

## GRANARY CREATIVE OFFICE/RETAIL

412 South 700 West, Salt Lake City, UT 84104

### PROPERTY DESCRIPTION:

- Located in Highly Coveted Granary District
- Existing Art Gallery
- Outdoor Courtyard
- Creative Modern Space with Exposed Brick & Ductwork Throughout
- Can Cater to a Variety of Tenants Including Office or Light Retail
- Recent Construction
- Includes Office & Storage

### LEASE RATE:

**\$21.00 SF/yr (MG)**

### PROPERTY DETAILS:

**3,900 - 9,100 SF**

**Suite 150: 3,900 SF**

**Suite 210: 5,200 SF**

**CHRIS METOS**

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51 East 400 South Suite 210  
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### PROPERTY DESCRIPTION

Discover the exceptional potential of this unique opportunity in Salt Lake City's highly sought-after Granary District. This versatile space boasts high ceilings, exposed original brick, and cylindrical exposed ductwork, creating a distinctive and inspiring environment. Multiple direct access points make it convenient for both employees and customers, while dedicated office and storage areas provide flexibility to accommodate a variety of business needs—from creative studios and showrooms to professional offices and specialty retail. Historic character meets modern functionality in a space that truly stands out.

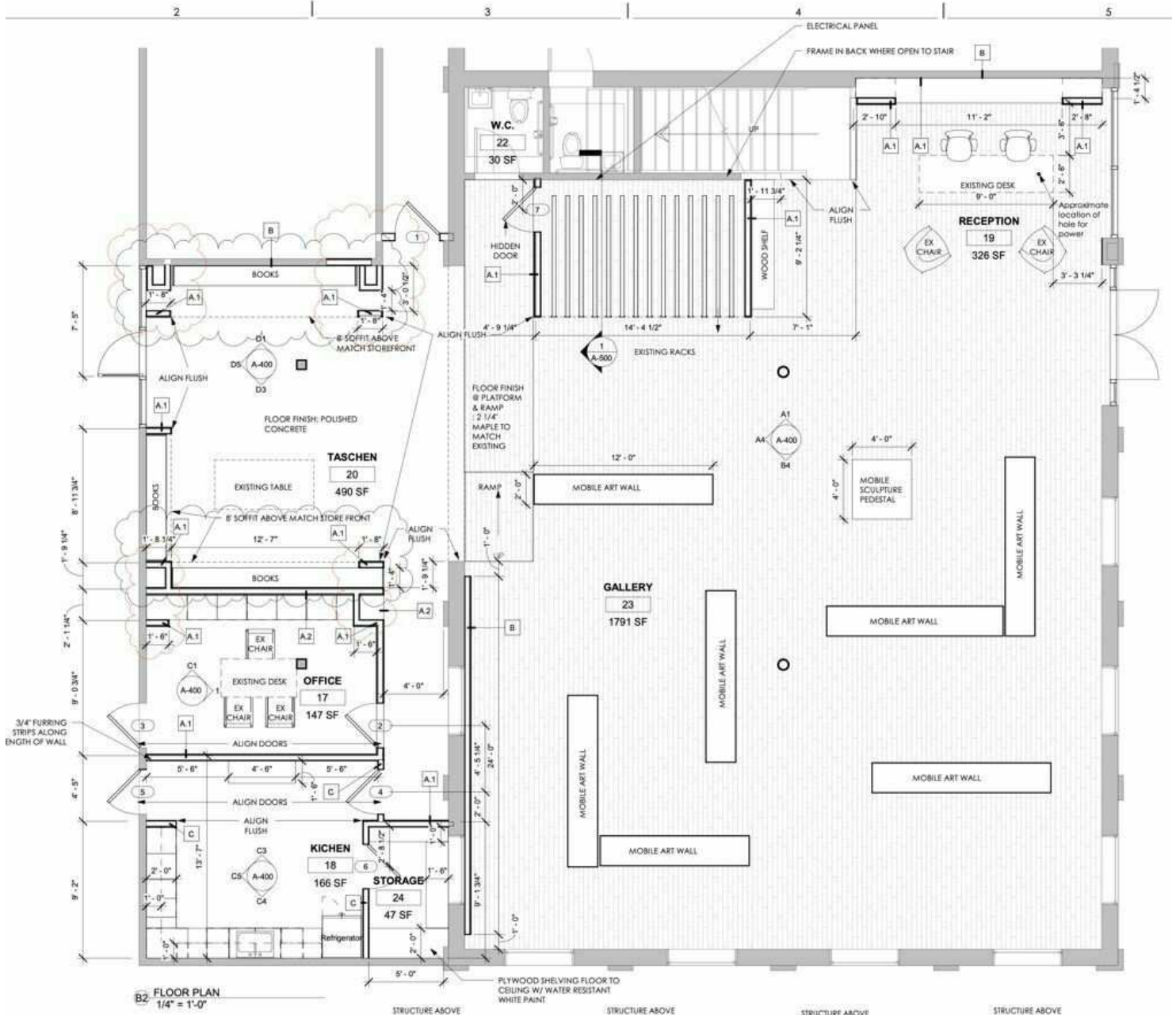
### LOCATION DESCRIPTION

Situated just minutes from downtown and nestled amidst a dynamic mix of cultural, retail, and dining destinations, the location offers a compelling canvas for your retail aspirations.



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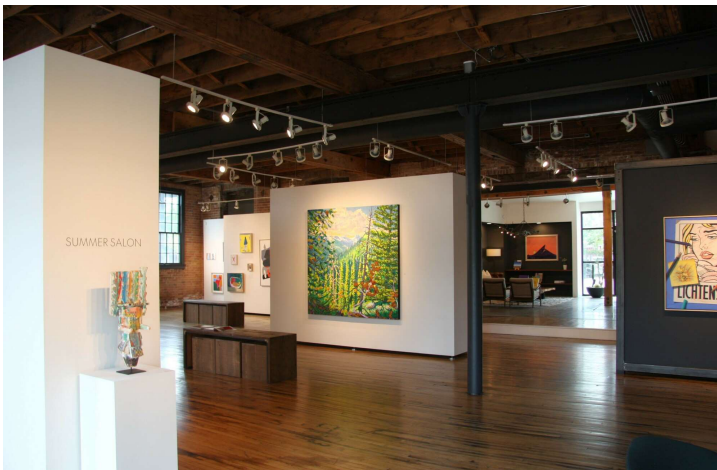
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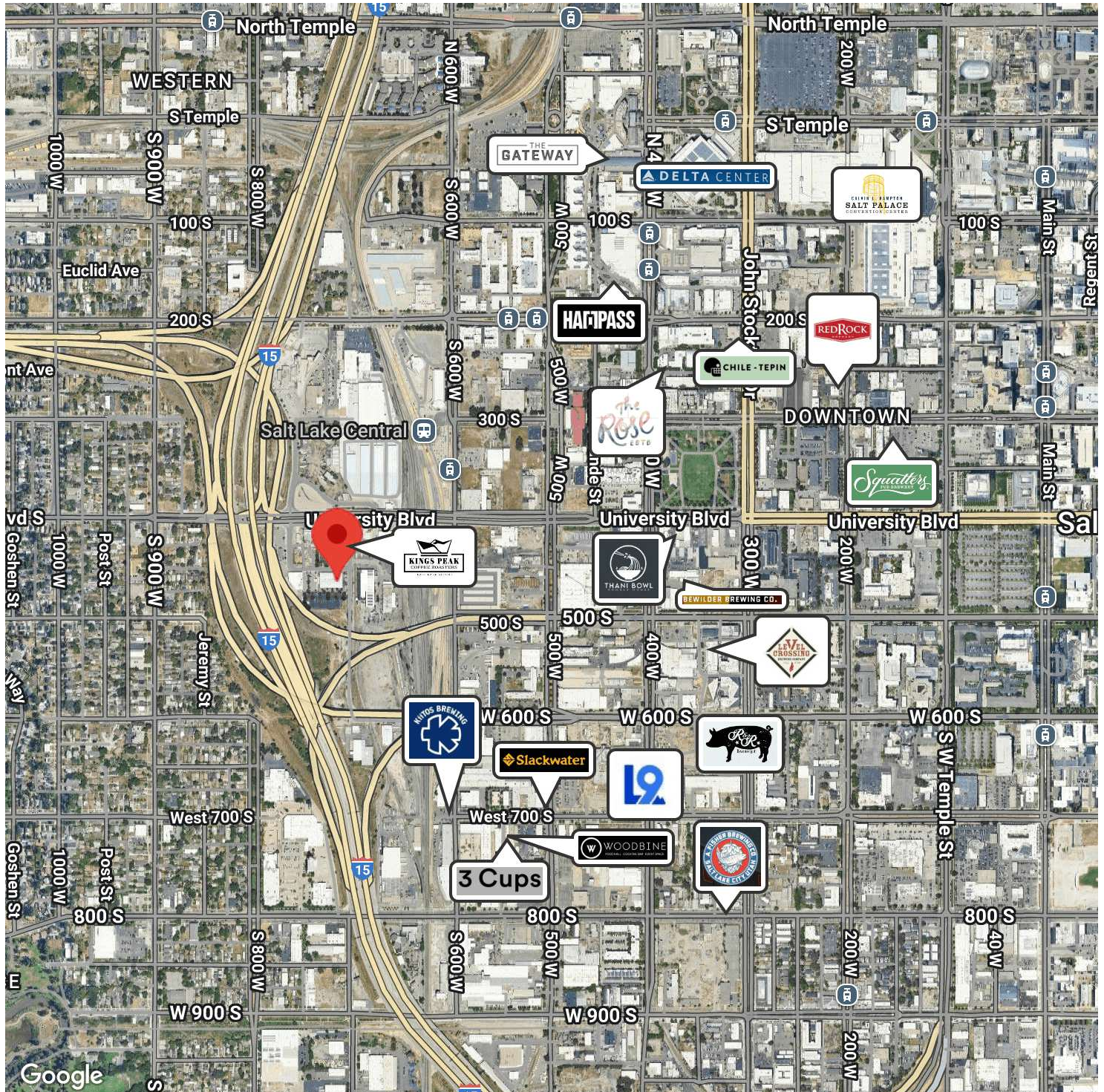
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