

SOUTH TEMPLE OFFICE BUILDING

INVESTMENT OR OWNER/USER SALE

312 E. South Temple, Salt Lake City, UT 84111



NEWMARK
MOUNTAIN WEST

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TABLE OF CONTENTS

03 Investment
Summary

04 Rent
Schedule

05 Investment
Highlights

06 Floor
Plans

07 Property
Photos

08 Maps

10 Financing
Quote

11 Demographics

INVESTMENT SUMMARY

LISTING PRICE

\$5,500,000

CAP RATE

6.50%

NOI

\$338,684.16

PRICE/SF

\$471

GROSS LEASEABLE
AREA (SF)

±11,661

YEAR BUILT

1953

YEAR
RENOVATED

2018

TENANT TRADE NAME

Newmark Mountain West
Commercial Real Estate

LEASE TYPE

NNN

COMMENCEMENT

4/1/2019

EXPIRATION

3/31/2029

LEASE TERM

120 Months

LEASE TERM REMAINING

38 Months

MONTHLY RENT

\$28,223.68

RENTAL INCREASES

3% Annual

PROPERTY TAXES

\$3.25/SF

INSURANCE

\$0.83/SF

TOTAL CAM

\$8.66/SF

MAINTENANCE

Tenant/Landlord Responsible

Buyer to Verify All Information

03

RENT SCHEDULE

RENT SCHEDULE						
LEASE TERM	START	EXPIRATION	RENT/SF	MONTHLY RENT	ANNUAL RENT	% INCREASE
CONTRACT	4/1/2019	3/31/2020	\$24.90	\$23,638.40	\$283,660.80	
	4/1/2020	3/31/2021	\$25.65	\$24,350.40	\$292,204.80	3%
	4/1/2021	3/31/2022	\$26.42	\$25,081.39	\$300,976.64	3%
	4/1/2022	3/31/2023	\$27.21	\$25,831.36	\$309,976.32	3%
	4/1/2023	3/31/2024	\$28.03	\$26,609.81	\$319,317.76	3%
	4/1/2024	3/31/2025	\$28.87	\$27,407.25	\$328,887.04	3%
	4/1/2025	3/31/2026	\$29.73	\$28,223.68	\$338,684.16	3%
	4/1/2026	3/31/2027	\$30.62	\$29,068.59	\$348,823.04	3%
	4/1/2027	3/31/2028	\$31.54	\$29,941.97	\$359,303.68	3%
	4/1/2028	3/31/2029	\$32.49	\$30,843.84	\$370,126.08	3%

INVESTMENT HIGHLIGHTS

Newmark Mountain West is proud to present 312 E. South Temple as an Investment or Owner/User Sale.

PROPERTY OVERVIEW

312 E. South Temple is located in the heart of Downtown Salt Lake City, one of the Mountain West's most dynamic urban cores. This office benefits from high walkability and proximity to major civic, cultural, and business amenities, including the Salt Palace Convention Center, Vivint Arena, theaters, hotels, and premier retail and dining destinations, making it an attractive locations for office users and investors. The asset is a three-story office building with approximately 11,661 square feet of space, configured with flexible floor plans and quality build-outs, including conference rooms, private restrooms, exposed ceilings, and modern amenities. There are 35 parking stalls on site, allowing for convenience.

DOWNTOWN REDEVELOPMENT

Downtown is attracting mixed-use and office growth, with transit-oriented strategies pairing commercial space with residential and retail amenities. The city's planning initiatives, including the Downtown Plan and Rio Grande District vision, emphasize walkability, connectivity, and economic development as catalysts for future investment activity.

GROWTH AREA

Salt Lake City is the most populous city in Utah and a central hub of the Salt Lake City metropolitan area (approx. 1.3 M people). The city itself has an estimated population of ~217,000 in 2026, reflecting continued growth of roughly 2-3 % annually. The city prides itself on its young professional demographics bringing stronger business and economics to the area.

SURROUNDED BY MAJOR ATTRACTIONS & SHOPPING AREAS

The property is located near several of Downtown Salt Lake City's key destinations, including the Utah State Capitol, Temple Square, City Creek Center, The Gateway, and the Salt Palace Convention Center. Two miles east sits the University of Utah and the Rice-Eccles Stadium.

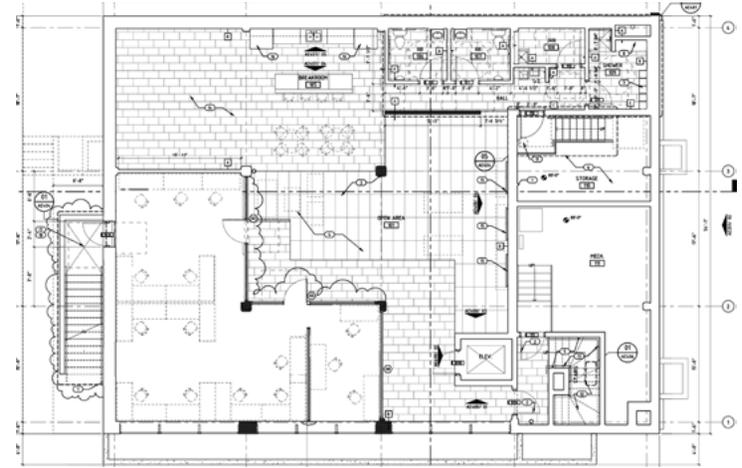


FLOOR PLANS

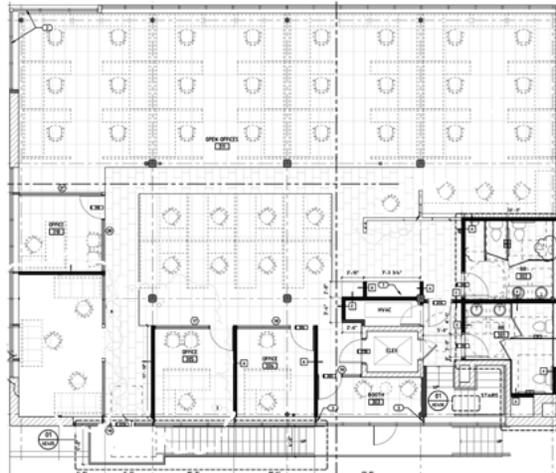
FIRST FLOOR
3,825 SF



GARDEN LEVEL
3,903 SF



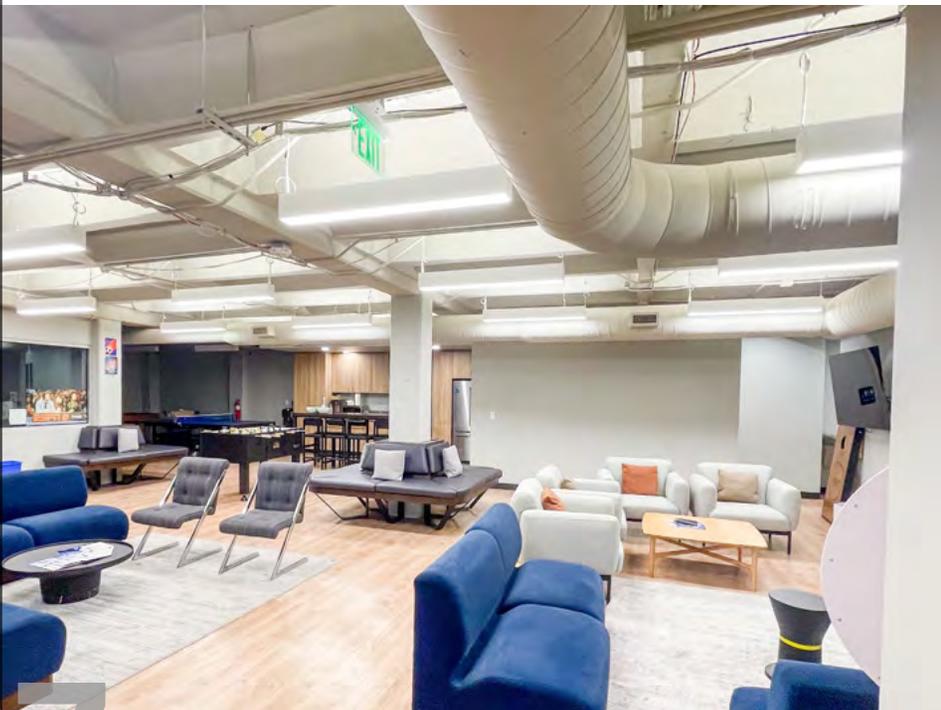
SECOND FLOOR
3,933 SF



FLOOR	SF
Second	3,933
First	3,825
Basement	3,903
Entire Building	11,661

Buyer to Verify All Information

PROPERTY PHOTOS

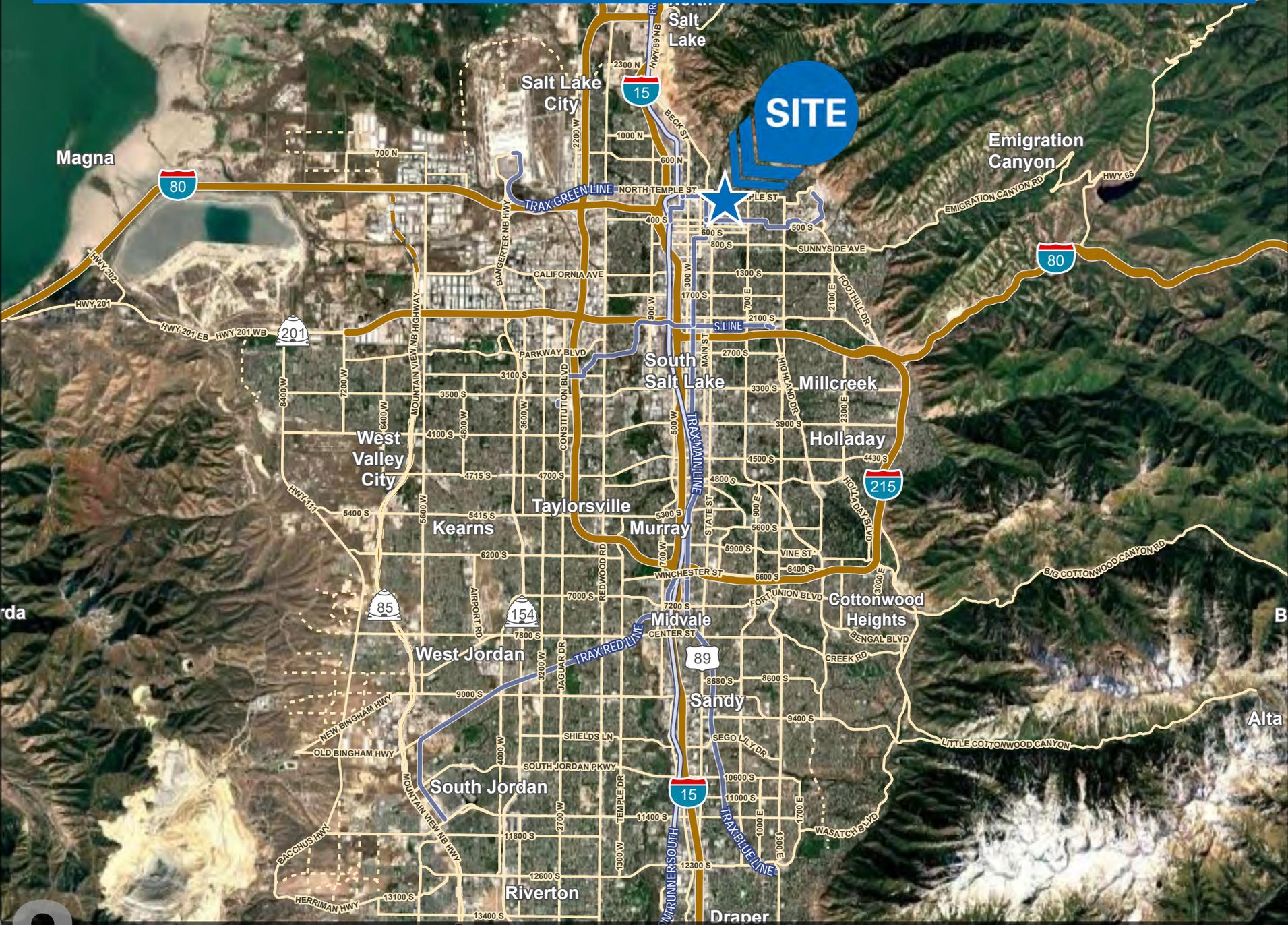


07

Newmark Mountain West | South Temple Office Building

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

LOCATION

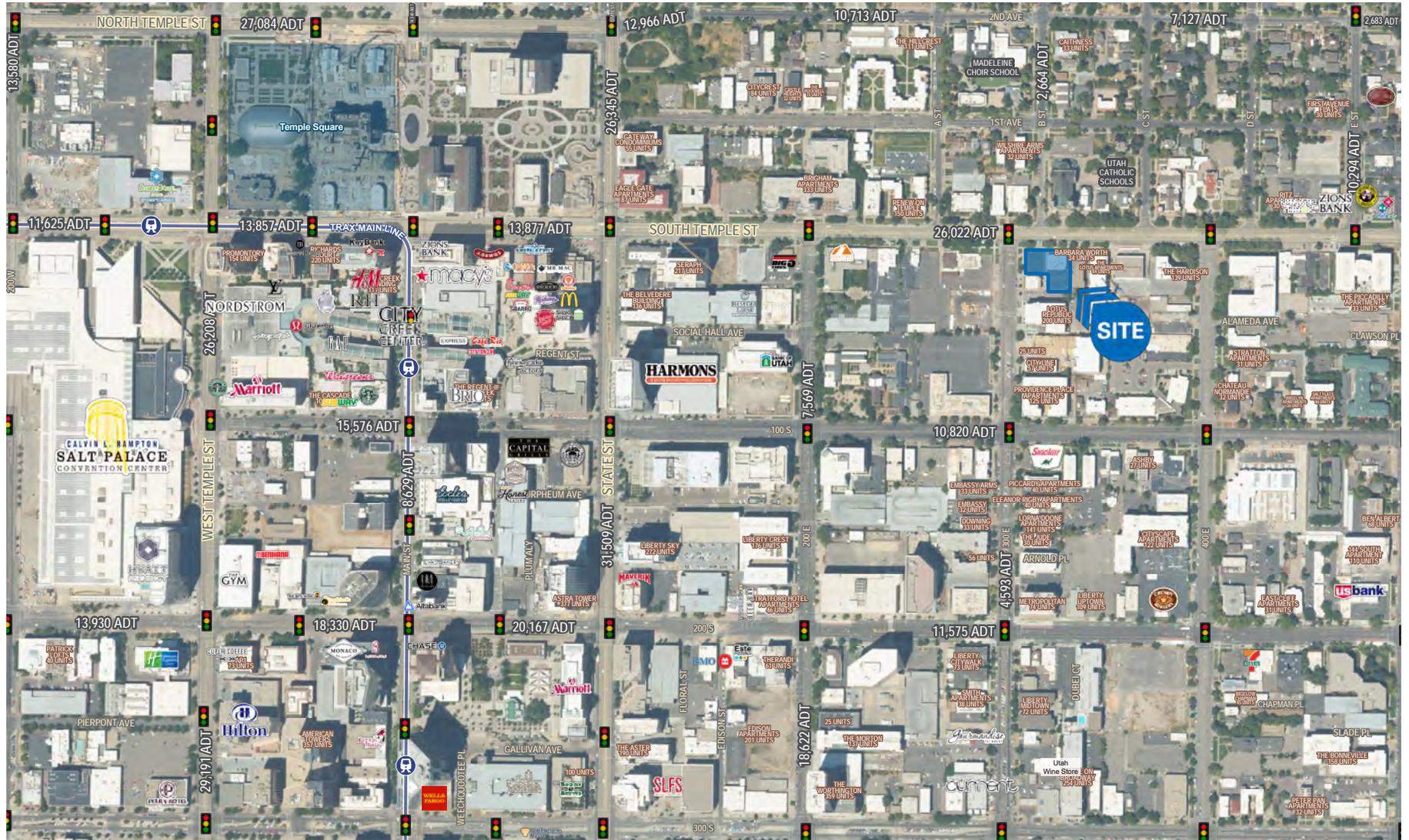


08

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SURROUNDING RETAIL



FINANCING QUOTE

Listing Price	\$5,500,000	Lease Rate	\$33.03/SF
Loan Type	SBA 504	Operating Expenses	\$8.66/SF
LTV	90%	Owner/User Lease Rate	\$41.69/SF
Loan Amount	\$4,950,000		
Down Payment	\$550,000		
Term	25		
Amortization	25		
Interest Rate	6.05%		
Estimated Monthly Payment	\$32,100		
Prepayment Penalty	Varies		
Comments	Requires property to be 51% occupied by buyer's business within one year of purchase		

Indicative terms above based on information provided by sources deemed reliable by Mountain West Commercial Capital Group. Terms are intended for discussion purposes only and should not be regarded as a commitment to lend. Rates/terms subject to change without notice.

2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		44,497	174,746	270,188
2030 PROJ. POPULATION		55,245	197,05	292,343
EST. HOUSEHOLDS		25,171	81,015	118,815
EST. AVERAGE HOUSEHOLD INCOME		\$105,054	\$107,432	\$117,986
EST. MEDIAN HOUSEHOLD INCOME		\$77,647	\$81,370	\$87,709

SALT LAKE CITY, UT

The Salt Lake City Metropolitan area has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As

of the latest estimates, Salt Lake City's MSA is home to over 1.2 million residents. This growth trend is expected to continue, driven by the area's appeal to both individuals and businesses seeking opportunities in a burgeoning economic environment.



NEWMARK

 **MOUNTAIN WEST**

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 312 E. South Temple, Salt Lake City, UT 84111. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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