

**1010  
S. STATE ST  
SALT LAKE CITY,  
UT 84111**

High-Visibility Commercial  
Space | Salt Lake City



**AVAILABLE FOR SALE OR LEASE**

**EXCEPTIONAL INVESTMENT & OCCUPIER OPPORTUNITY ON STATE STREET**

# 1010 S. STATE STREET

## SALT LAKE CITY, UT 84111

**RANDY PARK**

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**randyঠpark@gmail.com**



**COREY GEBHARDT**

**(801) 885-7174**

**coreyg@kw.com**

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# EXECUTIVE SUMMARY

01

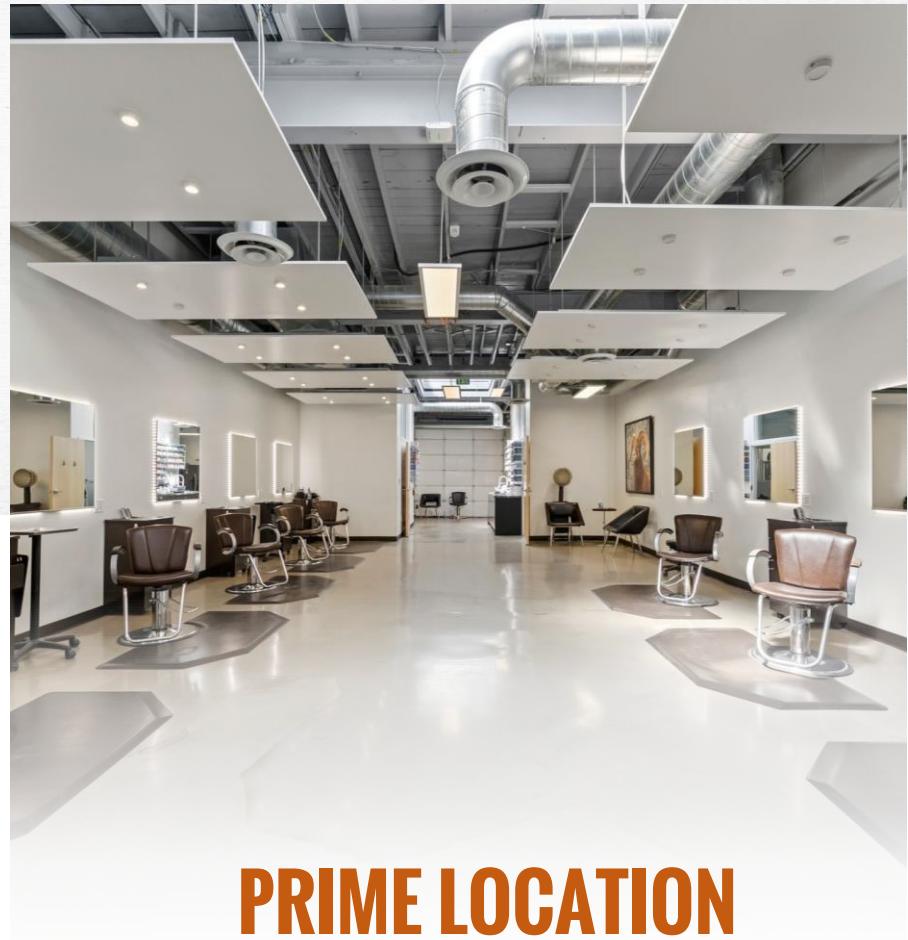
1010 S. STATE STREET



# PROPERTY SUMMARY

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<b>Sale Price</b>	▪ \$1,350,000.00
<b>Lease Price</b>	▪ \$30.00 NNN
<b>Available SF</b>	▪ ±2,500 SF
<b>Ceiling Height</b>	▪ 15 ft
<b>Parking</b>	▪ 2 private stalls (rear) ▪ +street parking (front)
<b>Features</b>	▪ 2 Bathrooms ▪ 2 Offices ▪ Breakroom/Kitchen, Reception Area
<b>Natural Light</b>	▪ Skylights
<b>Financing</b>	▪ Owner Financing Available if Needed



## PRIME LOCATION

1010 S. State is positioned in the heart of an area undergoing major urban transformation: improved infrastructure, transit-oriented development, and significant new housing/retail projects. This creates strong upside for any tenant or owner-user looking for visibility and growth in a rapidly evolving downtown corridor.

# PROPERTY OVERVIEW

## 1010 S. STATE STREET

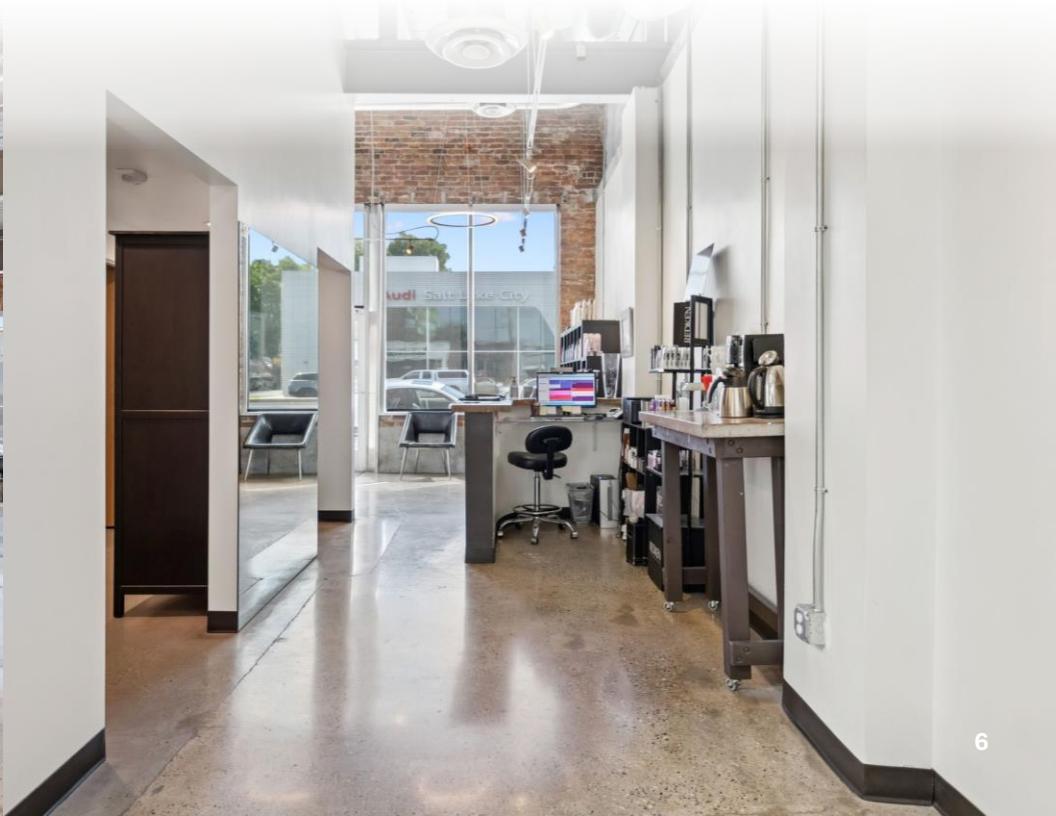
1010 S. State Street presents a rare opportunity to own or lease a highly functional commercial property in the heart of Salt Lake City. Priced at \$1,350,000 or available for lease at \$30.00 NNN, the  $\pm 2,500$  square foot building features 15-foot high ceilings and skylights that fill the space with natural light. The layout includes two private offices, a reception area, breakroom/kitchen, and two bathrooms, providing an efficient setup for a wide range of business uses.

The property offers two dedicated parking stalls in the rear along with convenient street parking in the front. Owner financing is available, making this a flexible acquisition opportunity for both investors and owner-users. With its central location, modern functionality, and attractive purchase and lease options, 1010 S. State Street is well-positioned to serve as a long-term headquarters or a prime addition to an investment portfolio.



1010 S. STATE STREET







# FLOOR PLAN

1010 S. STATE STREET

4

3

2

1

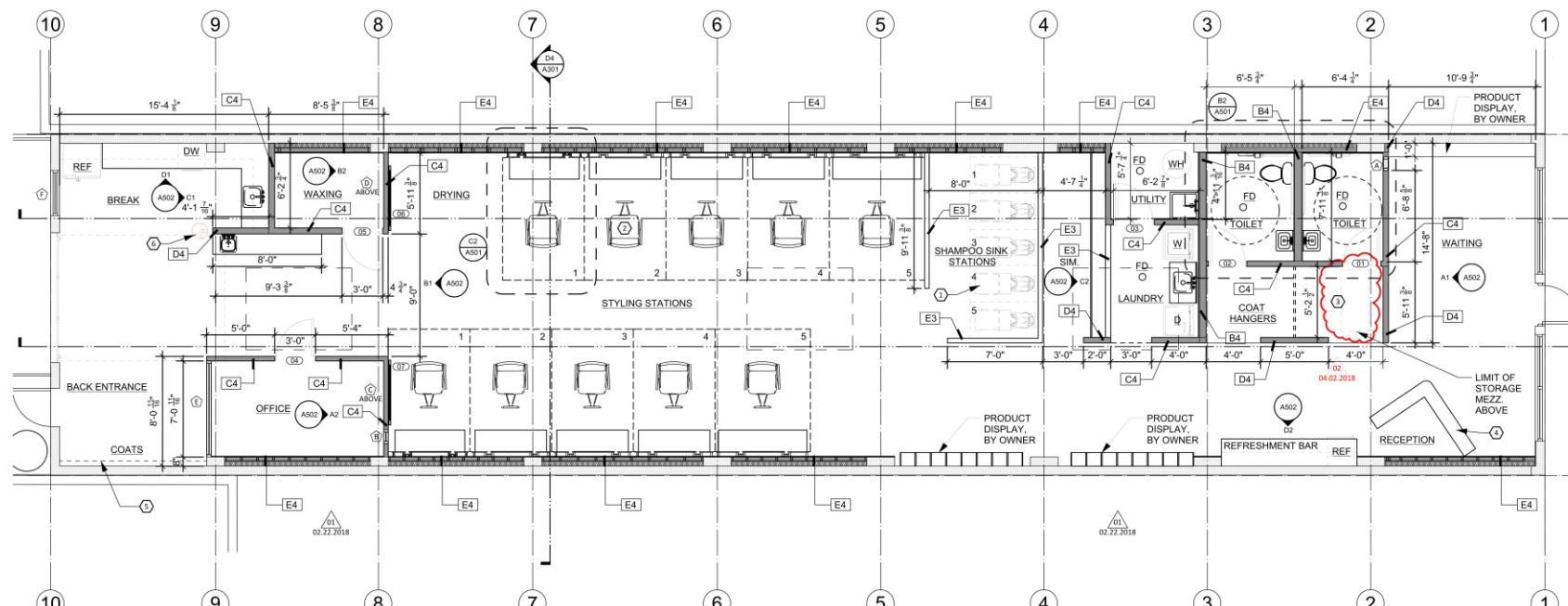
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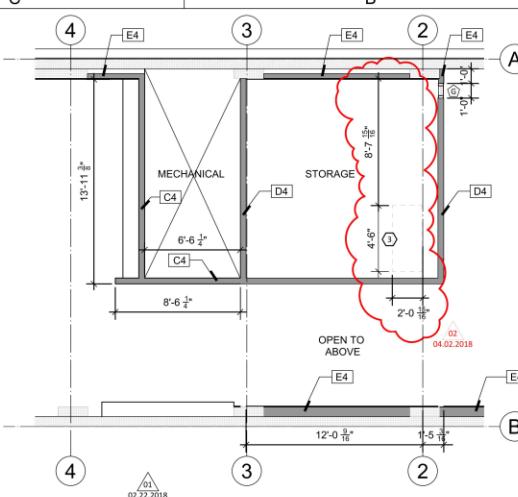
C

B

A



A1 | FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
AREA: 2,819 sq. ft.



**GENERAL NOTES**

1. G.C. TO FIELD VERIFY ALL DIMENSIONS
2. SEE STRUCTURAL DOCUMENTS FOR MEZZANINE FRAMING

**KEY NOTES**

- ① SHAMPOO SINK STATIONS: PROVIDED BY OWNER, INSTALLED BY G.C.
- ② SALON STYLING CHAIRS: PROVIDED BY OWNER
- ③ PROVIDE MEZZANINE ACCESS, MIN OF 18" x 24": WERNER LADDER
- ④ RECEPTION DESK BY OWNER, INSTALLED BY G.C.
- ⑤ COAT HANGER, PROVIDED BY OWNER
- ⑥ HIGH & LOW DRINKING FOUNTAIN

**LEGEND**

- ① KEYNOTE
- ?? WALL TAG; SEE A502 FOR TYPES
- ?? DOOR TAG; SEE A601 FOR TYPES
- ④ WINDOW TAG; SEE A601 FOR TYPES
- ?? INTERIOR ELEVATION

**FLORES-SAHAGUN**  
★ ASSOCIATES

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PROFESSIONAL REGISTRATION:



**CONSULTANT INFO:**

**CONTRACTOR:**  
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Justin Quillen  
2330 West California Ave.  
Salt Lake City, UT 84104  
p: 801.508.2888

**MEP ENGINEERS:**  
ROYAL ENGINEERS  
1837 South 1000 East BLVD.  
P: 801.375.2228

**STRUCTURAL ENGINEERS:**  
COMPASS ENGINEERING LLC.  
7026 South Commerce Park DR, Suite 104  
Midvale, UT 84047  
p: 801.644.2197

**PROJECT LOCATION:**  
1010 South State Street

**MUNICIPALITY:**  
Salt Lake City

**ZIP CODE:**  
84111

**CLIENT:**  
Randy Topham

**PROJECT TITLE:**  
Cake Salon

**PROJECT ID #:**  
FSA-082017

**REVISIONS:**  
MARK | DATE | DESCRIPTION

△ 03.02.2018

**PHASE:**  
BUILDING PERMIT SET

**ISSUE DATE:**  
04.13.2018

**SHEET TITLE:**

**1 FLOOR PLAN**

**SCALE:**  
As Noted

**SHEET NUMBER:**

**A101**

# THE LOCATION

02

1010 S. STATE STREET



# South STATE ST

Strategically positioned along South State Street, one of Salt Lake City's most prominent commercial corridors, the property offers excellent visibility and convenient access to major arterials. The site benefits from high daily traffic counts and close proximity to a diverse mix of retail, dining, and service amenities.

## MINUTES FROM DOWNTOWN

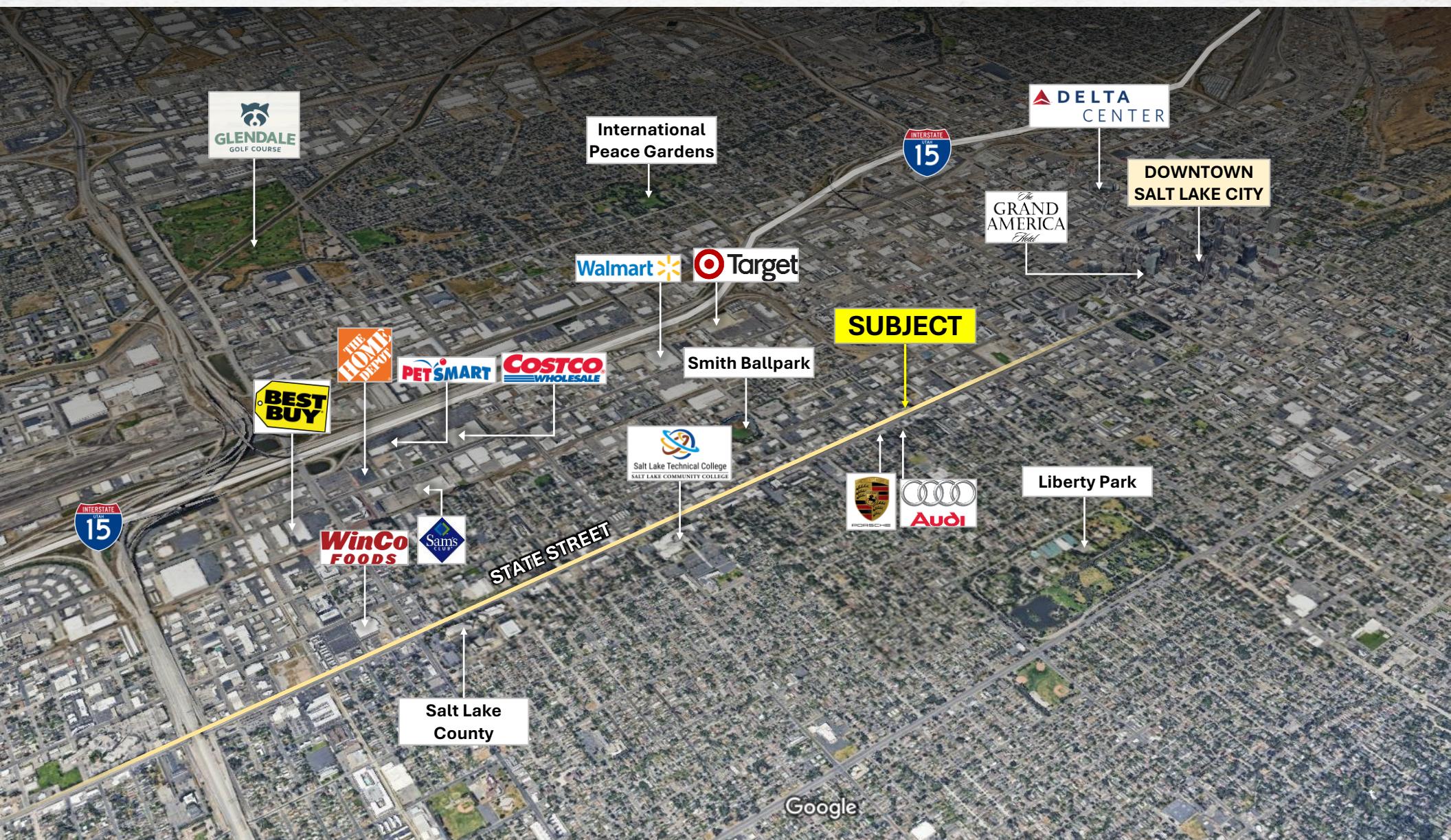
Located just minutes from downtown Salt Lake City, the property provides easy connectivity to Interstate 15 and Interstate 80, ensuring quick access throughout the metropolitan area. Tenants and visitors alike enjoy the convenience of nearby public transit options, including bus routes and TRAX light rail stations, further enhancing accessibility.

## AREA SNAPSHOT

The surrounding area is a dynamic blend of residential neighborhoods, commercial businesses, and institutional uses, creating strong demand for well-located office, retail, and service-oriented space. With steady population growth and ongoing development activity in Salt Lake City, this location offers a compelling setting for businesses seeking visibility, accessibility, and long-term growth potential.



# PRIME CENTRAL LOCATION



# Major Firms

**ZIONS**  
BANCORPORATION

**ih** Intermountain  
Health

**Goldman  
Sachs**

**WELLS  
FARGO**

**L3HARRIS™**

**qualtrics.™**

**Adobe**



**PLURALSIGHT**

## MAJOR INDUSTRIES

RETAIL  
TRADE



FINANCIAL  
SERVICES



HEALTHCARE



HOSPITALITY &  
TOURISM



INTERNATIONAL  
TRADE



MANUFACTURING



REAL ESTATE



TECHNOLOGY

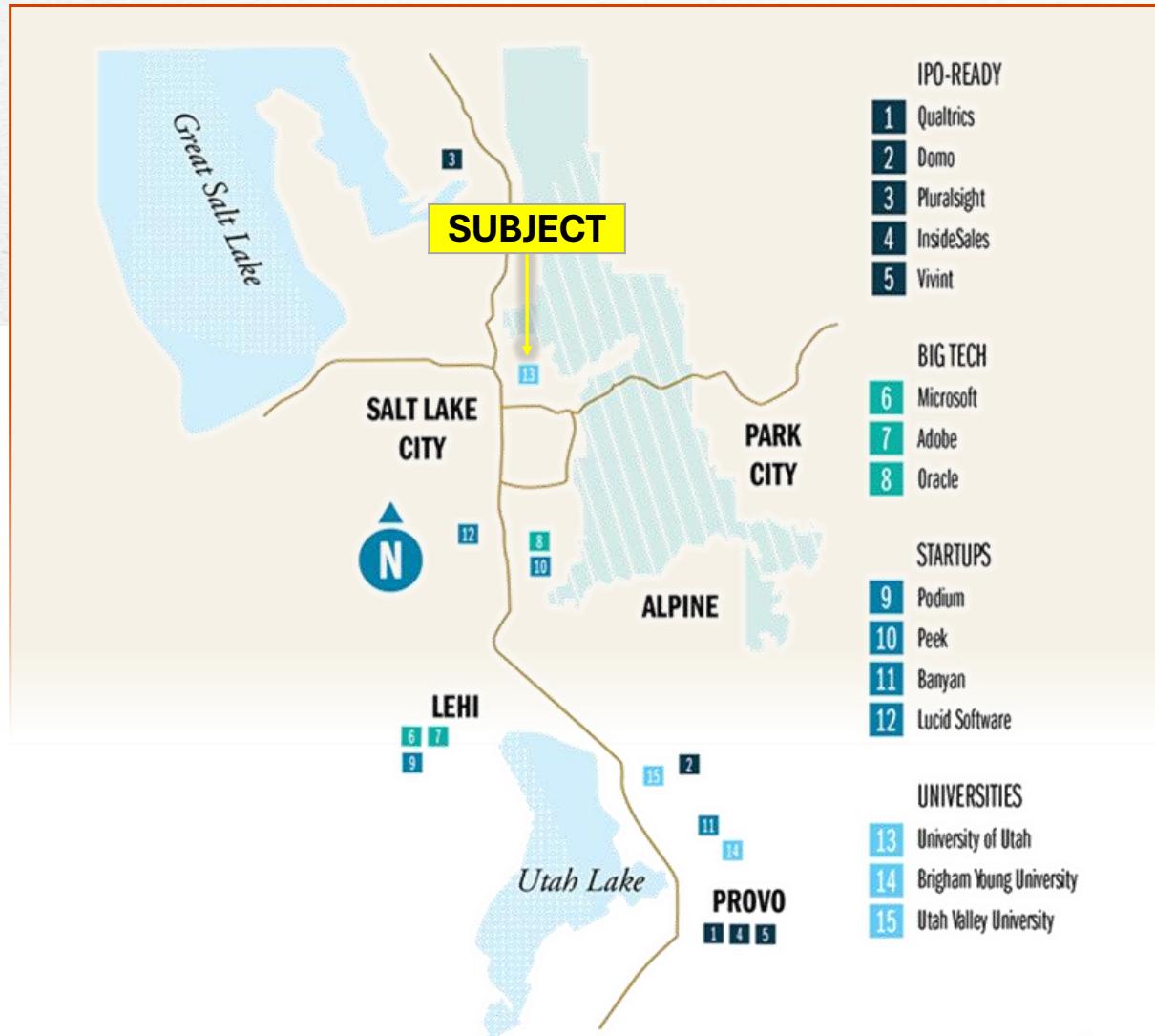


## AREA HIGHLIGHTS

Salt Lake City's economy is diverse and fast-growing, driven by strong sectors in healthcare, technology, finance, and trade. Anchored by major employers like Intermountain Healthcare, L3Harris, and the University of Utah, the city benefits from a skilled workforce and steady population growth. The region's "Silicon Slopes" tech hub continues to attract startups and established firms alike, while its role as a logistics and financial center ensures long-term economic stability and opportunity for businesses of all sizes.

- Salt Lake City's healthcare and social assistance sector represents approximately 12% of local employment, with major anchors like Intermountain Healthcare, which operates dozens of hospitals and clinics in the region.
- Manufacturing remains a steady employer (~8.8%). Prominent firms in and around SLC include L3Harris Technologies (3,500 employees) and BioFire Diagnostics (1,900 employees), focused on aerospace and medical diagnostics respectively.
- This sector accounts for around 8.3% of the city's employment, covering offices for consulting, legal, accounting, and other business services—a likely demand driver for office-leaning tenants.

# Silicon SLOPES



**Qualtrics** is a software company based in Utah. The company initially started as a survey software provider and has since expanded to become a leading experience management platform, offering a wide range of research and customer experience solutions.

**InsideSales** offers a variety of products and tools designed to enhance sales effectiveness. Their solutions leverage data analytics to provide insights into sales pipelines, prioritize leads, and identify the most promising opportunities.

Silicon Slopes is a term used to refer to the technology and startup community located in the state of Utah, particularly in the Salt Lake City metropolitan area. The name "Silicon Slopes" is a nod to the concentration of technology companies and entrepreneurs in the region, similar to the well-known Silicon Valley in California.

Utah's Silicon Slopes has been rapidly growing and gaining attention in recent years. It has become a hub for innovation, entrepreneurship, and technology development. The area is home to a wide range of technology companies, including software startups, e-commerce businesses, biotech firms, and more.

**Vivint** is a prominent smart home technology company that was founded in Provo, Utah, in 1999. Vivint's smart home systems incorporate a range of features, including security cameras, doorbell cameras, motion sensors, smart locks, thermostats, lighting controls, and more.



# SALT LAKE CITY, UT

Salt Lake City, the capital and economic hub of Utah, is one of the fastest-growing metropolitan areas in the country. The city boasts a diverse economy anchored by healthcare, finance, technology, education, and trade, supported by its role as the regional center for government and transportation. Home to major employers such as Intermountain Health, Zions Bancorporation, Goldman Sachs, and L3Harris, the area offers a strong business climate with a highly educated workforce.

## ECONOMY

Known as part of the "Silicon Slopes," Salt Lake City has become a magnet for tech startups and Fortune 500 firms alike, while also serving as a gateway to world-class recreation in the Wasatch Mountains. With steady population growth, robust infrastructure, and ongoing downtown redevelopment initiatives, Salt Lake City provides an ideal environment for businesses seeking visibility, accessibility, and long-term growth.

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DESIGN BY CRESC