

312 EAST SOUTH TEMPLE

FOR SUBLEASE \$30.00/SF NNN

PHOTOS BY BENJAMIN LOWRY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JOSH VANCE, CCIM
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PROPERTY DETAILS

312 EAST SOUTH TEMPLE, SALT LAKE CITY, UT 84111

- Approximately 11,662 SF
- Lease Expiration Date: 3/31/2029
- CAM Fees \$7.74/SF
- Furniture Available
- Prestigious Location on South Temple
- Accessible to all downtown amenities: Convention Center, Vivint Smart Home Arena, Hotels, Fine Dining, Gateway Mall, Capitol Theatre, City Creek Center, Eccles Theater
- 35 Parking Stalls (3/1,000 RSF)

2023 DEMOS

EST. POPULATION

1 MILE » 27,354
3 MILE » 132,428
5 MILE » 233,908

EST. HOUSEHOLDS

1 MILE » 16,551
3 MILE » 60,476
5 MILE » 98,823

EST. AVERAGE HH INCOME

1 MILE » \$101,174
3 MILE » \$113,005
5 MILE » \$120,206

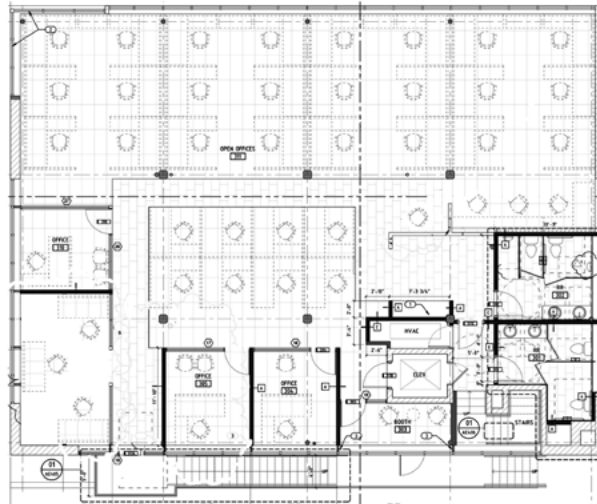
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MW

FLOOR PLANS

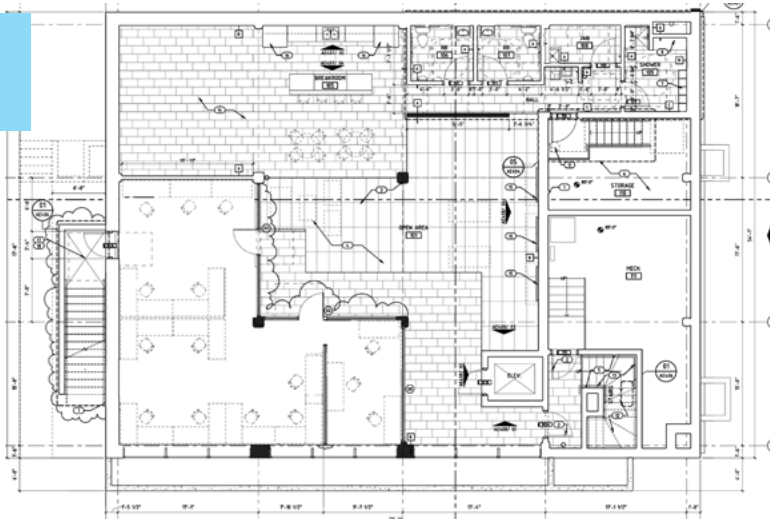
SECOND FLOOR
3,933 SF



FIRST FLOOR
3,826 SF



BASEMENT
3,903 SF



FLOOR	SF
Second	3,933
First	3,826
Basement	3,903
Entire Building	11,662



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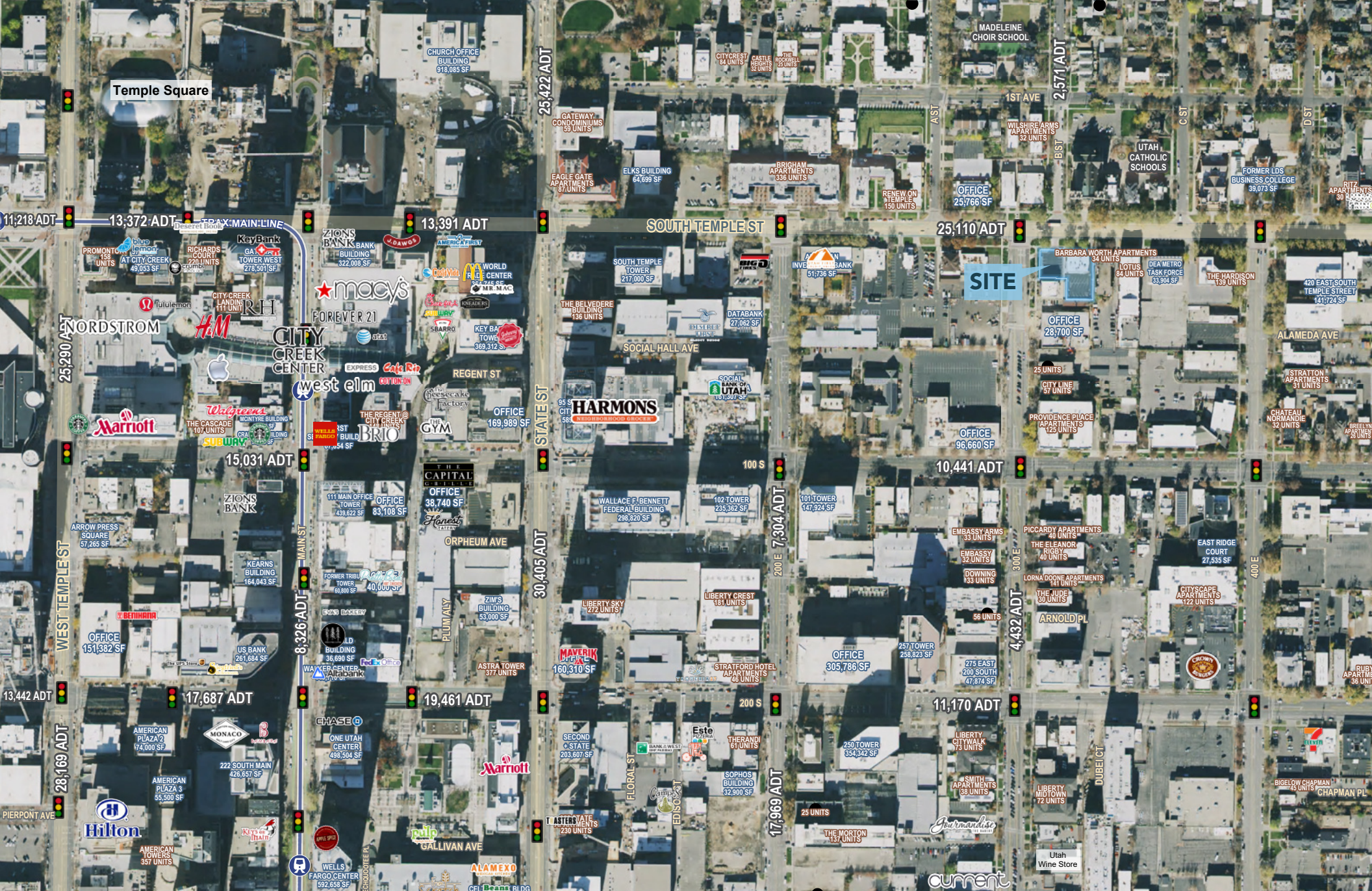
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