



**FOR SALE**

## **BROADWAY LOFT OFFICE CONDO**

159 WEST 300 SOUTH  
SALT LAKE CITY, UT 84101

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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

159 WEST 300 SOUTH, SALT LAKE CITY, UT 84101

# PROPERTY SUMMARY

This is a rare opportunity to own a turnkey office space in one of downtown Salt Lake City's most desirable locations. Designed with a modern, creative aesthetic, the space offers a flexible layout ideal for a wide range of businesses. With dedicated parking, premium amenities, and immediate access to the city's best restaurants, coffee shops, and entertainment, this property delivers the perfect blend of convenience, visibility, and long-term value.



## PROPERTY ADDRESS

159 West 300 South  
Salt Lake City, UT 84101

## SQUARE FEET

7,400 SF

## PRIME LOCATION

Located in Salt Lake City's Broadway District, this space offers easy access to transit, eateries, coffee shops, and cultural venues, with dedicated parking.

## WORK SPACE FLEXIBILITY

Open working format with 14 private offices and conference rooms with well appointed interior and a modern loft vibe.

## SALES PRICE

\$2,400,000 (\$324 PSF)

## PARKING

10 designated parking spaces included

# LEASE VS. OWN ANALYSIS

## Typical Lease Scenario

- 7,400 SF @ \$32.00/SF Full Service Gross
- Annual Rent: \$236,800
- 10-Year Occupancy Cost: \$2,368,000
- Annual Rent Escalations: 3%
- Total Rent Paid Over 10 Years: Approximately \$2.7–\$2.9 million.
- Equity Created: \$0

At the end of the lease term, the tenant owns nothing and faces market-rate renewal risk.

## Ownership Scenario

Purchase Price: \$2,397,600 (\$324/SF)

Assuming SBA 504 financing:

- 10% Down Payment: \$239,760
- Approximate Financing: \$2,157,840
- Estimated Monthly Payment: ~\$15,000–\$16,500\*
- Annual Debt Service: ~\$180,000–\$198,000

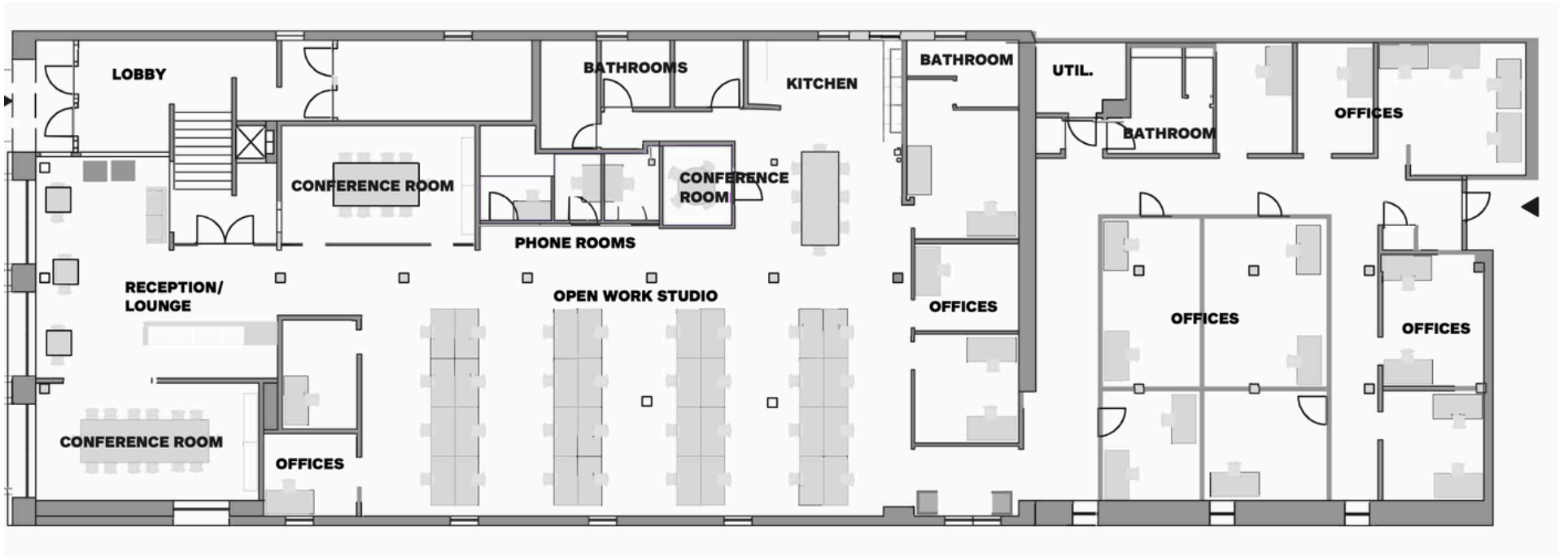
\*Actual payment dependent on prevailing SBA rates and structure.

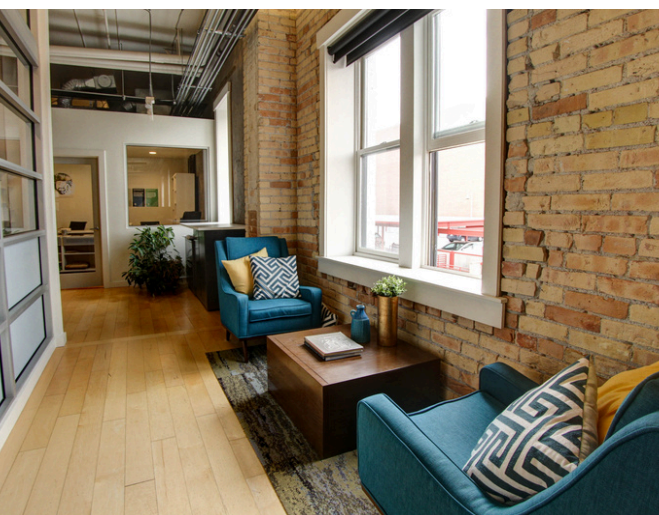
## Ownership Benefits

- ✓ Control occupancy cost
- ✓ Build equity through principal reduction
- ✓ Secure 10 dedicated parking stalls
- ✓ Create a long-term balance-sheet asset
- ✓ Participate in future appreciation
- ✓ Eliminate lease renewal uncertainty
- ✓ Potential tax advantages



# FLOOR PLAN





# NEARBY AMENITIES



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