

The Guthrie



156 E 200 S
Salt Lake City, UT 84111

Elevate Your Brand at The Guthrie

- + Located in the heart of Salt Lake City, **The Guthrie** is a premier retail destination surrounded by a vibrant mix of shops, restaurants, and office space. **The Guthrie** offers retailers a high-visibility location within a dynamic urban that fosters strong foot traffic – ideal for brands ready to grow and engage with a diverse customer base.
- + Beyond its retail diversity, **The Guthrie** offers unmatched convenience for both retailers and customers. Its prime location places it just steps away from an array of popular restaurants, boutique stores, and entertainment, ensuring easy access to amenities that complement the retail experience and cater to personal and lifestyle needs.

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Leasing Contact :
Jerry@TheLeeGrp.com



Property Summary

- **Stories:** 1
- **Rentable Area:** 3,000 sq ft (2,000 sq ft retail + 1,000 sq ft basement storage)
- **Space Condition:** Turnkey ready. Grease interceptor available.
- **Access:** Storefront along 200 South
- **Flooring:** Restored hardwood floors in retail area
- **Parking Spaces:** Free, ample shared parking available
- **Average Traffic:** 11,000 vehicles per day

The Guthrie

Property Amenities

- + Prominent Signage On 200 South
- + Large Storefront Windows along 200 South
- + Expansive Retail and Basement Storage Areas
- + Restored hardwood floors
- + Dedicated patio space on 200 S
- + Free Shared Parking
- + Tall, open ceilings in retail space
- + Grease interceptor available





Prime downtown locale

- + Located on the vibrant 200 South corridor where foot traffic and vehicle traffic give prime exposure retailers need to thrive.
- + With its strategic location and proximity to popular retailers, restaurants, and attractions, The Guthrie provides an ideal setting for businesses looking to capture local shoppers.

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DELTA
CENTER

CALVIN L. RAMPTON
SALT PALACE
CONVENTION CENTER
A SALT LAKE COUNTY FACILITY

CITY CREEK CENTER

HARMONS
NEIGHBORHOOD GROCER

Liberty Sky
272 units

Liberty Crest
272 units

BEER BAR

BAR-X

JOHNNY'S
SLC

THE PEOPLE'S
COFFEE



Site



The Randi
61 units

The Morton
137 units

FRANKLIN AVE
Cocktails & Kitchen



The Aster
190 units

The Worthington
359 units

THE
COPPER
ONION

Bruges
BELGIAN BISTRO

zest
kitchen & bar

H
Holiday Inn

Hilton

MONACO
SALT LAKE CITY

American Towers
357 units

Marriott

SPITZ

RUTH'S
CHRIS
STEAK HOUSE

Melting
Pot

TAKASHI

GREEN
PIG

planet
fitness

Valter's
OSTERIA

Gracie's

Laziz
KITCHEN

RIO GRANDE

DOWNTOWN

500 W

S Rio Grande St

400 W

John Stockton Dr

200 S

W Temple

W 1st St

1st Ave N

A St

B St E

C St E

D St E

S Temple S

S 200 E

S 300 E

S 400 E

100 S

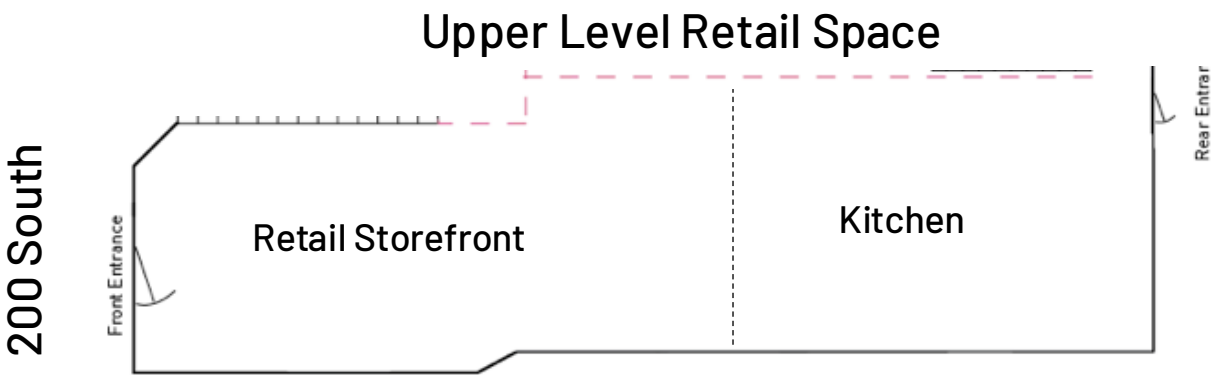
S State St

Floor Plan/
Pricing

Address	Size	Pricing
156 E 200 S Salt Lake City, UT 84111	3,000 square feet	Negotiable rate NNN lease

Property Stats:

- + Retail Storefront along 200 South
- + 2,000 square feet of retail space with 1,000 square feet of basement office and storage space
- + 2 Private restrooms
- + 14' tall ceilings in retail space
- + Outside Seating Area
- + Grease interceptor, range hood, and 3 compartment sink



About Us /Contact

For more than two decades, we have worked extensively in acquiring and stabilizing real estate assets, developing new projects, rehabilitating and repositioning existing properties, taking over underperforming portfolios, and managing assets to higher value.

We focus exclusively on investments that promote smart growth, urban revitalization and sustainability in urban and high-density suburban submarkets of select "Gateway Neighborhoods" within Salt Lake and Los Angeles. Our objective: to achieve investment success while making a positive impact in the communities in which we invest.

Contact info:

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