



Own instead of lease
for a comparable rate of \$28/SF FS



Price Reduced

Office for Sale

Asking Price:
\$3,100,000

10,328 SF

546 S 200 W

Salt Lake City, UT 84101

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

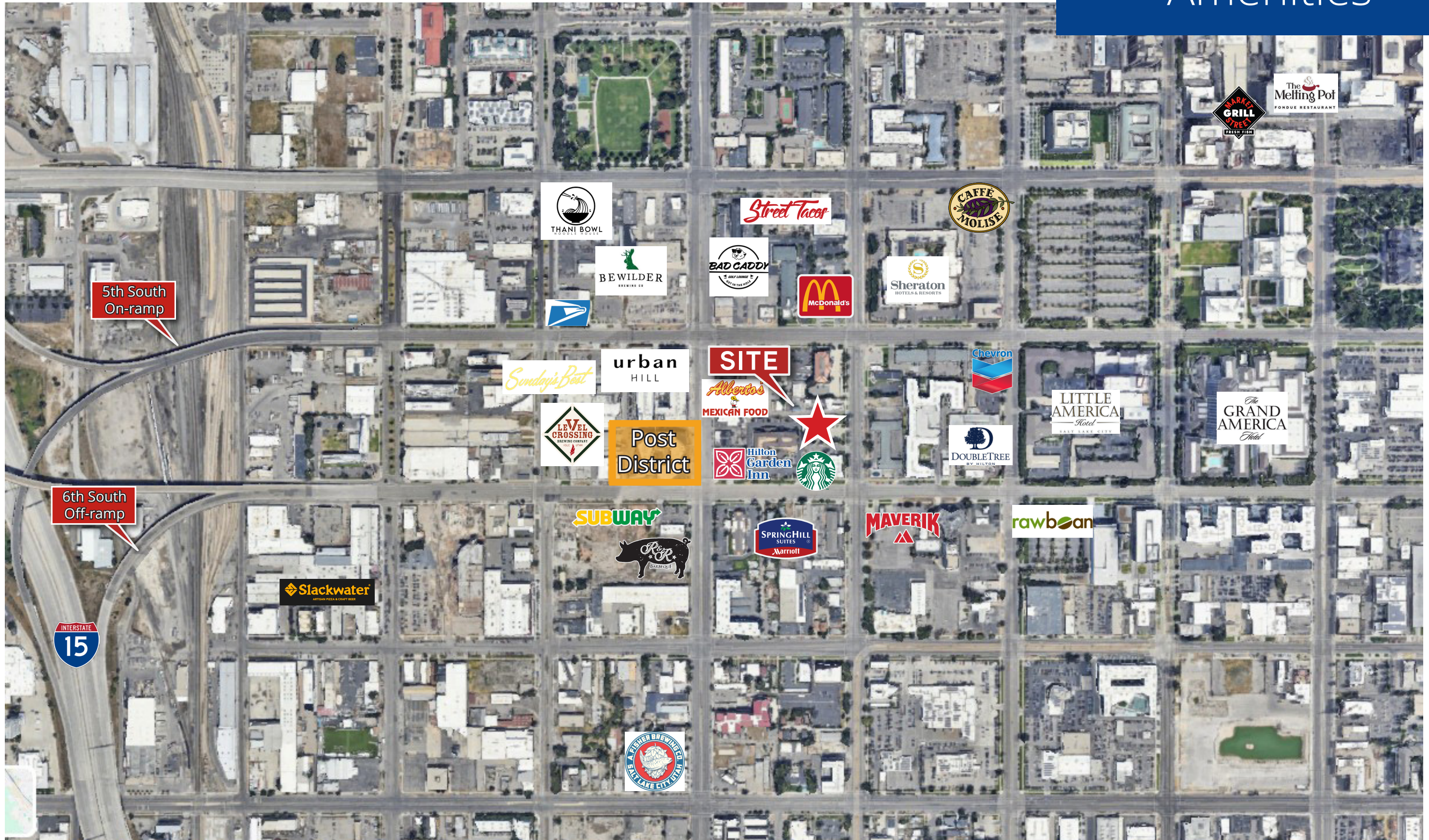
- Flexible 6,792 SF and 3,382 SF for multi-tenant, growth and expansion options
- Immediate freeway accessibility provides access to the Salt Lake valley
- Live-work-play environment
- Move in ready, creative, & above standard building improvements
- Private outdoor patio & professionally landscaped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

Contact:

Tyler Broussard, PhD
Associate
+1 337 304 3984
tyler.broussard@colliers.com

Vic Galanis, SIOB
Executive Vice President
+1 801 441 5923
vic.galanis@colliers.com

Amenities



Property Information

Building Size - 10,328 RSF

First Floor - 8,575 SF

Second Floor - 1,753 SF

Site Size - 0.52 Acres

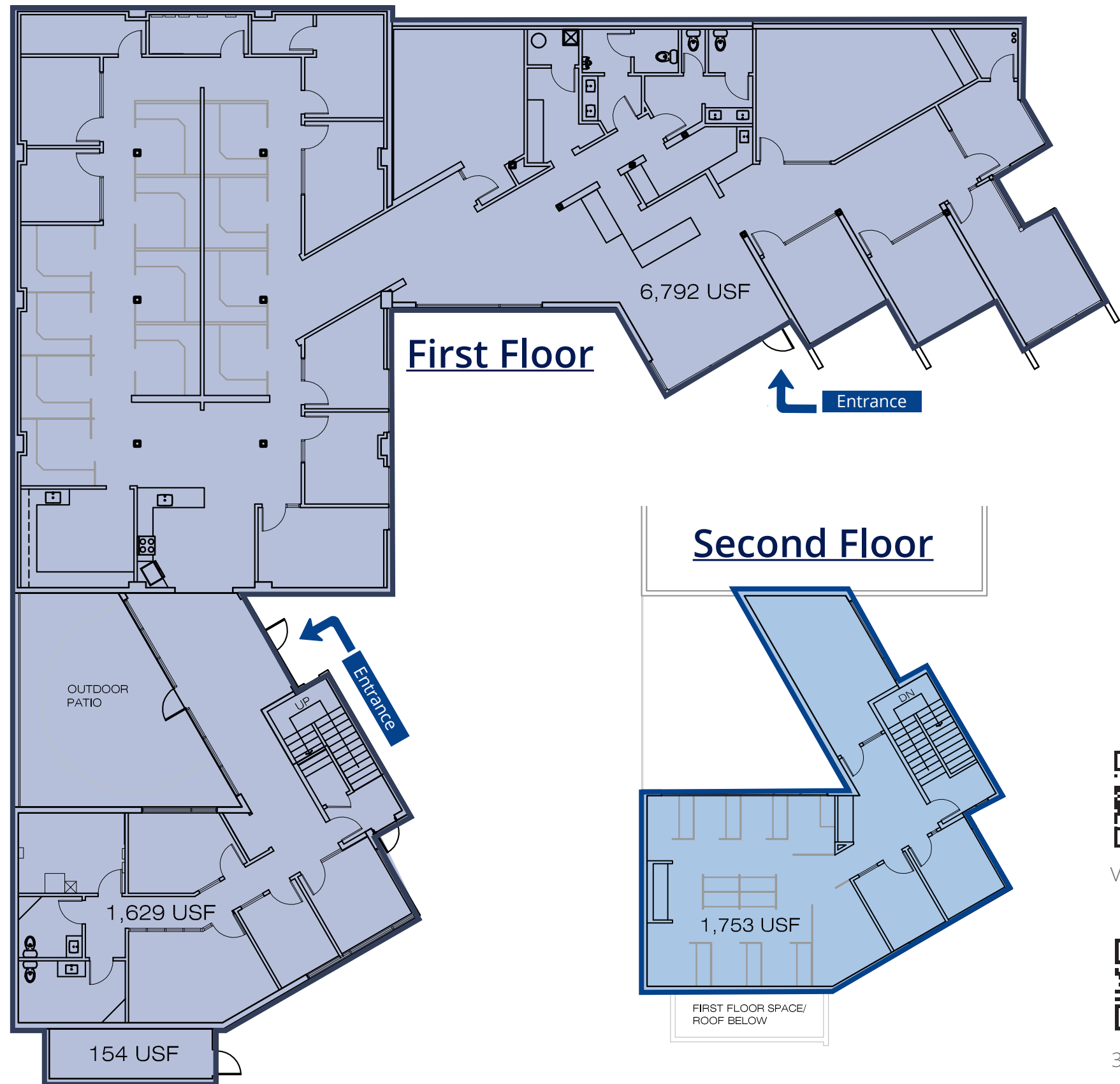
Zoning - D-2 with future development opportunity

Secure outdoor storage

Easily Demisable for Multiple Tenants

546 S 200 W | For Sale

Floor Plans & Information



Drive Times

INTERSTATE 15
3 Minutes to I-15 City

INTERSTATE 80
3 Minutes to I-80 West
10 Minutes to I-80 East

7 Minutes to the Airport,



Virtual Tour



360* Aerial Tour





Colliers
6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

Tyler Broussard, PhD
Associate
+1 337 304 3984
tyler.broussard@colliers.com

Vic Galanis, sior
Executive Vice President
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vic.galanis@colliers.com

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