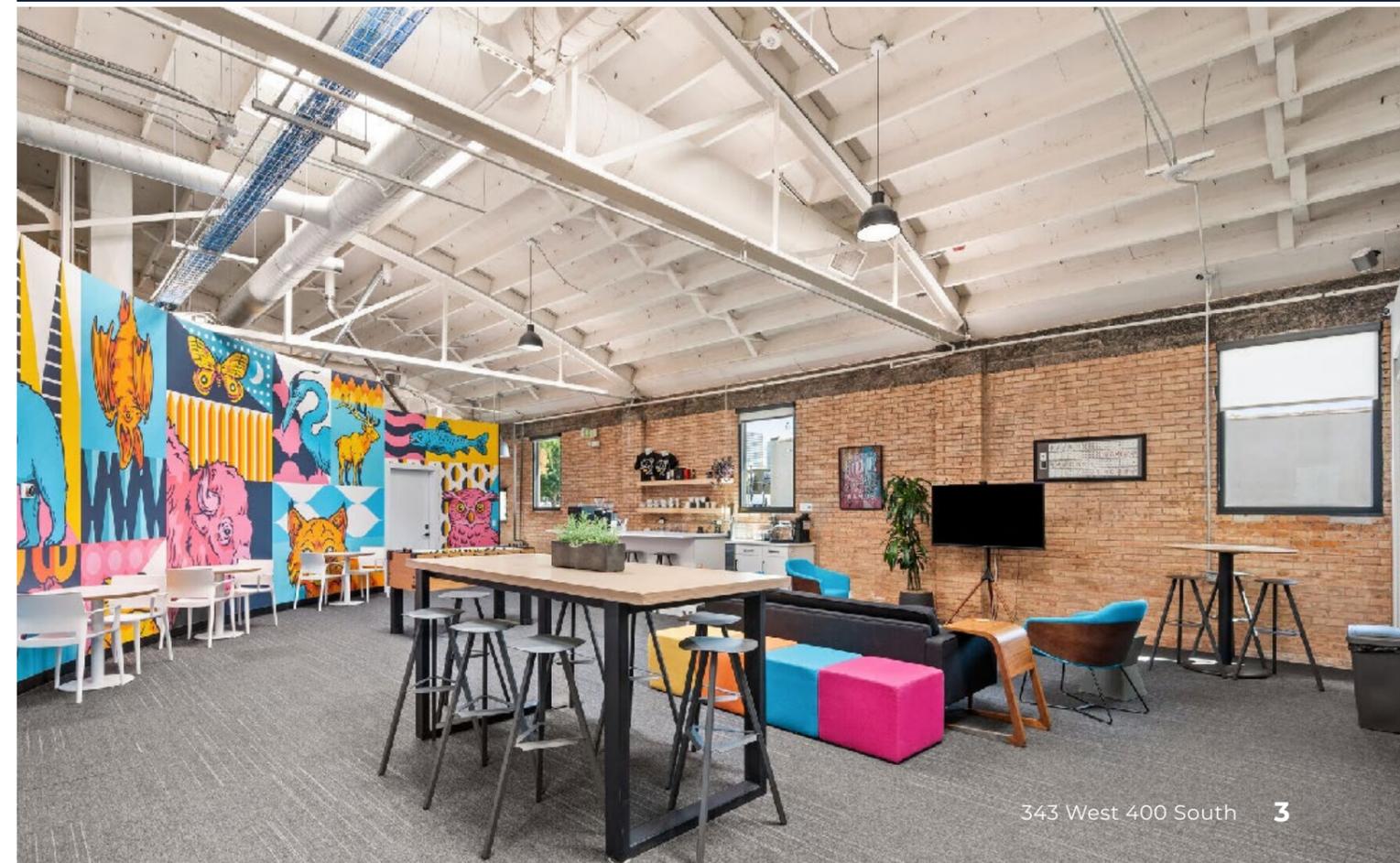
This thoughtfully upgraded asset offers a unique alternative to new construction, delivering move-in quality and long-term stability in one of Salt Lake City's most dynamic commercial districts.

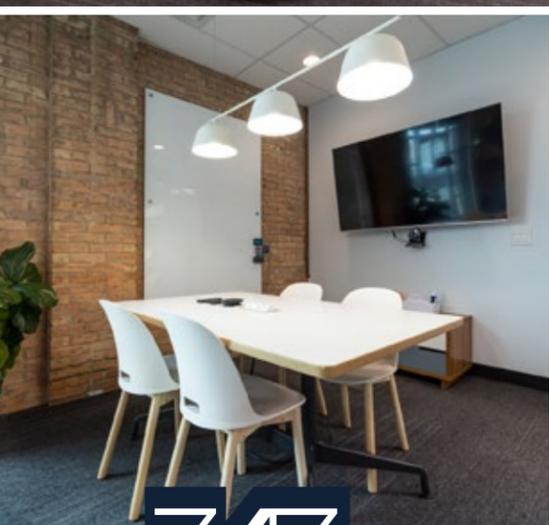
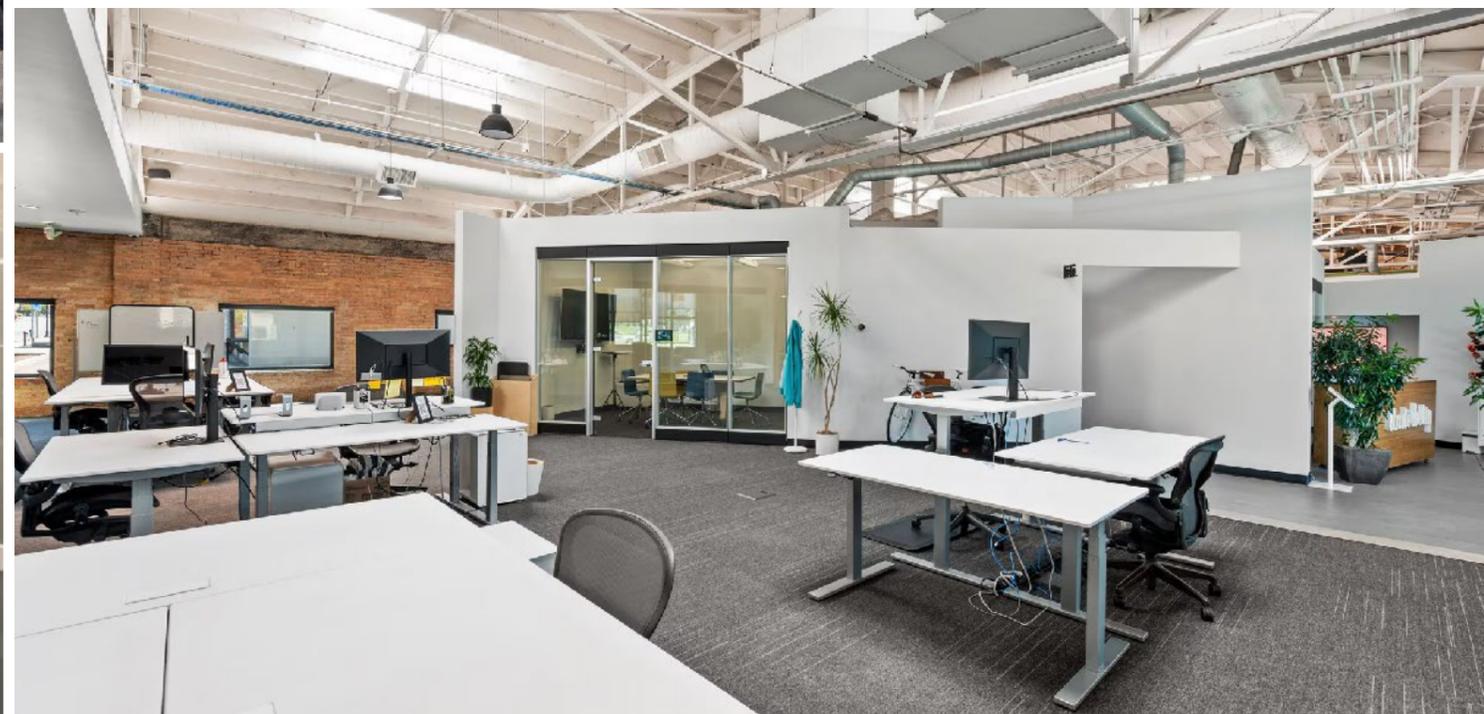
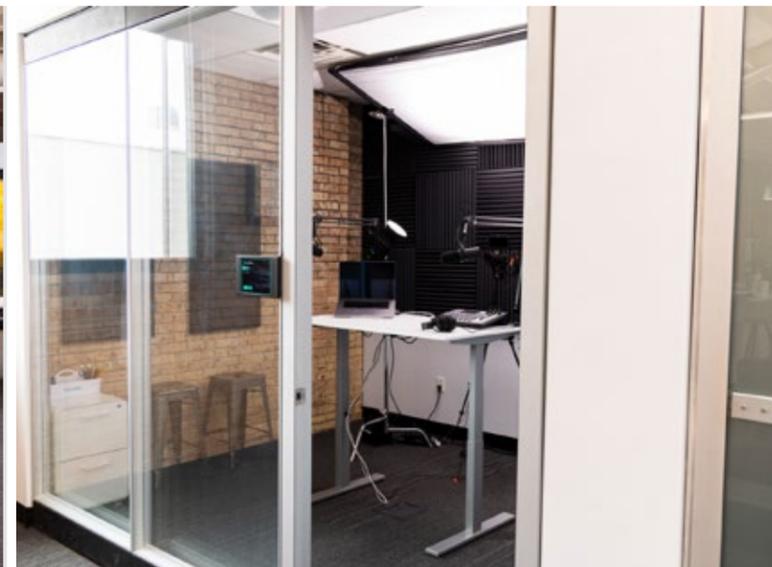
PROPERTY HIGHLIGHTS

- 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: \$3,950,000 (\$379.81 Per Sq. Ft.)







West Temple

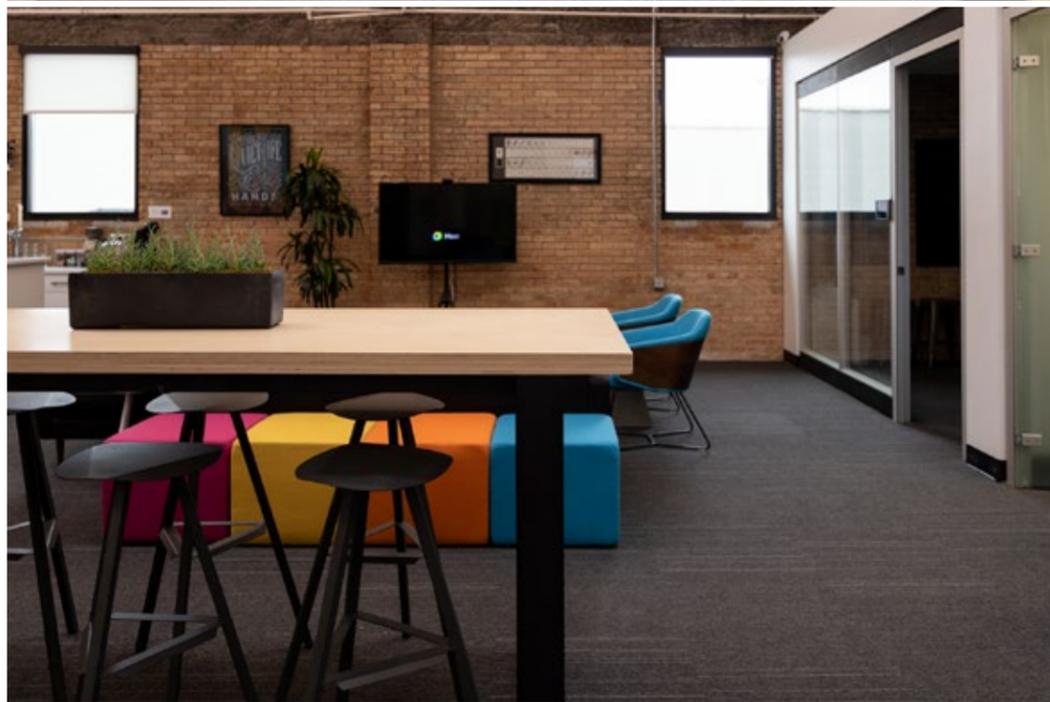
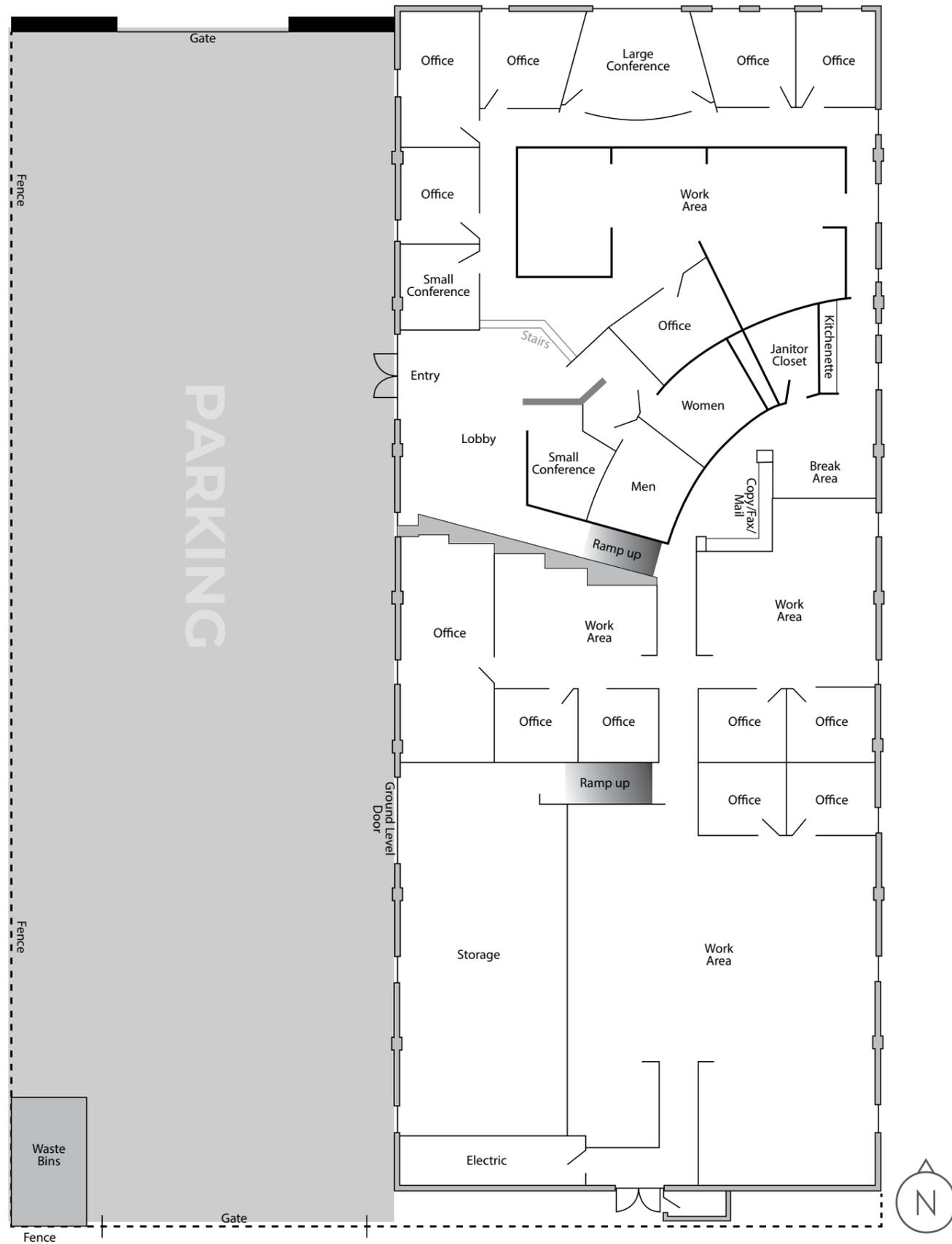
500 South

300 West

400 South



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.

nexusitc.net

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



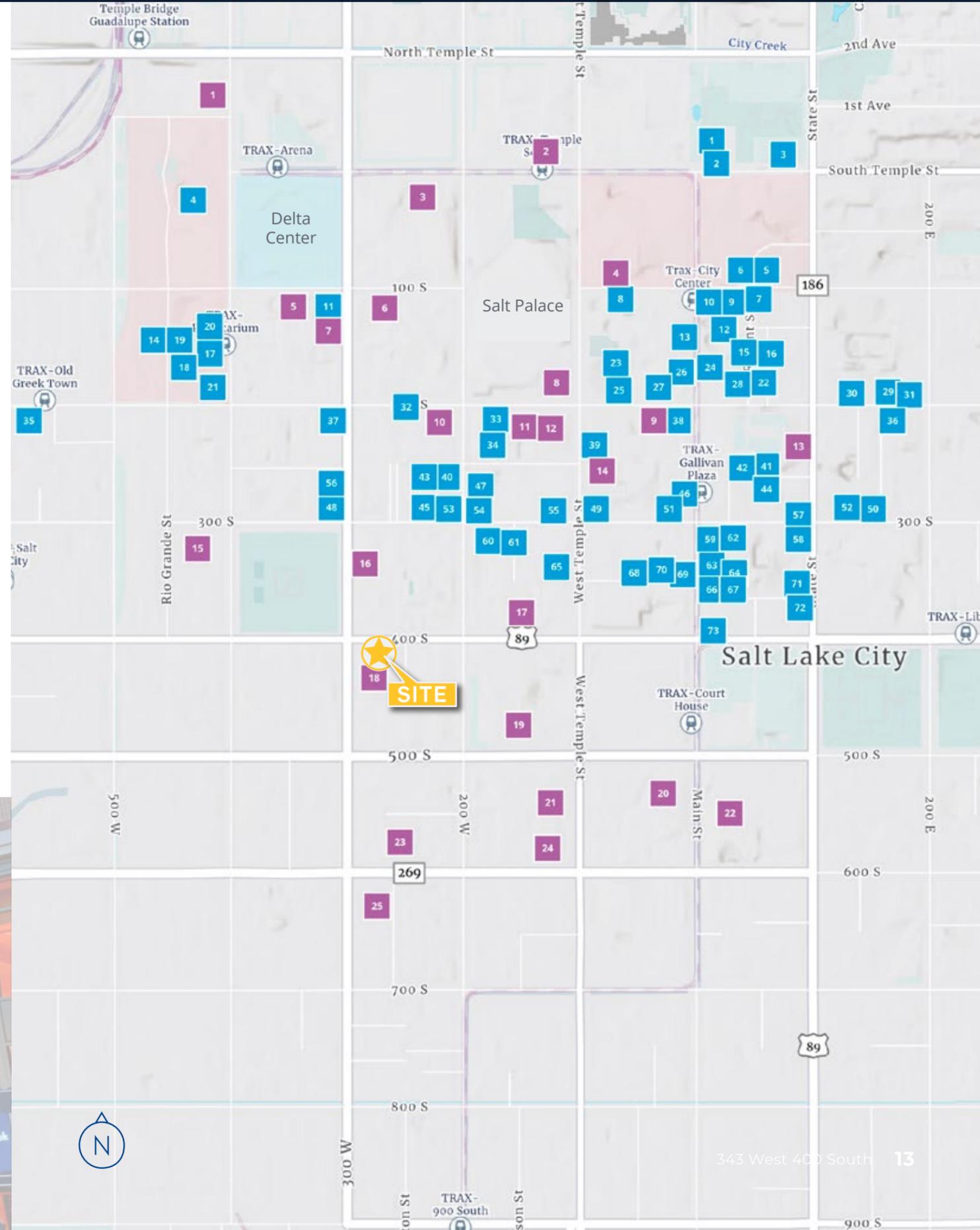
AREA AMENITIES

RESTAURANTS

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

HOTELS

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



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

Utah Ranks #1

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

#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 20 24)

#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 Rankings

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



Best Economic Outlook for the 17th year in a row

RICH STATES POOR STATES (April 2024)

Best State to Start a Business

W **WalletHub** (January 2024)

Best State & Best Economy

U.S. News (April 2023)

Most Affordable State

USA TODAY (March 2024)

Best State for the Middle Class

smartasset (April 2024)

Highest Employment Rate (97.7%)

WORLD POPULATION REVIEW (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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