



**40 EAST**  
at CITY CREEK

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### **Address**

40 East 100 South Street, Salt Lake City, Utah 84111

### **Parking**

Underground and covered parking available at prevailing market rates

### **Public Transit**

Within easy walking distance to bus stations, TRAX stations, and Frontrunner stations

### **Improvements**

Generous TI packages available

### **Location**

Located right next to City Creek Center in the heart of downtown Salt Lake City, this contiguous 2-floor space enjoys a prestigious spot directly above Capital Grille, and directly across the street from 111 Main office building and the Eccles Theater.

City Creek Center is one of the nation's largest and most acclaimed mixed-use downtown redevelopment projects. This unique environment features a retractable glass roof, the very popular City Creek Center food court, a creek that runs through the property, a pedestrian sky bridge and more. The center features world-class fashion and dining destinations with over 100 national stores and restaurants.

Salt Lake City boasts over 10 years of phenomenal downtown growth, with major development of every kind - all within walking distance of City Creek Center. This includes 10,000 new residential units and two million SF of new office space built in last 10 years. 6.6 million square feet of office space is located in the Central Business District (six-block radius around City Creek Center).

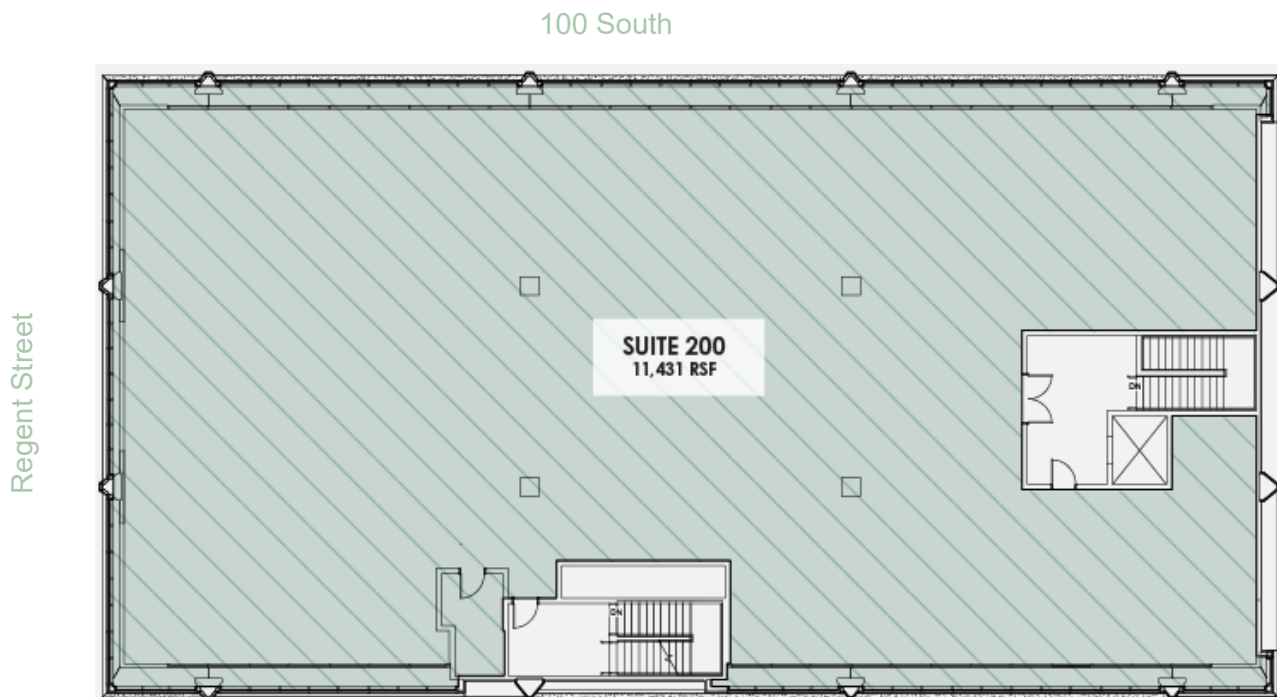
Due to the concentration of development downtown, affluent millennials choose to live in and nearby downtown, including in the 700 upscale condominiums and apartments within City Creek Center.

# Suite 200

Rentable Square Feet: 11,431

Status: Available Q1 2025

Condition: Prior design intact and ready for occupancy



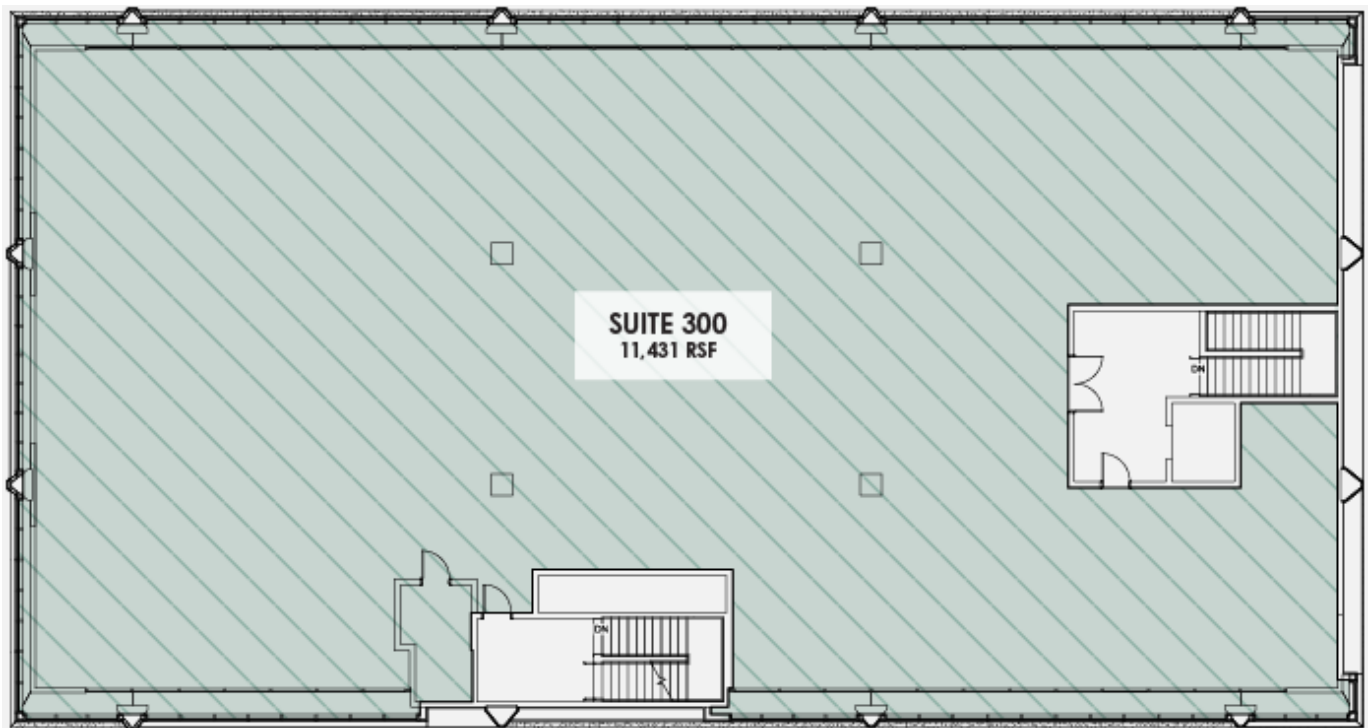
# Suite 300

Rentable Square Feet: 11,431

Lease Rates: \$35.50-\$37.50/RSF

Status: Available

Condition: Gray shell ready for immediate buildout



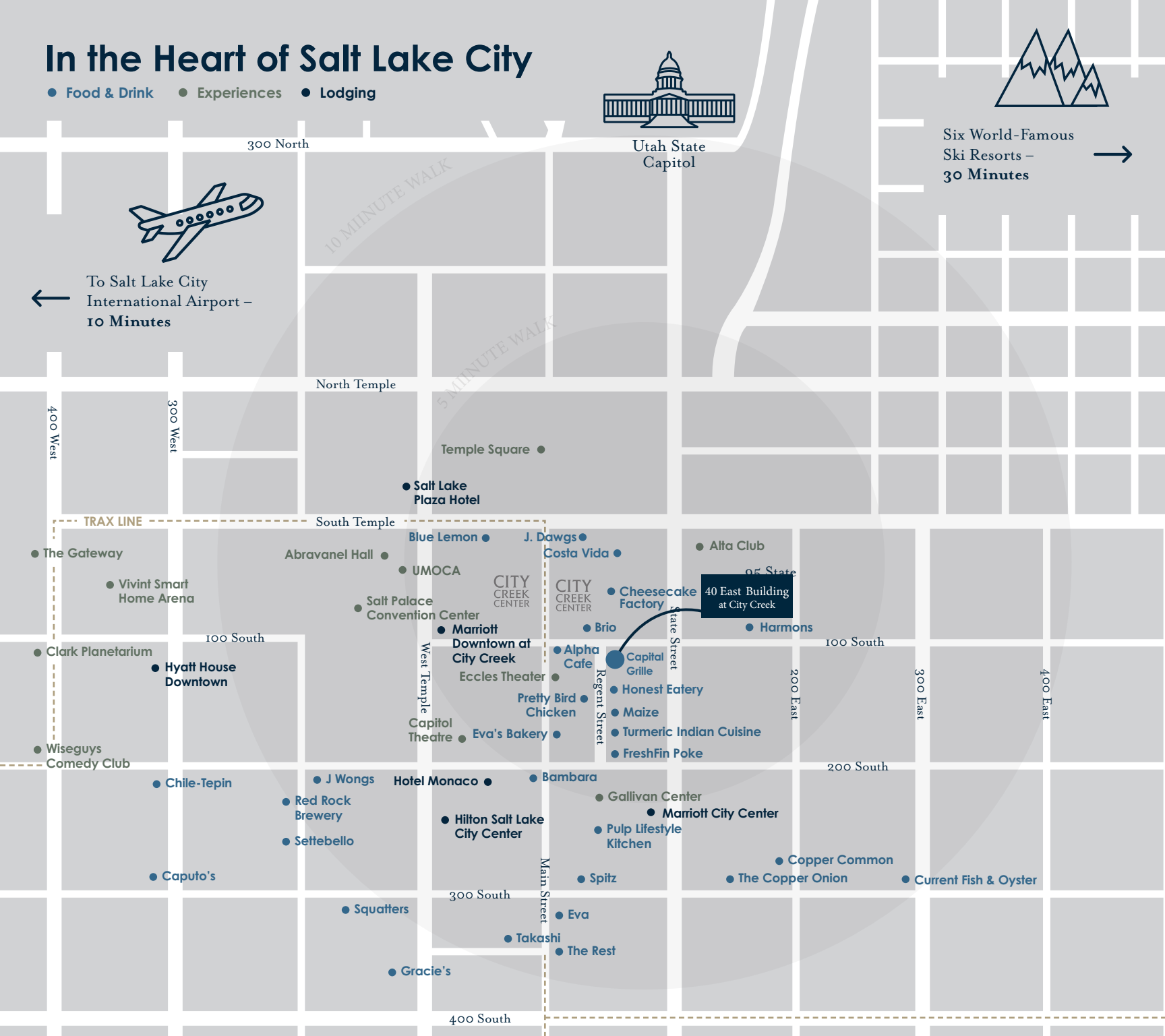
# In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



Six World-Famous  
Ski Resorts –  
30 Minutes →

← To Salt Lake City  
International Airport –  
10 Minutes



## Contact

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