

FOR LEASE



PROPERTY DETAILS

1400 S. Foothill Dr., Salt Lake City, UT 84108

- 206,057 Employees within 15 Minute Drive Time
- 33% of Residents within a 1 Mile Radius Commute less than 15 minutes to Work
- 25% of Household Income within 1 Mile is over \$200,000
- 57% of Homes within 1 Mile are Valued over \$500,000
- Desirable East Bench Retail with close proximity to University of Utah, Research Park, and University Hospital Network
- Parking Garage Newly Remodeled
- Former Stein Mart/Exterior Façade Remodel expected delivery Fall 2025
- 2nd Generation Restaurant Space Available
- \$8.37/PSF NNN

2025 DEMOS



EST. POPULATION

1 MILE » **17,739**
3 MILE » **110,166**
5 MILE » **263,796**



EST. HOUSEHOLDS

1 MILE » **6,994**
3 MILE » **48,521**
5 MILE » **119,725**



EST. AVERAGE HH INCOME

1 MILE » **\$192,008**
3 MILE » **\$143,399**
5 MILE » **\$130,946**

NEWMARK



MOUNTAIN WEST

LANCE PENDLETON

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direct 801.456.8808
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ANDY MOFFITT

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PARTNERS

FULL SERVICE COMMERCIAL REAL ESTATE

312 East South Temple
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RENDERINGS

RENOVATION RENDERINGS - Q3 2024



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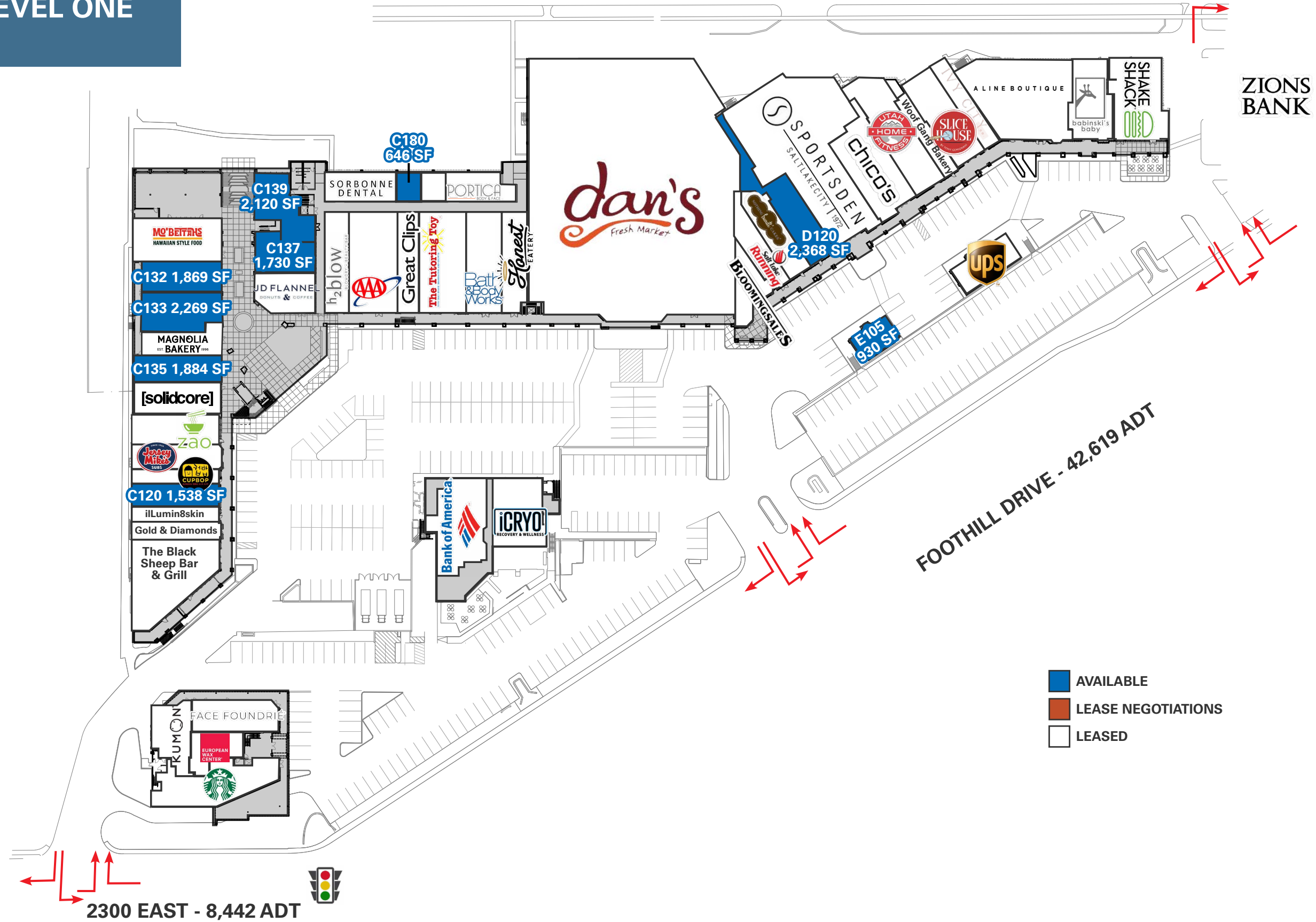
Office 801.456.8800

www.newmarkmw.com

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.

LEVEL ONE

2200 EAST



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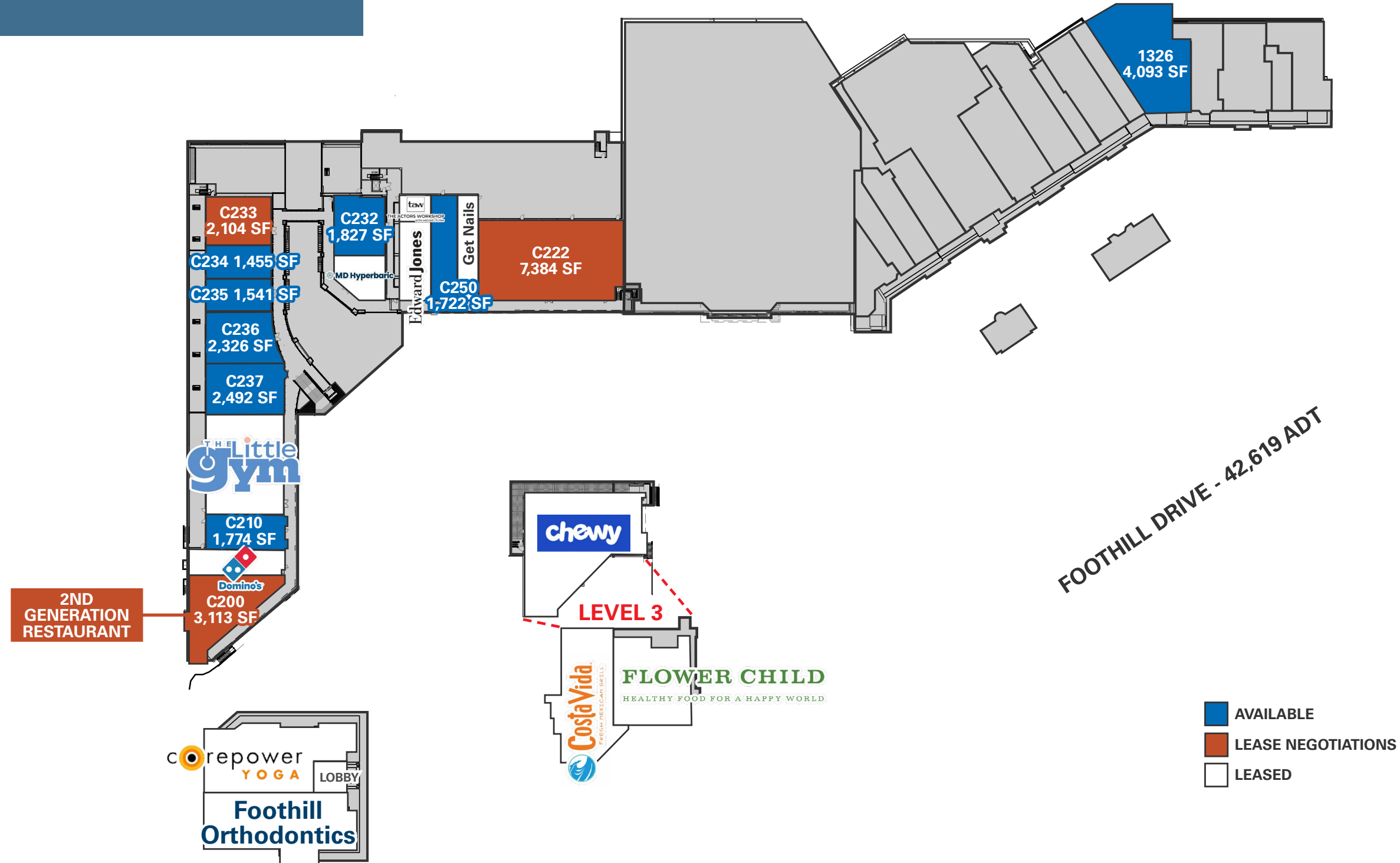


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LEVEL TWO & THREE

2200 EAST

ZIONS
BANK



2300 EAST - 8,442 ADT

LOWER LEVEL

2200 EAST



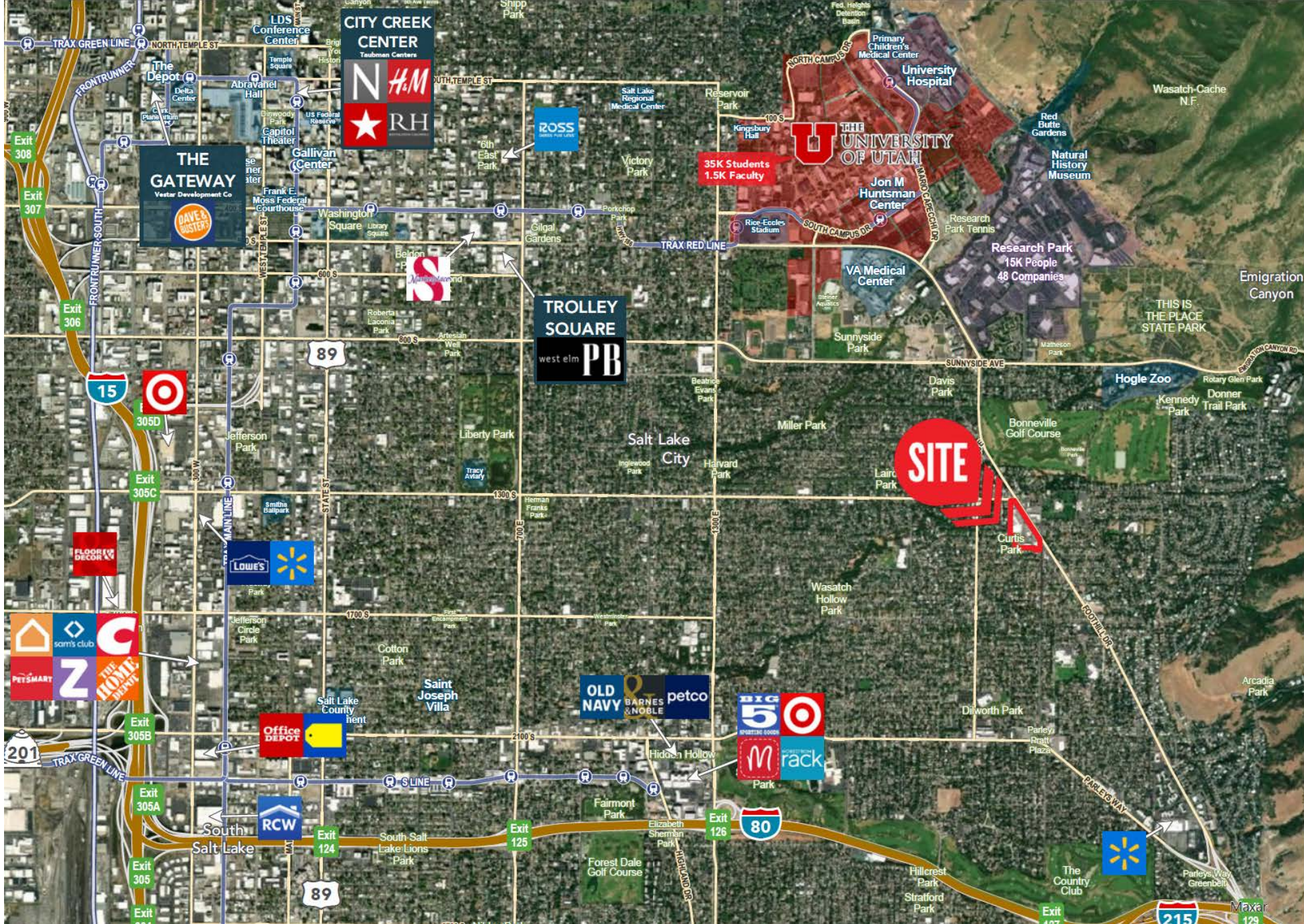
- AVAILABLE
- LEASE NEGOTIATIONS
- LEASED

2300 EAST - 8,442 ADT

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