

TROLLEY CORNERS

OPEN NOW!

E6S FITNESS
BETTER GYM. BETTER PRICE.

515 SOUTH 700 EAST, SALT LAKE CITY, UT



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

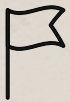
NEW TENANT SPOTLIGHT: EOS FITNESS



EoS 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, EoS offers an EoS 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.

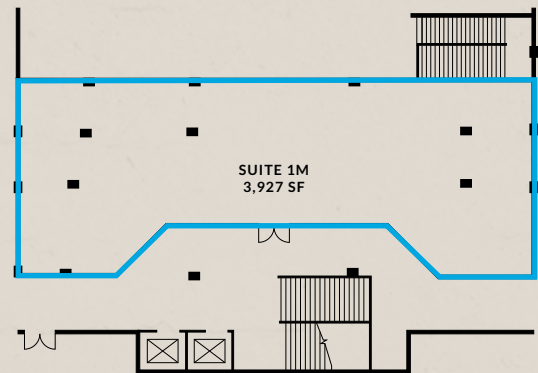


Established in 2015

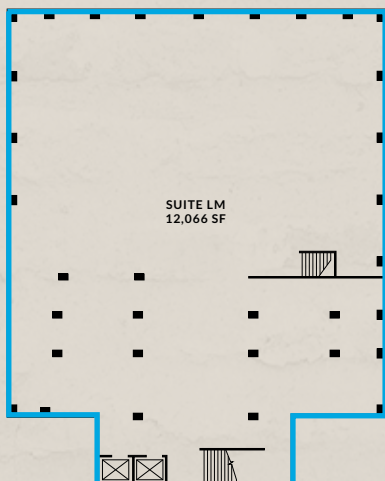


EoS makes fitness accessible to everyone with wide variety of amenities and affordable memberships.

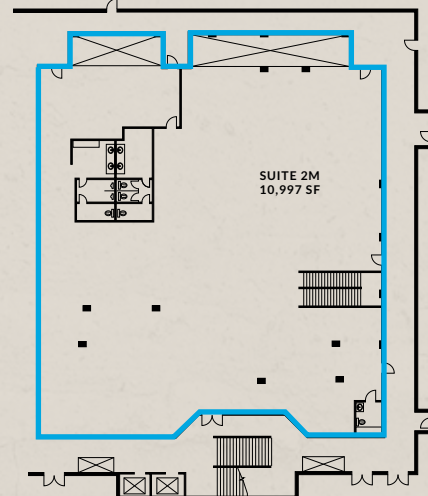
FIRST FLOOR



LOWER LEVEL



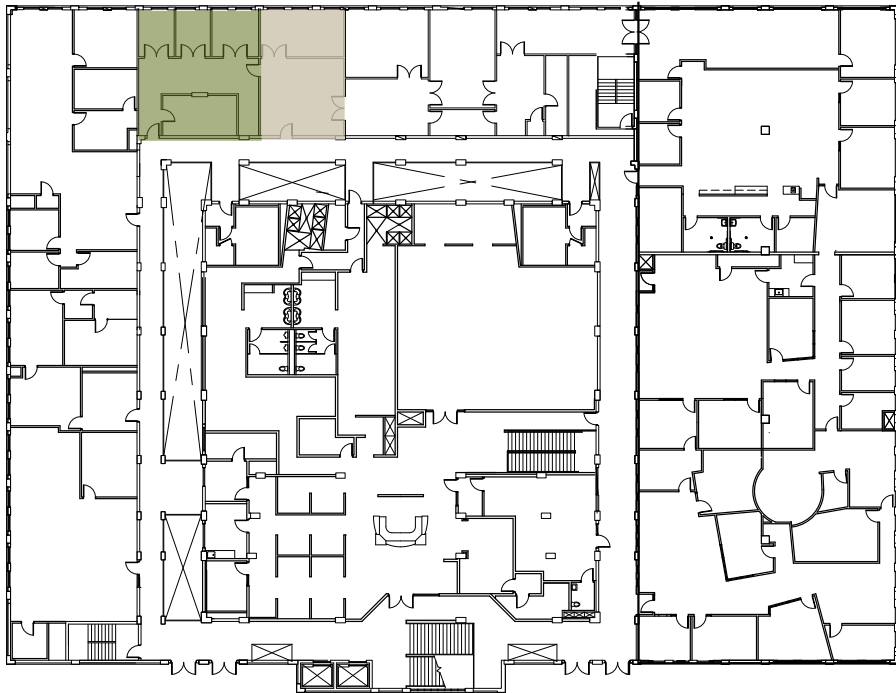
SECOND FLOOR



FLOOR PLANS

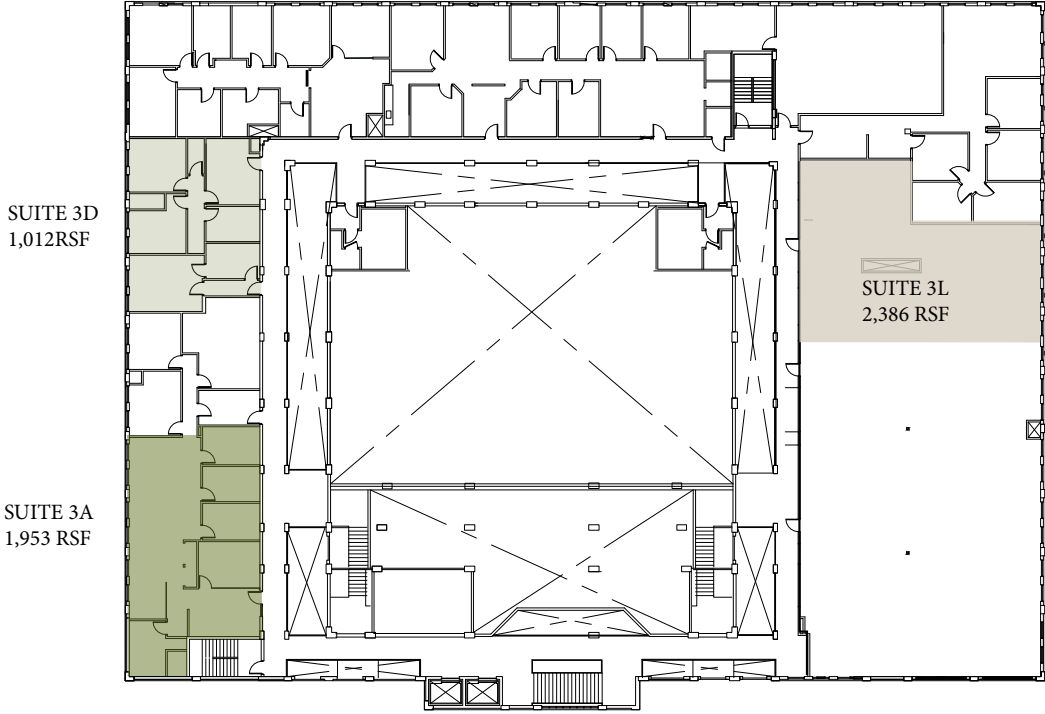
SECOND FLOOR: 1,052 - 1,889 RSF

SUITE 2E SUITE 2F
1,052 RSF 837 RSF



FLOOR PLANS

THIRD FLOOR: 1,993 - 4,379 RSF



SITE PHOTOS



SUITE 3R
POTENTIAL
BUILDOUT



PROPERTY LOCATION

WHERE DOWNTOWN MEETS PERIPHERY

LOCATION HIGHLIGHTS



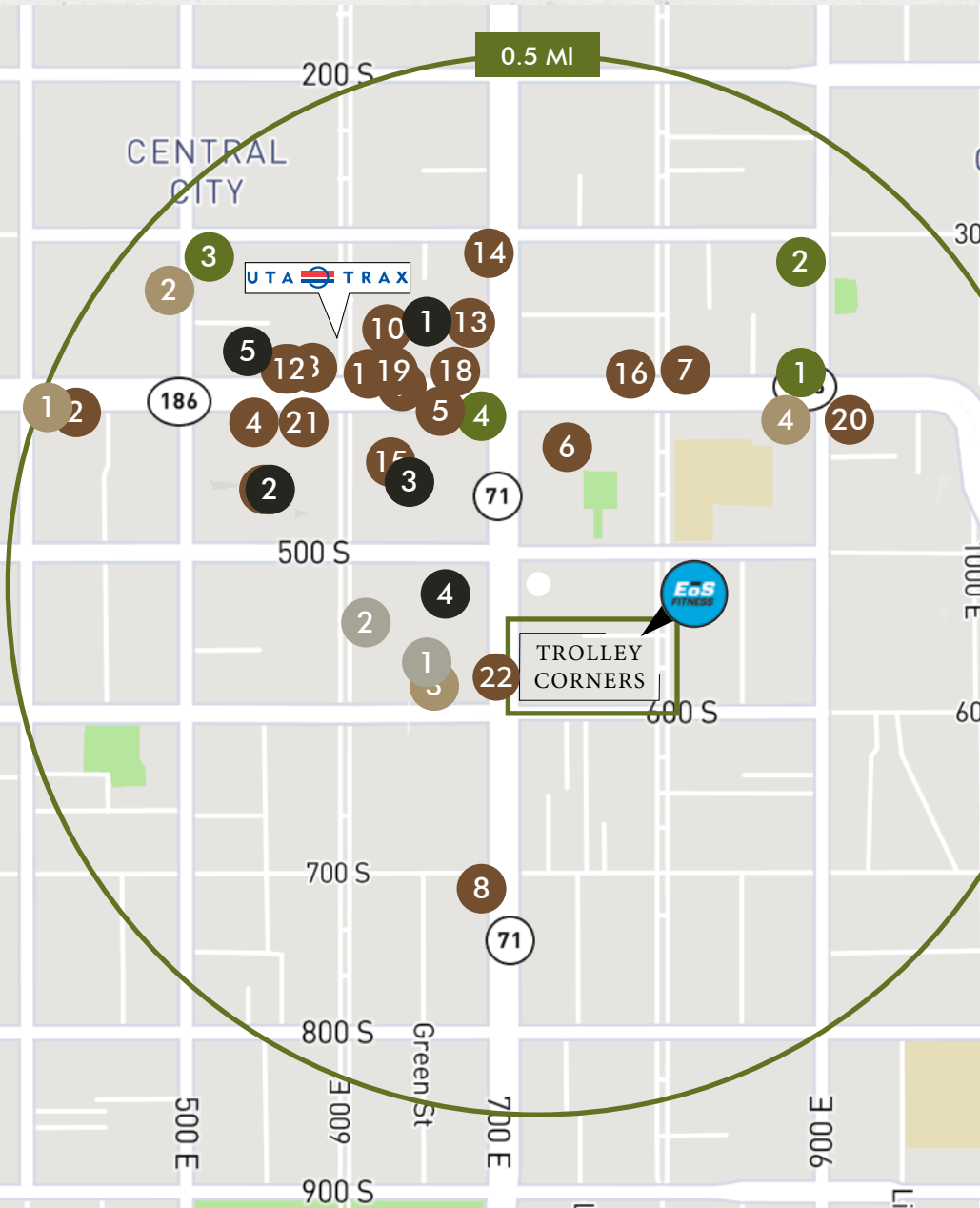
An abundance of retail and culinary amenities across the street



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

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

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

Banks + Credit Unions

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

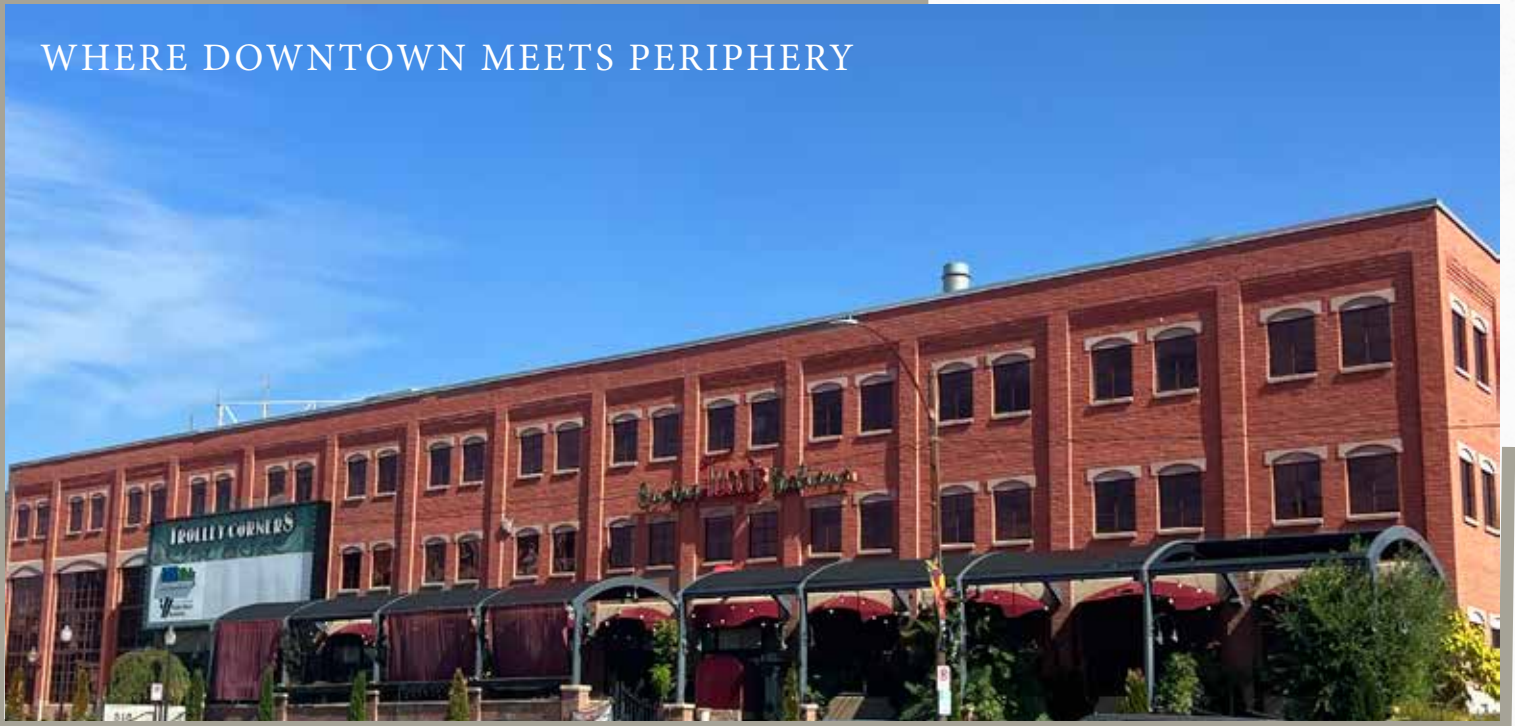
Grocery

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

TROLLEY CORNERS

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WHERE DOWNTOWN MEETS PERIPHERY



FOR MORE INFORMATION, PLEASE CONTACT:

ERIC SMITH
Senior Vice President
eric.smith@cbre.com
+ 1 801 869 8008

JILLIAN HANKS
Vice President
jillian.hanks@cbre.com
+ 1 801 389 4058

KREG PETERSON
First Vice President
kreg.peterson@cbre.com
+ 1 801 869 8092

CBRE

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