

# 312 EAST SOUTH TEMPLE



## 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)

PHOTOS BY BENJAMIN LOWRY



**MOUNTAIN WEST**  
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## 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

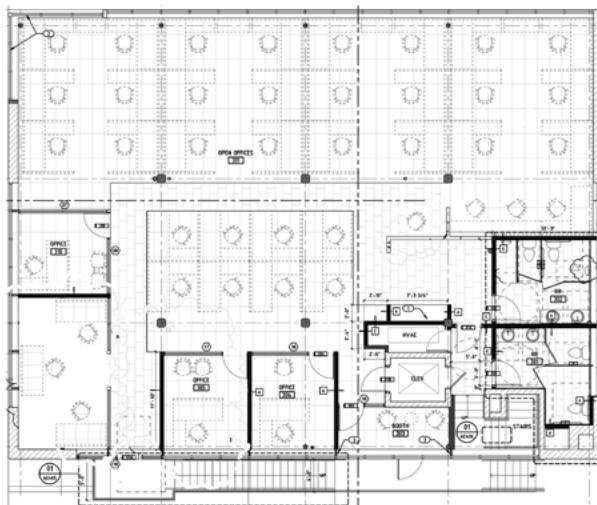
1 MILE » \$101,174  
3 MILE » \$113,005  
5 MILE » \$120,206

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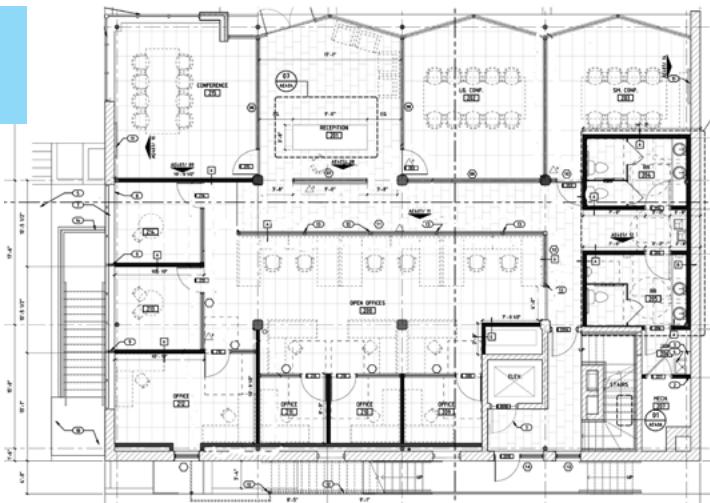
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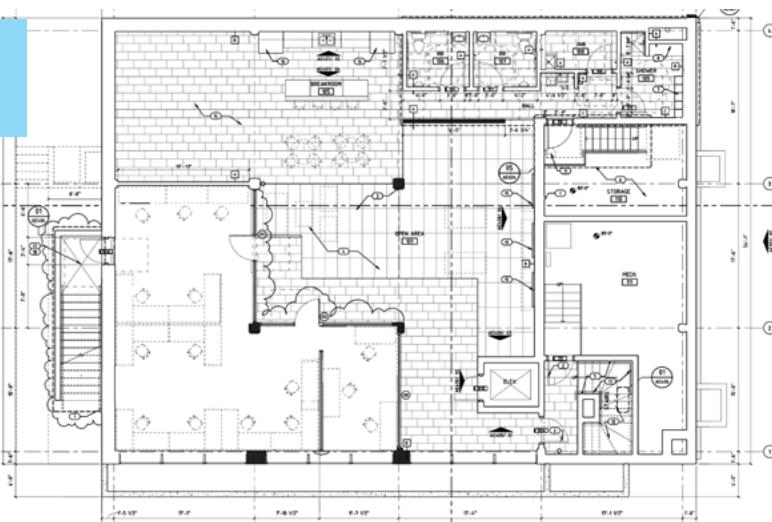
SECOND FLOOR  
3,933 SF



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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| FLOOR PLANS



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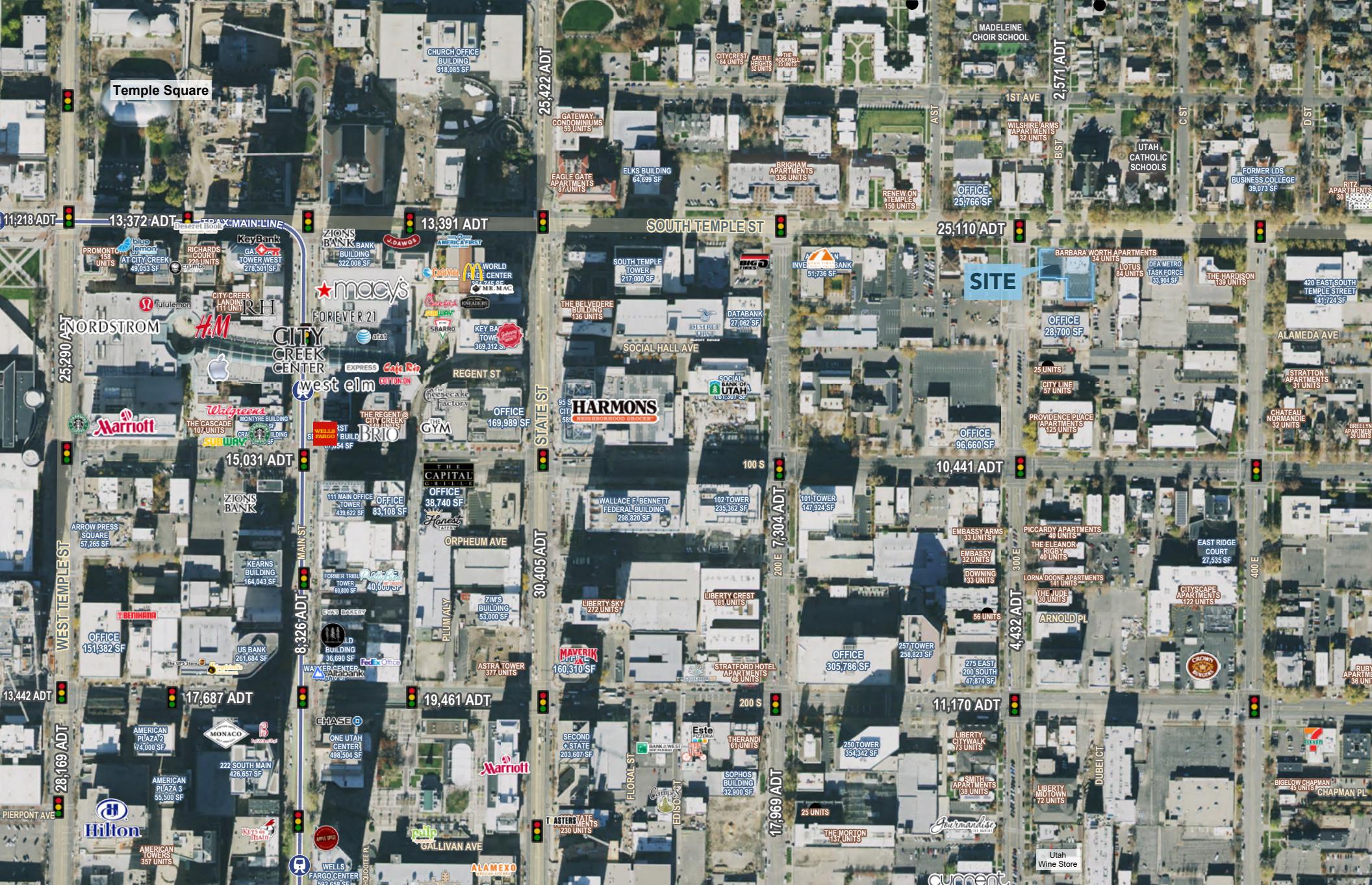
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.