



**40 EAST**  
at CITY CREEK

**Jordan Johnson**  
801.321.8711  
[Jordan.Johnson@propertyreserve.org](mailto:Jordan.Johnson@propertyreserve.org)



### **Address**

40 East 100 South Street, Salt Lake City, Utah 84111

### **Overview**

Class-A office building  
39,185 RSF  
3 Floors

Located right next to City Creek Center in the heart of downtown Salt Lake City, this contiguous 2-floor space enjoys a prestigious spot directly above Capital Grille, and directly across the street from 111 Main office building and the Eccles Theater

### **Elevate at City Creek**

All City Creek tenants have access to the amenity center, Elevate. Equipped with fitness center, showers, pickle ball, golf simulator, and basketball

### **Parking**

Underground and covered parking available at prevailing market rates

### **Public Transit**

Within easy walking distance to bus stations, TRAX stations, and Front runner stations

### **Lease Rate**

Full-service with base-year stop

### **Improvements**

Generous TI packages available





# COMING SOON AT 40 EAST



**Break Room**

---

**Lobby**

---



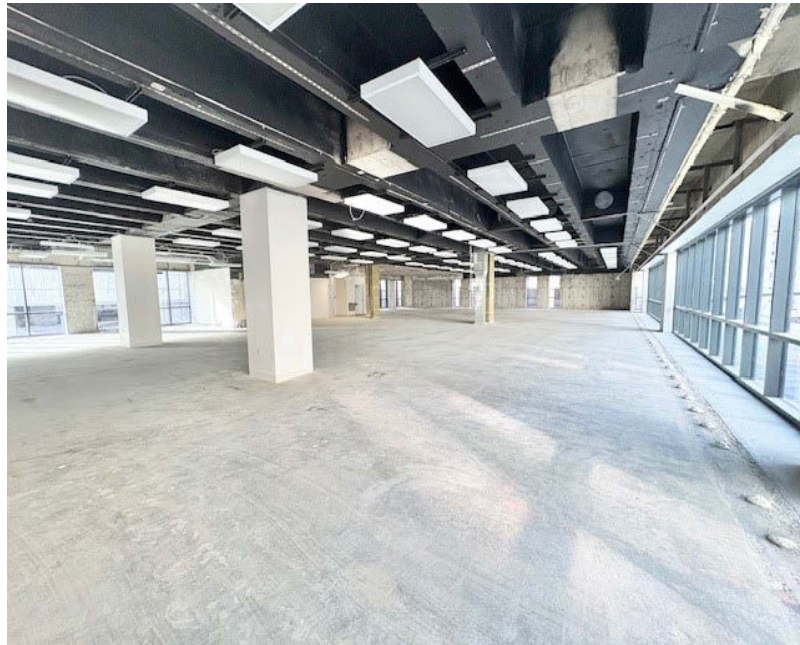
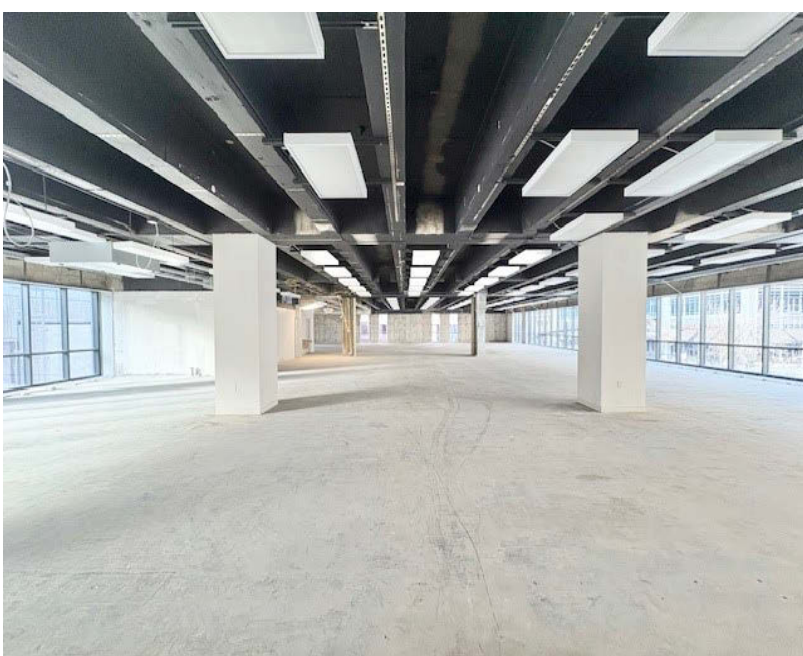
## Suite 200

Rentable Square Feet: 11,431

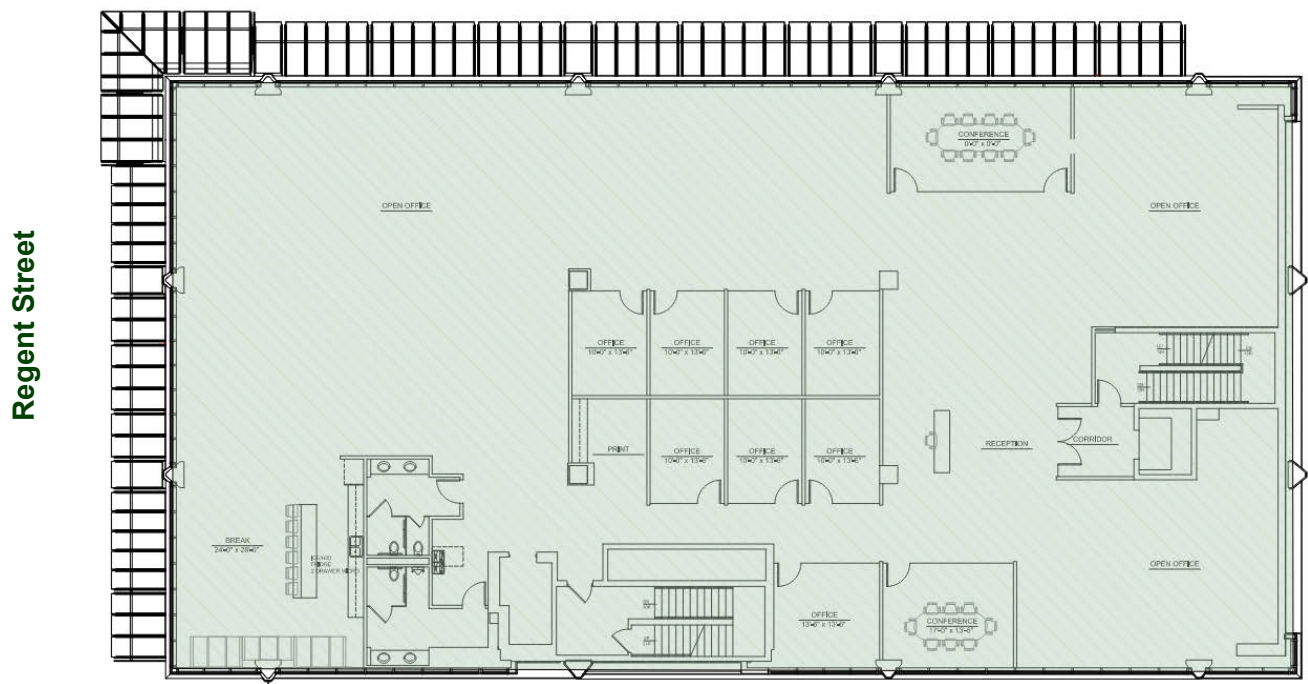
Lease Rates: \$28.00–\$30.00/RSF

Status: Available

Condition: Gray shell ready for immediate build out (conceptual floorplan below)



### 100 South





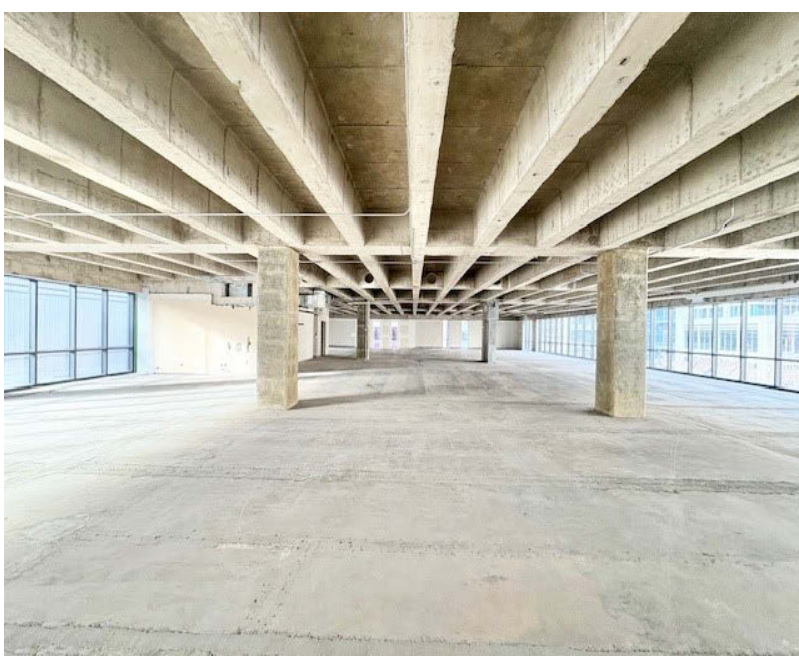
## Suite 300

Rentable Square Feet: 11,431

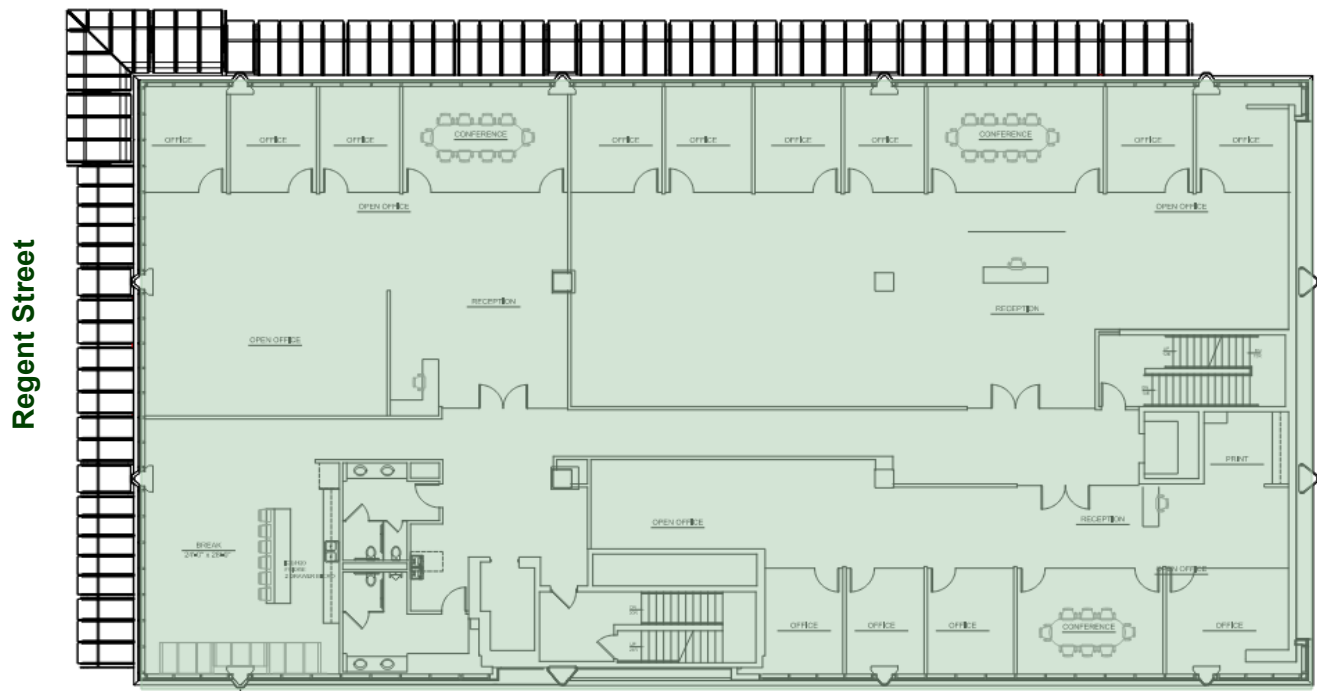
Lease Rates: \$30.00-\$32.00/RSF

Status: Available

Condition: Gray shell ready for immediate build out (conceptual floorplan below)



### 100 South



Jordan Johnson

801.321.8711

Jordan.Johnson@propertyreserve.org

# In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



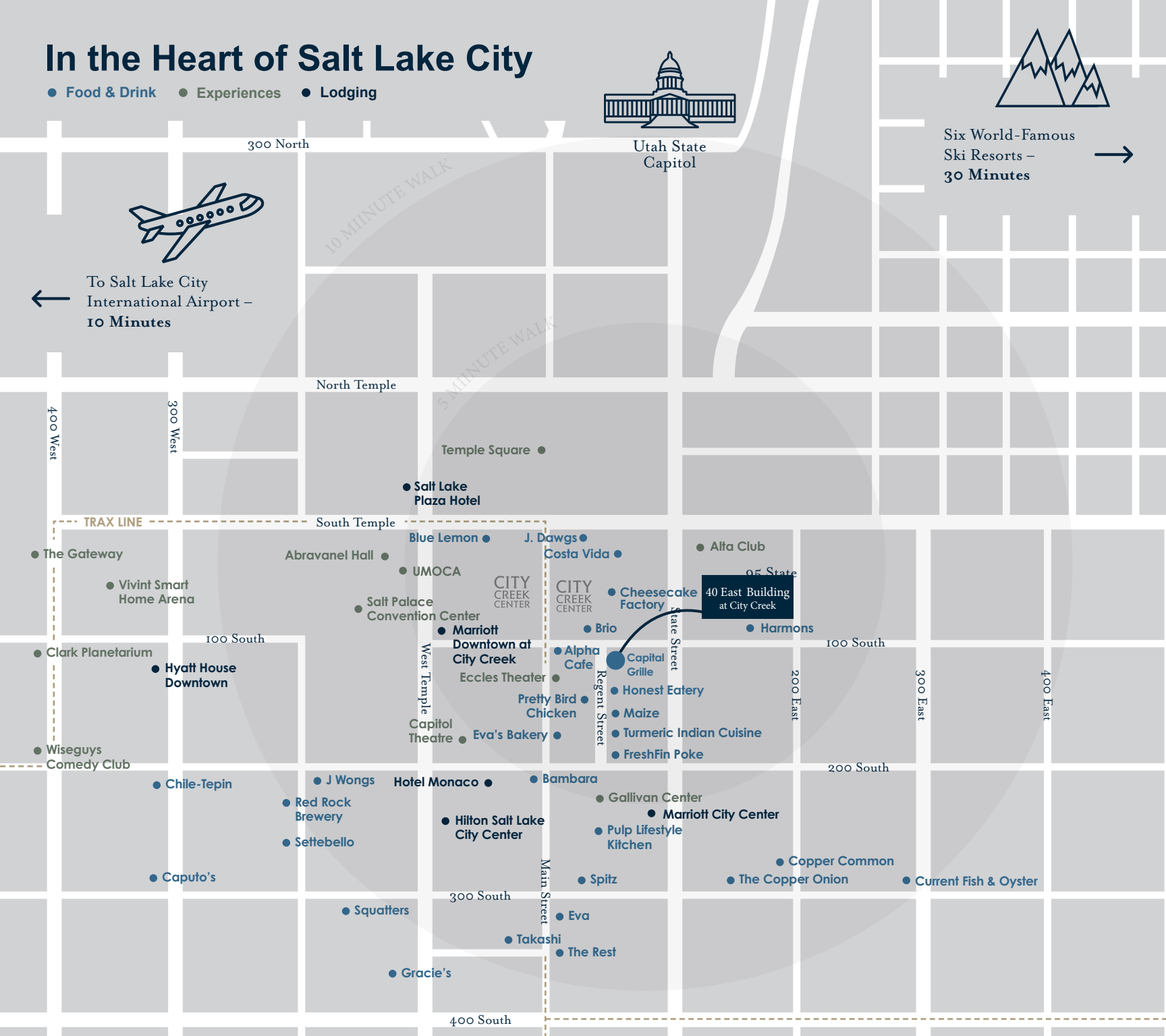
Utah State Capitol



Six World-Famous  
Ski Resorts –  
30 Minutes



To Salt Lake City  
International Airport –  
10 Minutes



## Contact

Jordan Johnson 801.321.8711  
Jordan.Johnson@propertyreserve.org



PROPERTY  
RESERVE