

FOR LEASE · OFFICE / EVENT SPACE · SUGAR HOUSE, SALT LAKE CITY

IN THE CENTER OF IT ALL

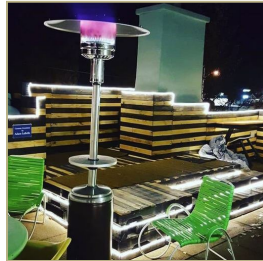
Iconic Architecture | Event-Ready Rooftop | Suites from 600 SF

2834 Highland Dr, Salt Lake City, UT 84106

LEASE RATE	UNIT SIZES	YEAR BUILT	ALSO FOR SALE
\$25–\$35 / SF	600 – 2,585 SF	1937	\$967,000



Art Deco Entrance & Monument Sign



Rooftop Deck — Event Ready



Flexible Interior — Gallery / Studio

This landmark Sugar House property is one of the coolest commercial buildings in Salt Lake City — a one-of-a-kind Art Deco / Streamline Moderne landmark with character that can't be replicated in new construction — and it's now available **for lease**. With 20,000+ vehicles passing daily and a prominent electronic monument sign, tenants get some of the highest traffic exposure available anywhere in the city at this rate — few spaces on the market offer this much visibility per dollar.

Beautifully preserved and full of original detail — porthole windows, curved lines, and a genuinely distinctive façade — this property stands as one of Utah's most architecturally unique commercial assets. Put your business inside a true landmark: unmistakable curb appeal, built-in brand identity, and signage presence that ordinary office space simply can't match.

Three flexible lease options ranging from 600 to 2,585 SF. The building features four separate entrances and three versatile floors, so tenants can lease a single suite, a full floor, or the entire building — with lease rates between **\$25 and \$35 per square foot**. The 350-square-foot rooftop deck with panoramic views and built-in stage adds a rare lifestyle and marketing amenity, perfect for client functions, private events, brand activations, or boutique rooftop gatherings.

The layout and visibility make the space exceptionally well-suited for salon or spa concepts, medical or wellness offices, boutique professional suites, gallery or creative space, and multi-unit office configurations. The property also remains available for purchase at \$967,000 — inquire for details.

KEY HIGHLIGHTS

- For lease: three unit options ranging from **600 to 2,585 SF**
- Lease rates of **\$25–\$35/SF** — exceptional value for this visibility, signage, and one-of-a-kind character
- Among the highest traffic counts in Salt Lake City — 20,000+ vehicles/day on Highland Drive
- Iconic Art Deco landmark with electronic monument signage and unmatched curb appeal
- Four separate entrances — single-suite, full-floor, or whole-building occupancy
- Event-capable rooftop patio with stage and panoramic views
- Ample on-site parking (12 spaces) · Also available for sale at \$967,000

Matt Stout | Stout Investments

801-403-1792 · Offered with 3% BAC · For Lease \$25–\$35/SF · For Sale \$967,000



Scan for full listing

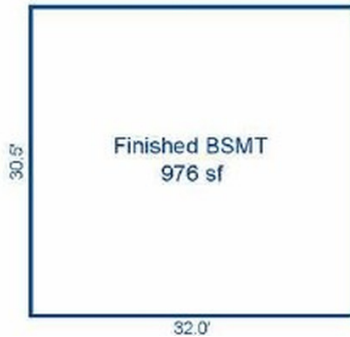
THREE FLEXIBLE WAYS TO LEASE

2834 Highland Dr, Salt Lake City, UT 84106

Lease rate: \$35/SF
Must be leased in combination
with First Floor or Basement



Lease rate: \$30/SF
Must be leased in
combination with either
Basement or Second Floor



Lease rate: \$25/SF based on
600 SF of finished space
May be leased separately
from the other floors

SPACE	RATE	TERMS
Second Floor — 437 SF	\$35/SF	Lease with First Floor or Basement
First Floor — 1,171.9 SF	\$30/SF	Lease with Basement or Second Floor
Finished Basement	\$25/SF	Based on 600 SF finished · May be leased separately