

# TROLLEY CORNERS

515 SOUTH 700 EAST, SALT LAKE CITY, UT



OPEN NOW!

**EOSFITNESS**  
BETTER GYM. BETTER PRICE.

UNIQUE RUSTIC STYLE OFFICE SPACE



NEW EV Charging Stations

# TROLLEY CORNERS

TROLLEY CORNERS is a unique, rustic style office space featuring exposed brick and open ceilings. This office and retail building showcases historic elements while being completely upgraded to meet modern needs such as onsite fiber and covered parking.

This property is highly accessible from both I-15 and I-80 and is out of the way from the downtown traffic, creating a more comfortable commute. Trolley Corners is also within walking distance to the UTA TRAX Trolley Station Light Rail Station that connects it to Downtown Salt Lake City, Daybreak, Jordan Valley, Bingham Junction, Millcreek, the University of Utah, and more.

Trolley Corners provides tenants many options including ready for occupancy suites and shell space ready for tenant improvements, ensuring a perfect fit!

## PROPERTY HIGHLIGHTS



EOS Fitness Open Now!  
- 27,674 SF of space



Rate: \$22-\$24/SF, Full Service



590-8,014 RSF of Contiguous Space Available



Move-in ready spaces



Unique, creative rustic style with exposed brick and open ceilings



- Onsite Covered Parking  
- EV Charging Station with 2 Ports



Onsite Fiber



Major Renovations Underway:  
- New roof and HVAC units  
- New elevator system and parking structure upgrades

## NEW TENANT SPOTLIGHT: EOS FITNESS



EōS Fitness, a leader in the fitness industry with its High Value. Low Price. (HVLP)® gyms, is an inclusive and welcoming organization committed to empowering exercise practitioners of all experience levels. They pack tons of amazing amenities into your fitness experience for as low as \$9.99 per month. Providing serious fitness options, EōS offers an EōS Yard turf functional training area with a plethora of fitness tools, cutting-edge strength training equipment, dumbbells that go to 150 lbs and the latest cardio options, personal training and nutritional guidance; high tech recovery options like massage chairs and more!



100+ locations open or on the way, with 10+ in Utah.

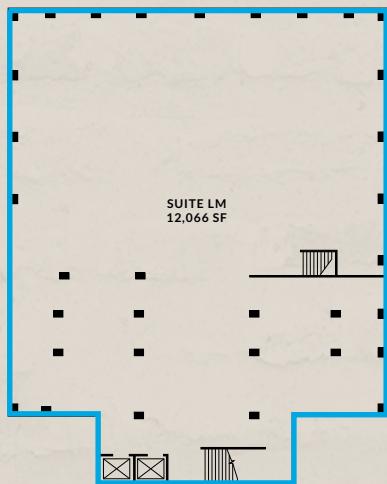


Established in 2015

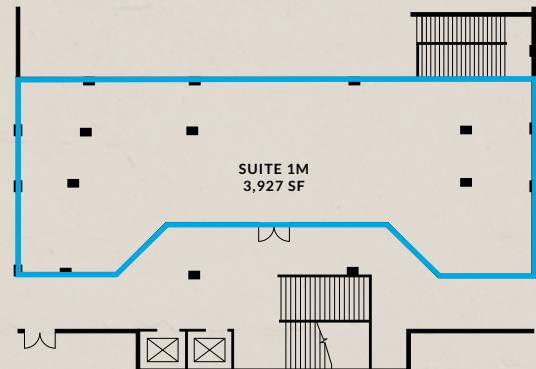


EōS makes fitness accessible to everyone with wide variety of amenities and affordable memberships.

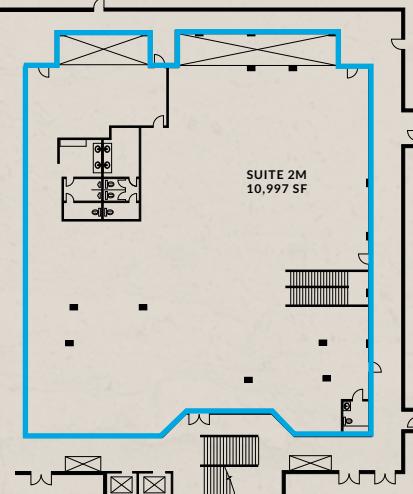
### LOWER LEVEL



### FIRST FLOOR

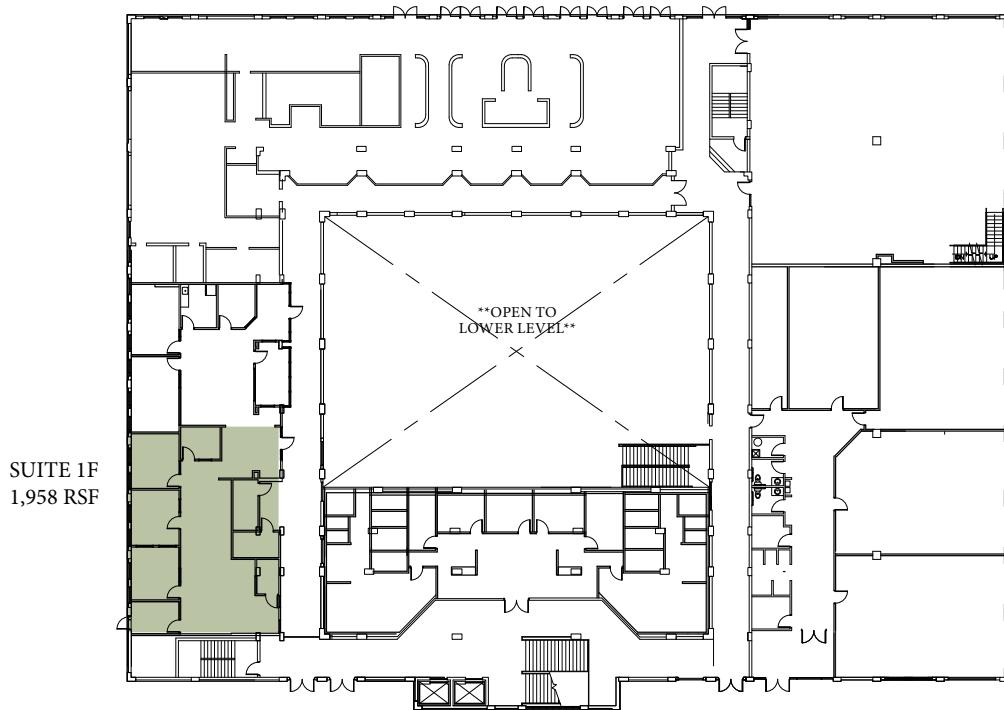


### SECOND FLOOR

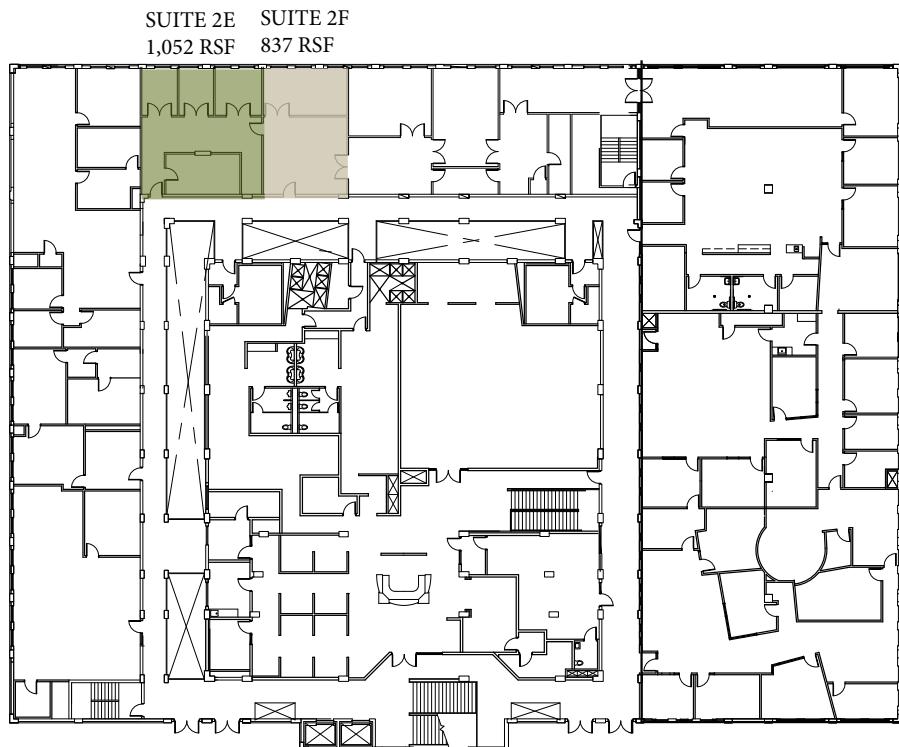


## FLOOR PLANS

FIRST FLOOR: 1,958 - 3,630 RSF



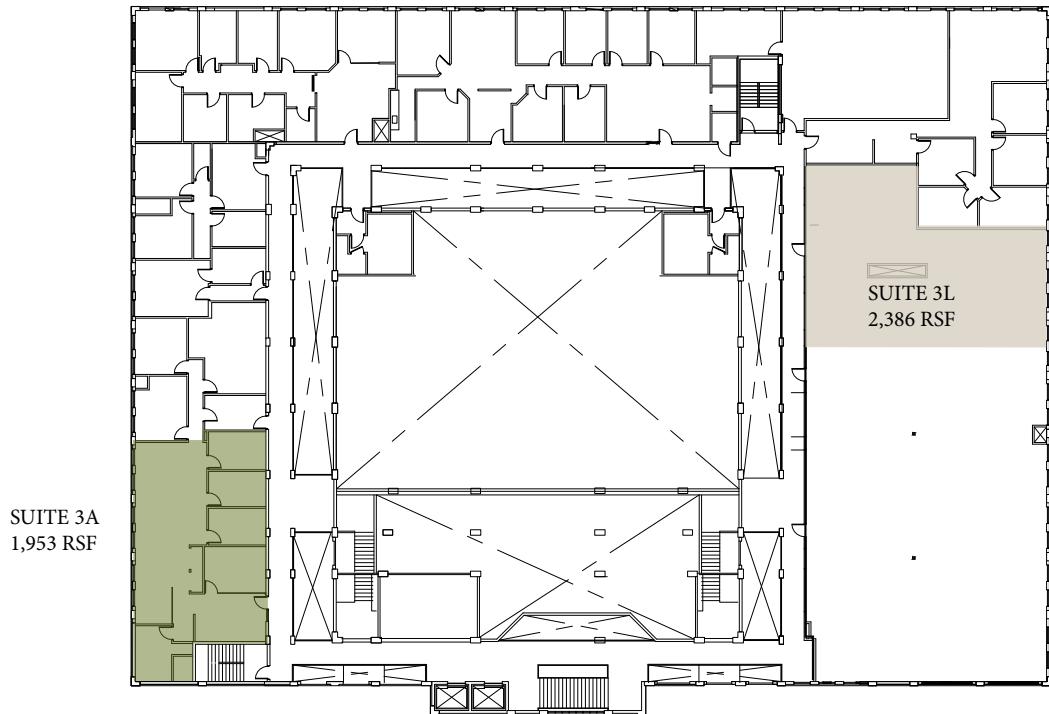
SECOND FLOOR: 1,052 - 1,889 RSF



## FLOOR PLANS

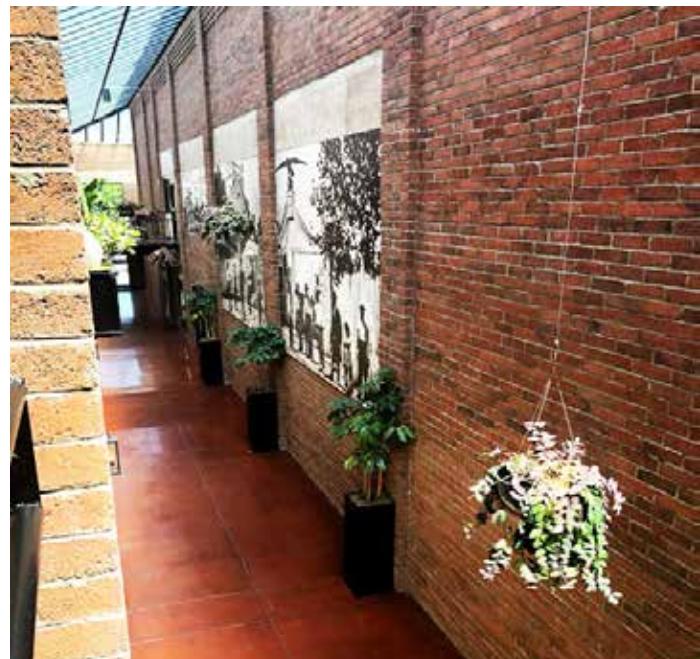
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THIRD FLOOR: 1,993 - 4,379 RSF



## SITE PHOTOS

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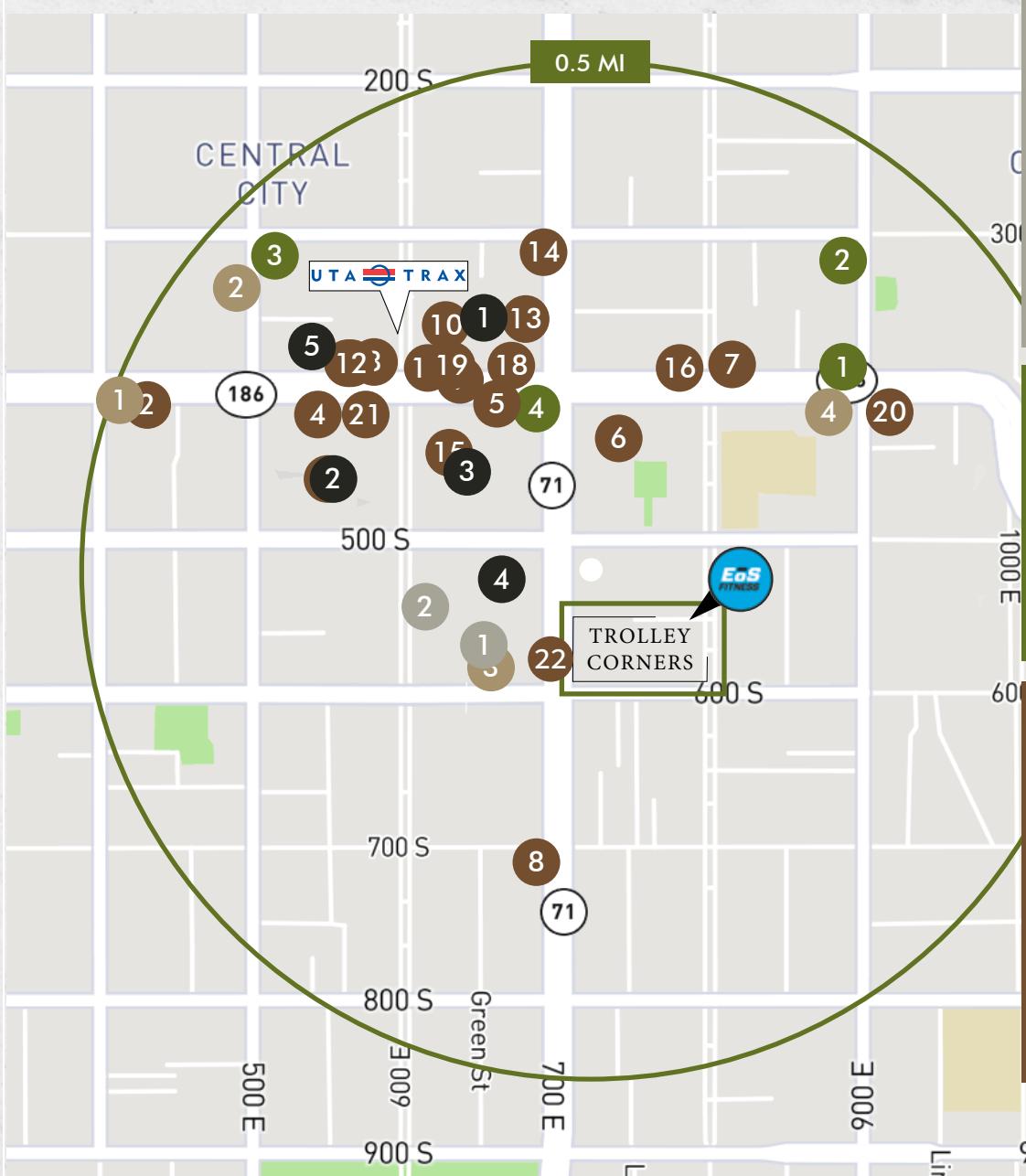


SUITE 3R  
POTENTIAL  
BUILDOUT



# PROPERTY LOCATION

## WHERE DOWNTOWN MEETS PERIPHERY



## LOCATION HIGHLIGHTS



An abundance of retail and culinary amenities across the street



Easy access to I-15 and I-80



Within walking distance to a TRAX light rail station

### AMENITIES WITHIN WALKING DISTANCE

4 Gas Stations  
4 Banks  
5 Grocery Stores  
21 Restaurants

### LOCATED:

Less than 2 miles from Downtown Salt Lake City  
2 miles from the University of Utah  
3 miles from I-15  
7 miles from SLC International Airport

#### Gas / Convenience

- 1 7 Eleven
- 2 Maverik
- 3 Maverik
- 4 Shell Oil

#### Restaurants

- 5 Chili's Grill and Bar
- 6 Chipotle Mexican Grill
- 7 Del Taco
- 8 Domino's Pizza
- 9 IHOP
- 10 Jamba Juice
- 11 Jimmy John's
- 12 KFC
- 13 Noodles and Company
- 14 Papa Murphy's
- 15 Paradise Bakery and Cafe
- 16 Pizza Hut
- 17 Starbucks US
- 18 Starbucks US
- 19 Taco Bell
- 20 Village Inn
- 21 Wendy's
- 22 Tuccis Cucina Italiana

#### Restaurants

- 1 A & W Restaurants
- 2 Arby's
- 3 Burger King
- 4 Cafe Rio

#### Banks + Credit Unions

- 1 KeyBank
- 2 Liberty Bank, Inc.
- 3 Wells Fargo
- 4 ZIONS FIRST NATIONAL BANK

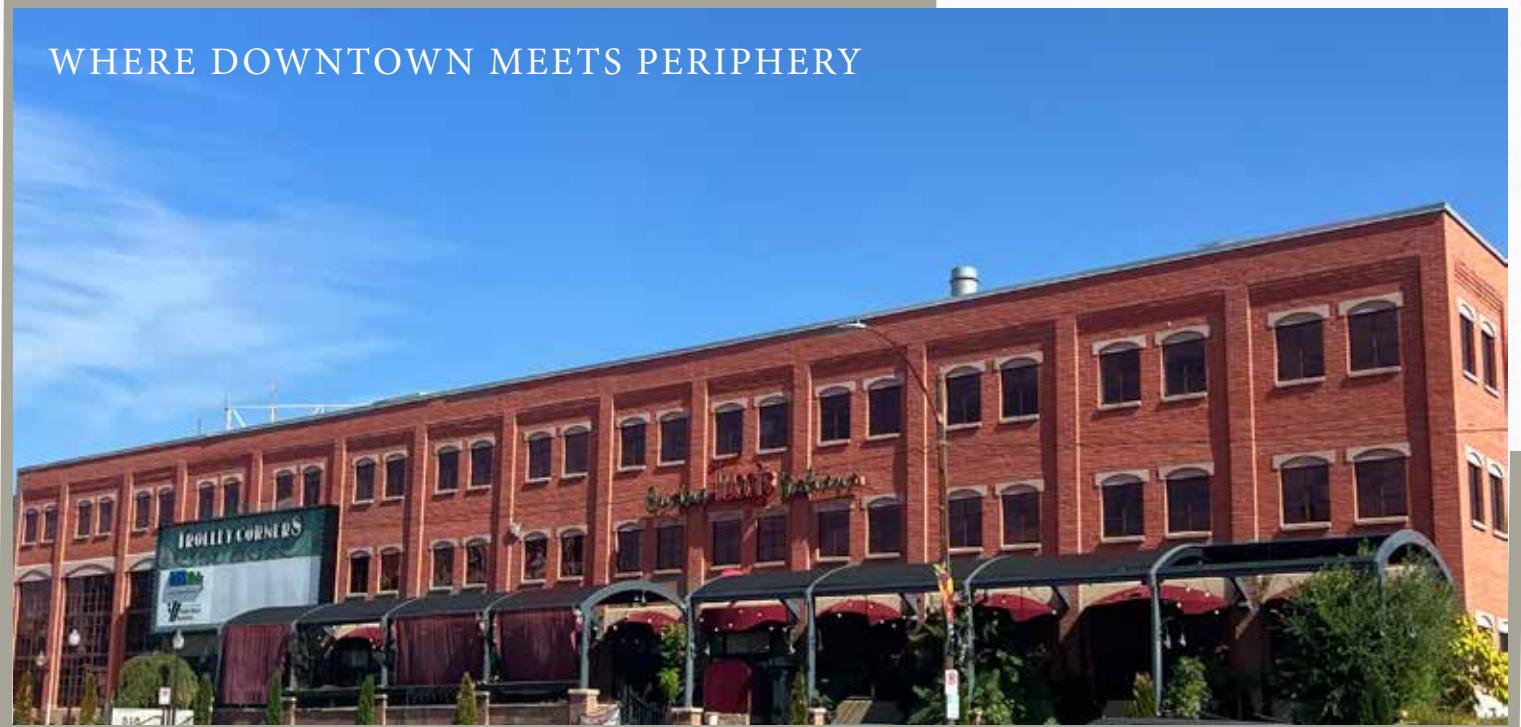
#### Grocery

- 1 Natural Grocers
- 2 Smith's Food and Drug Stores
- 3 Trader Joe's
- 4 Whole Foods Market
- 5 Walgreens

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WHERE DOWNTOWN MEETS PERIPHERY



FOR MORE INFORMATION, PLEASE CONTACT:

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**CBRE**