

FOR LEASE · OFFICE / EVENT SPACE · SUGAR HOUSE, SALT LAKE CITY

# IN THE CENTER OF IT ALL

Iconic Architecture | Event-Ready Rooftop | Suites from 600 SF

2834 Highland Dr, Salt Lake City, UT 84106

**RATES REDUCED \$5/SF** — now \$20–\$30/SF on all three suites

#### LEASE RATE

**\$20–\$30 / SF**

~~was \$25–\$35~~

#### UNIT SIZES

**600 – 2,585 SF**

#### YEAR BUILT

**1937**

#### CONFIGURATION

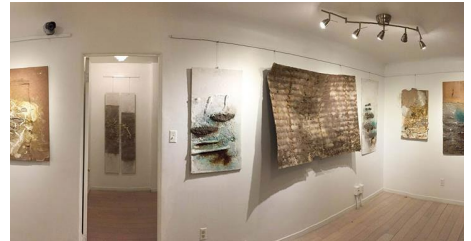
**3 Units +  
Balcony & Stage**



Art Deco Entrance & Monument Sign



Rooftop Deck — Event Ready



Flexible Interior — Gallery / Studio

**Newly reduced to \$20–\$30/SF.** This landmark Sugar House property is one of the coolest commercial buildings in Salt Lake City — a one-of-a-kind Art Deco / Streamline Moderne landmark with character that can't be replicated in new construction — and at the new pricing it is the best value on Highland Drive. With 20,000+ vehicles passing daily and a prominent electronic monument sign, tenants get some of the highest traffic exposure available anywhere in the city at a rate now well below comparable Sugar House space.

Beautifully preserved and full of original detail — porthole windows, curved lines, and a genuinely distinctive façade — this is one of Utah's most architecturally unique commercial assets. Put your business inside a true landmark: unmistakable curb appeal, built-in brand identity, and signage presence ordinary office space can't match. The layout suits salon and spa concepts, medical or wellness offices, boutique professional suites, gallery or creative space, and multi-unit office configurations.

**Three flexible lease options ranging from 600 to 2,585 SF.** Four separate entrances and three versatile floors mean a tenant can take a single suite, a full floor, or the entire building — now at **\$20 to \$30 per square foot**. The 350-square-foot rooftop deck with panoramic views and a built-in stage adds a rare lifestyle and marketing amenity, perfect for client functions, private events, brand activations, or boutique rooftop gatherings.

## KEY HIGHLIGHTS

- **New pricing: \$20–\$30/SF** — reduced \$5/SF across every suite, basement through second floor
- Three unit options from **600 to 2,585 SF**; every unit includes shared access to the rooftop balcony and stage — great for client appreciation and corporate gatherings
- Among the highest traffic counts in Salt Lake City — 20,000+ vehicles/day on Highland Drive
- Iconic Art Deco landmark with electronic monument signage and unmatched curb appeal
- Four separate entrances — single-suite, full-floor, or whole-building occupancy
- Event-capable rooftop patio with stage and panoramic views
- Ample on-site parking (12 spaces)
- **Agents welcome — 6% cooperating broker commission** on total base rent for the initial term, with a **\$3,000 minimum on any suite**. Call Matt Stout, 801-403-1792.

**Matt Stout** | Stout Investments

801-403-1792 · 6% Cooperating Broker Commission (\$3,000 minimum) · For Lease \$20–\$30/SF



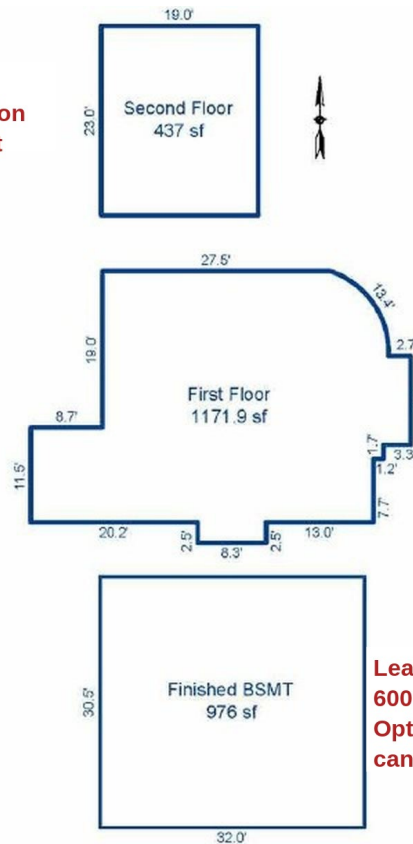
Scan for full listing

# THREE FLEXIBLE WAYS TO LEASE

2834 Highland Dr, Salt Lake City, UT 84106

**RATES REDUCED \$5/SF** — every floor now priced below prior asking

**Lease rate: \$30/SF**  
Must be leased in combination  
with First Floor or Basement



**Lease rate: \$25/SF**  
Can be leased separately or in  
combination with either  
Basement or Second Floor

**Lease rate: \$20/SF based on  
600 SF of finished space**  
Optional additional space that  
can be combined with other floors

| SPACE                              | RATE                           | TERMS                                                      |
|------------------------------------|--------------------------------|------------------------------------------------------------|
| Second Floor — 437 SF + Balcony    | <del>\$35</del> <b>\$30/SF</b> | Can be leased separately or with any combination of floors |
| First Floor — 1,171.9 SF + Balcony | <del>\$30</del> <b>\$25/SF</b> | Can be leased separately or with any combination of floors |
| Finished Basement + Balcony        | <del>\$25</del> <b>\$20/SF</b> | Based on 600 SF finished · May be leased separately        |

*All rates reduced \$5/SF — lease a single suite, a full floor, or the entire building.*

## BROKER COMPENSATION

Landlord offers a **6% cooperating broker commission** calculated on total base rent for the initial lease term, with a guaranteed **\$3,000 minimum on any suite regardless of size**. Paid 50% upon lease execution and 50% upon tenant occupancy. Procuring broker must register the prospect in writing at first tour.

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