



HF Sinclair

THE 324

1864 T

AUERBACH

AUERBACH

AUERBACH

ICON OF THE PAST, STATE OF THE FUTURE

Auerbach's
THE GREAT MOUNTAIN STORE



Future retail





Become part of The 324, where the legacy of the past sets the stage for an extraordinary future

The 324 is more than just a testament to the past—it stands boldly in the present, ready to shape the future of office spaces. Uniting historic charm with unbeatable downtown energy, this revitalized landmark offers modern office space, flexible floor plans and unparalleled location.



Once the beloved Auerbach department store in the early 1900s, this magnificent building has been transformed into a cutting-edge office building that seamlessly marries its grand heritage with state-of-the-art advancements.

Building Features



Lobby refresh,
new fitness facility,
and conference center
completed



Lease rate
\$30.00/sf full service



Up to 69,473
RSF available



Spec suites
underway



Ample and above
average downtown
parking



Onsite parking garage
with direct access to
the building



1 block to TRAX

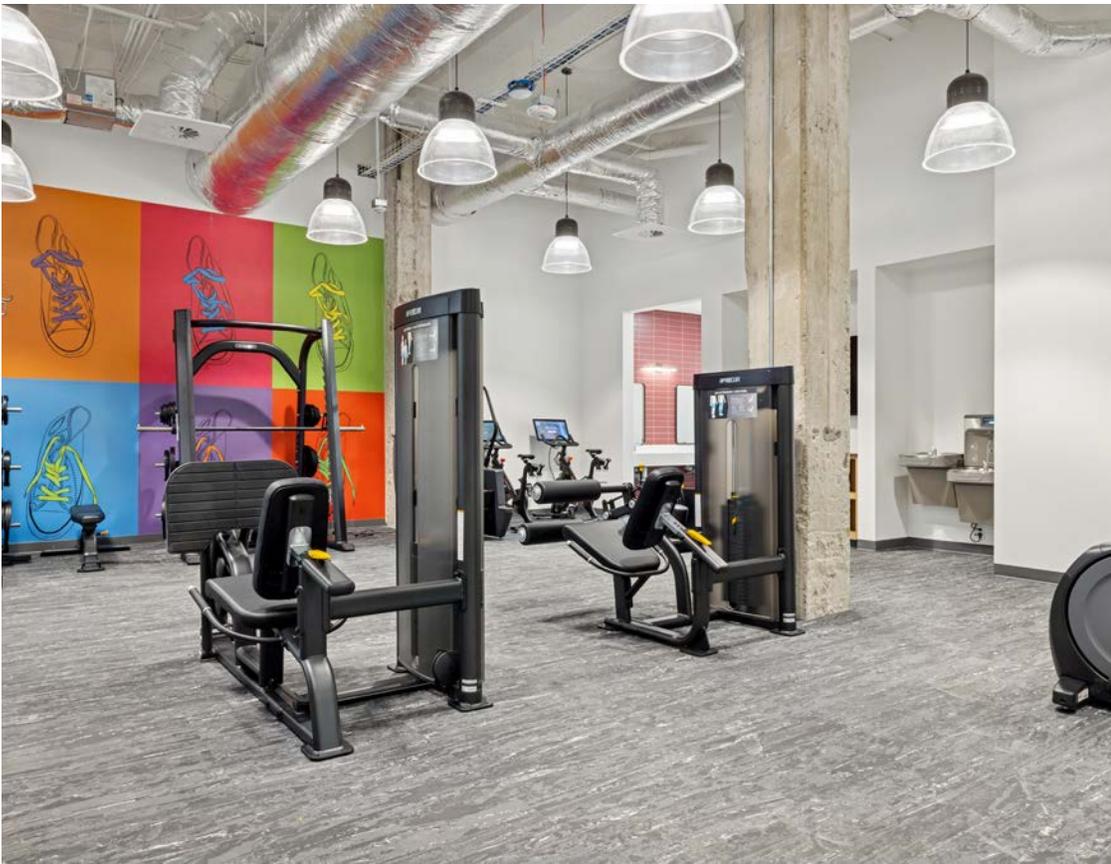


Iconic downtown
corner location



On-site retail





Recently completed amenity space includes:

- State-of-the-art fitness center with men's and women's showers and locker rooms
- Dedicated and secured bike storage
- Mother's room
- Conference center with flexible seating arrangements and dedicated catering area



2nd Floor

Suite 201: 11,132 RSF

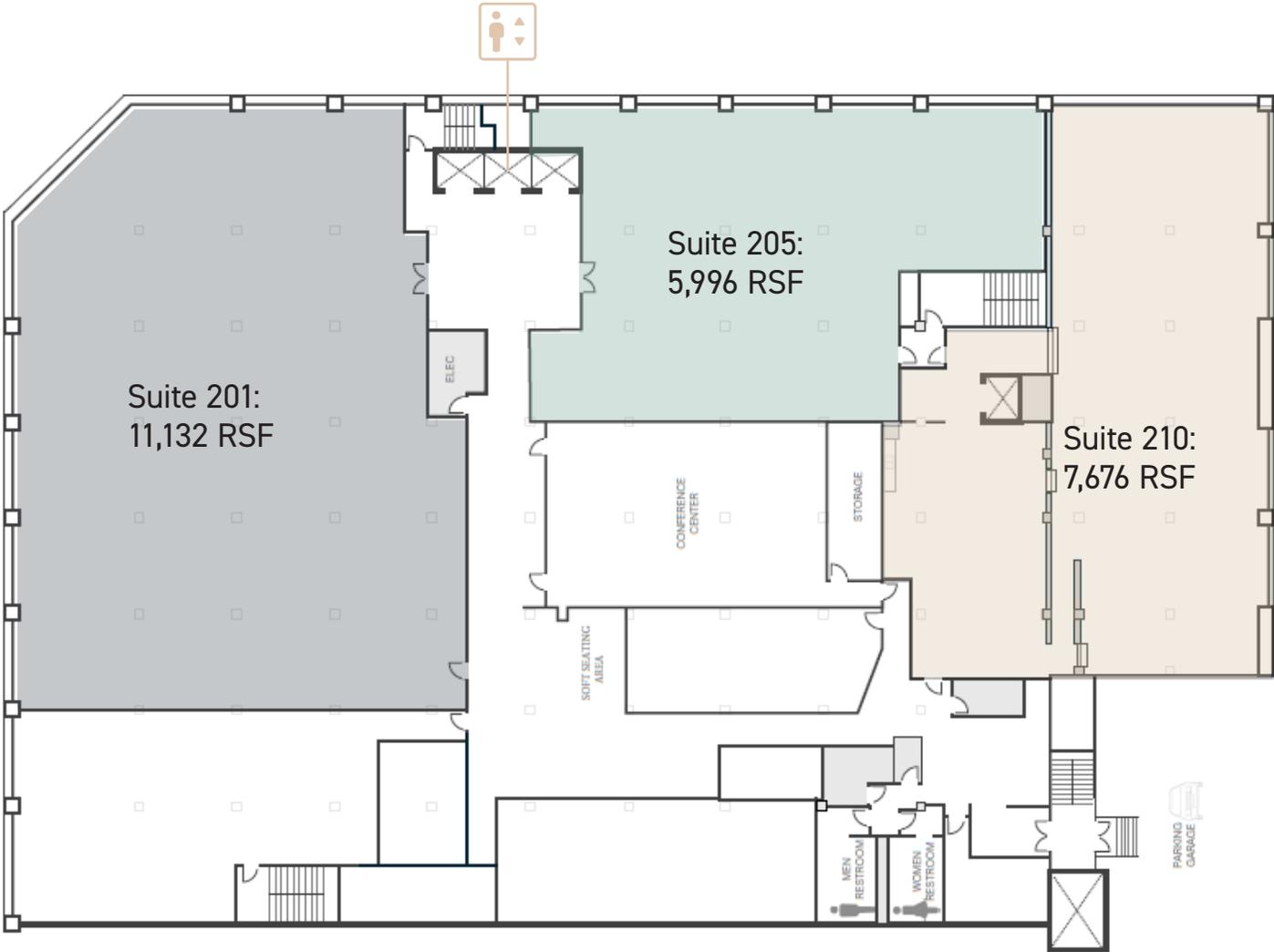
- Available immediately
- Flexible demising options
- Abundant natural light with north facing views
- Prime lobby presence with direct suite entrance off lobby elevators

Suite 210: 7,676 RSF

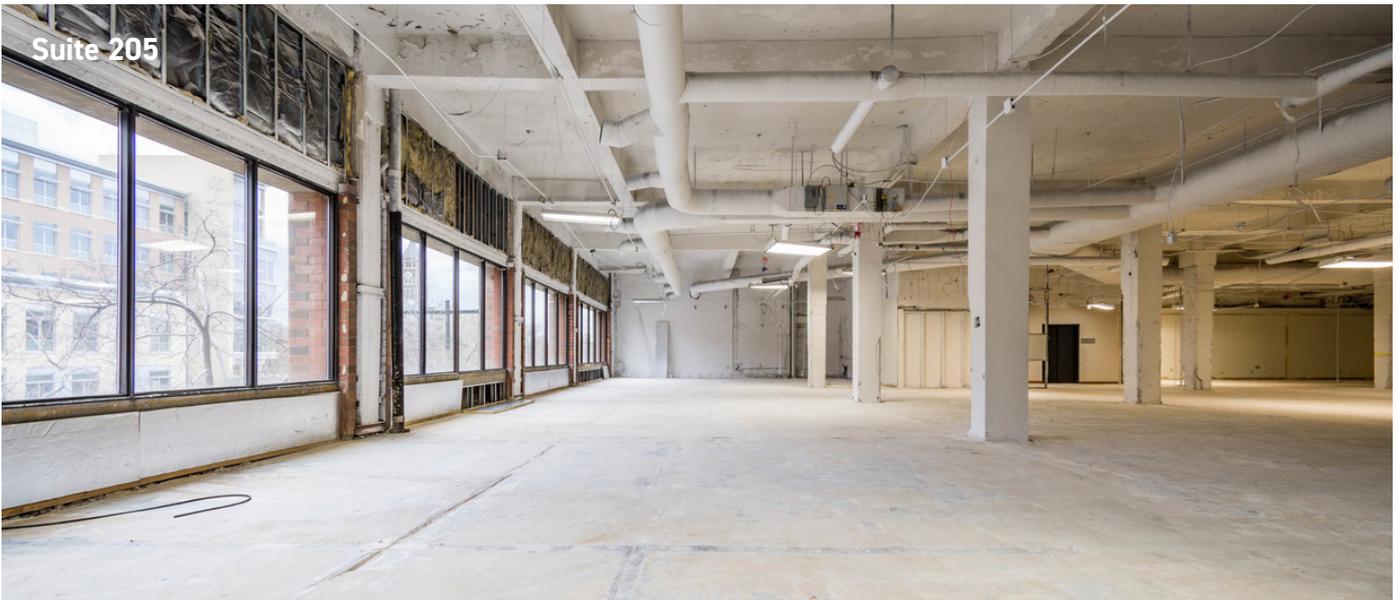
- Available immediately
- White box suite with newly constructed break room
- Ready for Tenant Improvement customization and efficient build-out time frame
- South facing views
- Direct parking garage access

Suite 205: 5,996 RSF

- Available immediately
- White box suite
- Ready for Tenant Improvement customization and efficient build-out time frame
- Prime lobby presence with direct suite entrance off lobby elevators



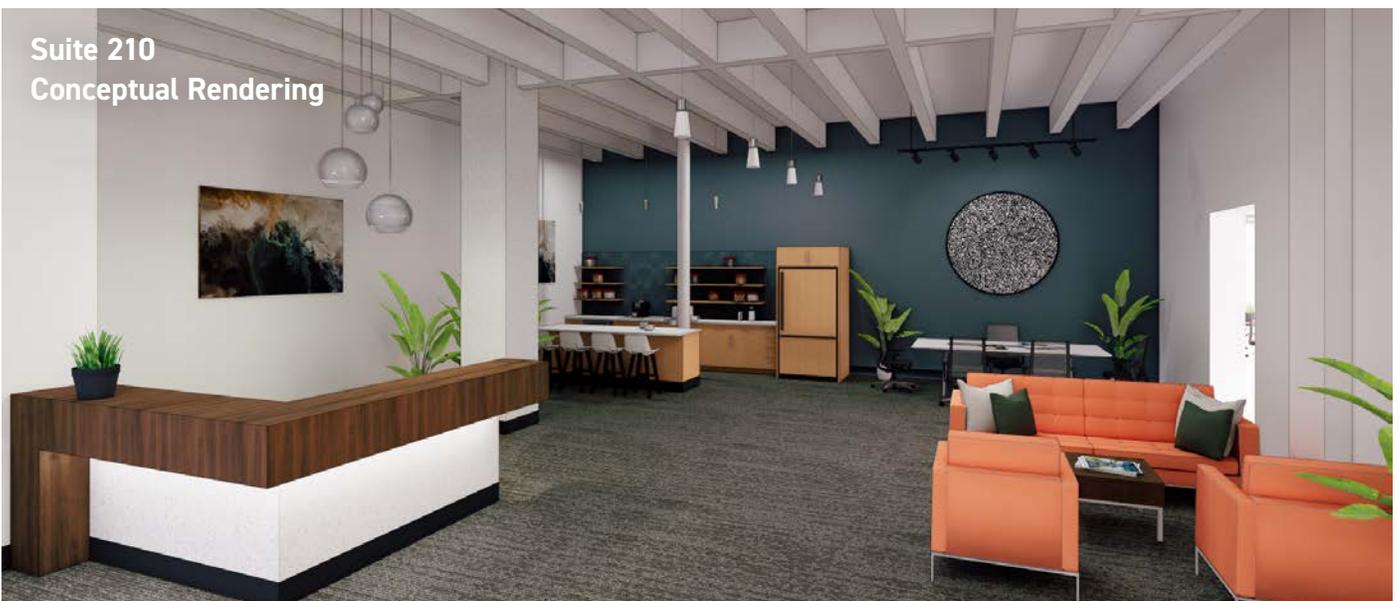
Suite 205



Suite 210
Conceptual Rendering



Suite 210
Conceptual Rendering





Up to 34,796 RSF

Suite 300: 3,890 RSF

- Vacant and ready for tenant improvement work

Suite 310: 5,660 RSF

- Vacant and ready for tenant improvement work

Suite 320: 4,286 RSF

- Available March 1, 2026
- Spec suite
 - 2 offices
 - reception area
 - conference room
 - break room
 - work room
 - open space for workstations
- Direct access to the parking garage

Suite 330: 4,847 RSF

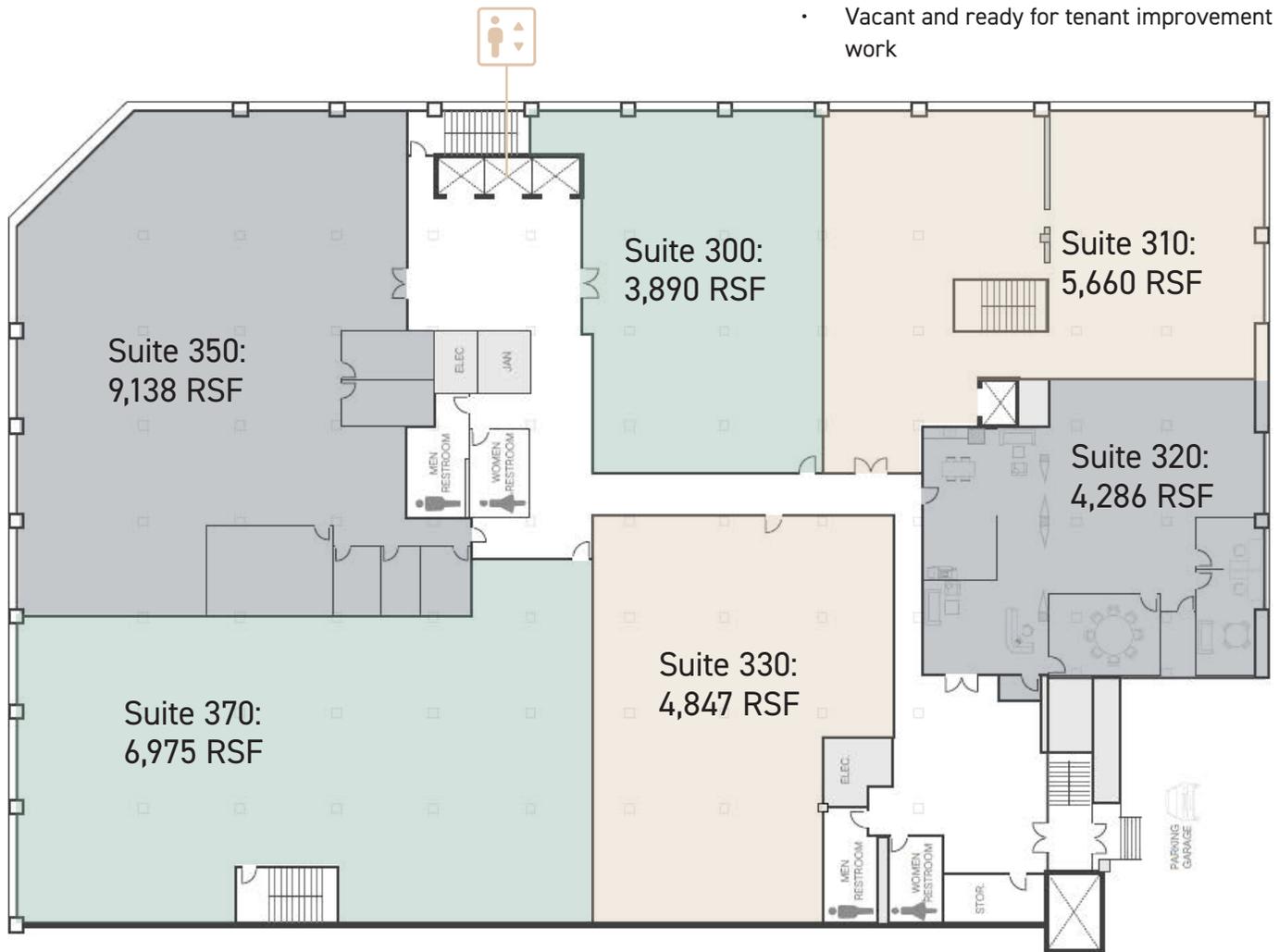
- In shell condition, ready for tenant improvement work
- Great window line facing State Street

Suite 350: 9,138 RSF

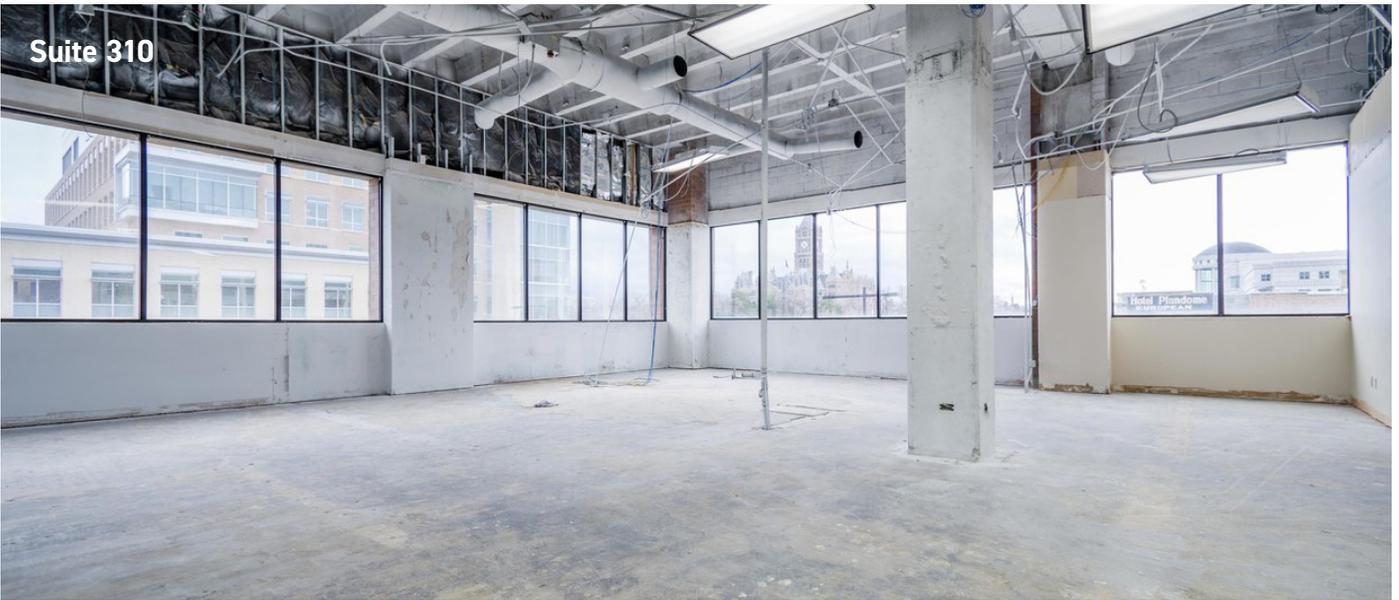
- Available immediately
- Prime lobby location with impressive northeast-facing window line
- Move in ready second-generation space including:
 - 5 offices
 - reception area
 - conference room
 - break room
 - open area for workstations

Suite 370: 6,975 RSF

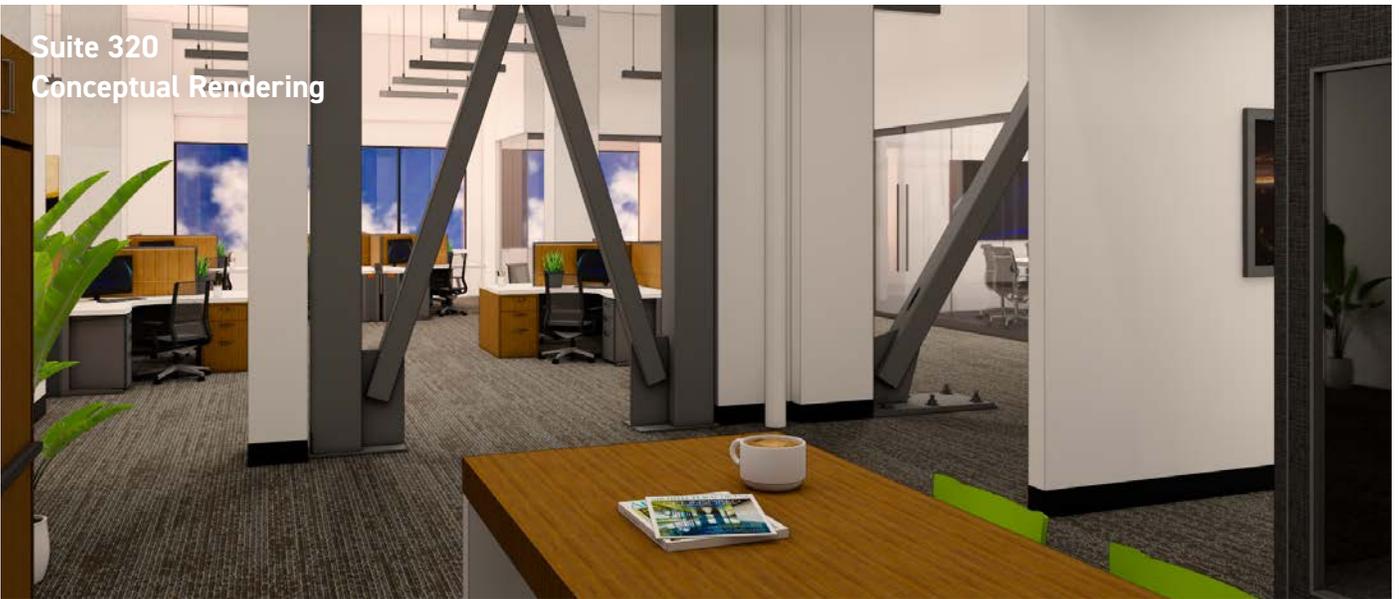
- Vacant and ready for tenant improvement work



Suite 310

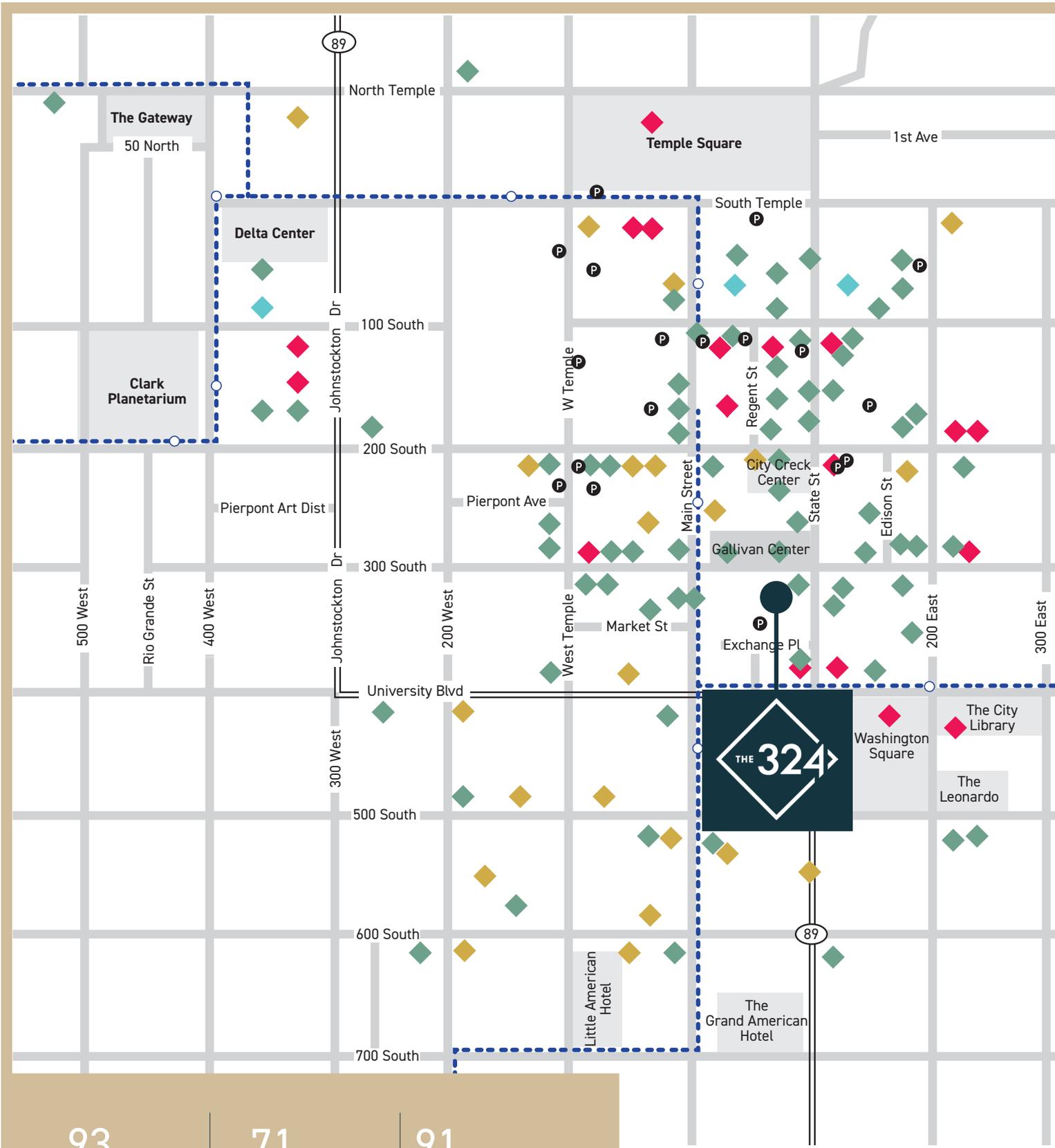


Suite 320
Conceptual Rendering



Suite 320
Conceptual Rendering





93
Walk Score

71
Transit Score

91
Bike Score

—●— TRAX Lines & Stations
 ◆ Arts & Entertainment
 ◆ Hotels
 ◆ Dining
 P Parking Garages





In the heart of downtown

Situated a block away from TRAX and surrounded by a bustling culinary scene, this prime location offers effortless access to Salt Lake City's vibrant offerings. Within a half mile, experience:



50+ food & dining



13 arts & entertainment



20+ hotels



2 TRAX stops nearby



FOR MORE INFORMATION

Jami Marsh

+1 801 456 9514

jami.marsh@jll.com

Amanda Lawson

+1 801 455 5572

amanda.lawson@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.