

OUTSTANDING DOWNTOWN LOCATION
EXISTING 184 UNIT ASSET AND DEVELOPMENT SITE

@LATTICE

640 S WEST TEMPLE, SALT LAKE CITY, UT 84101



184 NEWLY REDEVELOPED UNITS | 9 STORY ADAPTIVE
REUSE HOTEL CONVERSION | 4.25 ACRES | D-1 ZONING

CBRE

PROPERTY OVERVIEW



Rare 4.92 acre downtown Salt Lake City site with several allowable development options (±4.25 acres available to develop)



Only 4 blocks to I-15 and I-80 access



Exceptional access to public transit, within a 1/2 mile walk to 3 light rail stations and just over a mile to the Intermodal Transit Hub



Opportunity zone location allowing for favorable Federal tax treatment



The property is both walkable and bikeable, with a walk score of 79, and a bike score of 88



Highly desired D-1 Zoning on most of the parcel, allowing for most uses without maximum building height restrictions



10-minute drive to the SLC International Airport

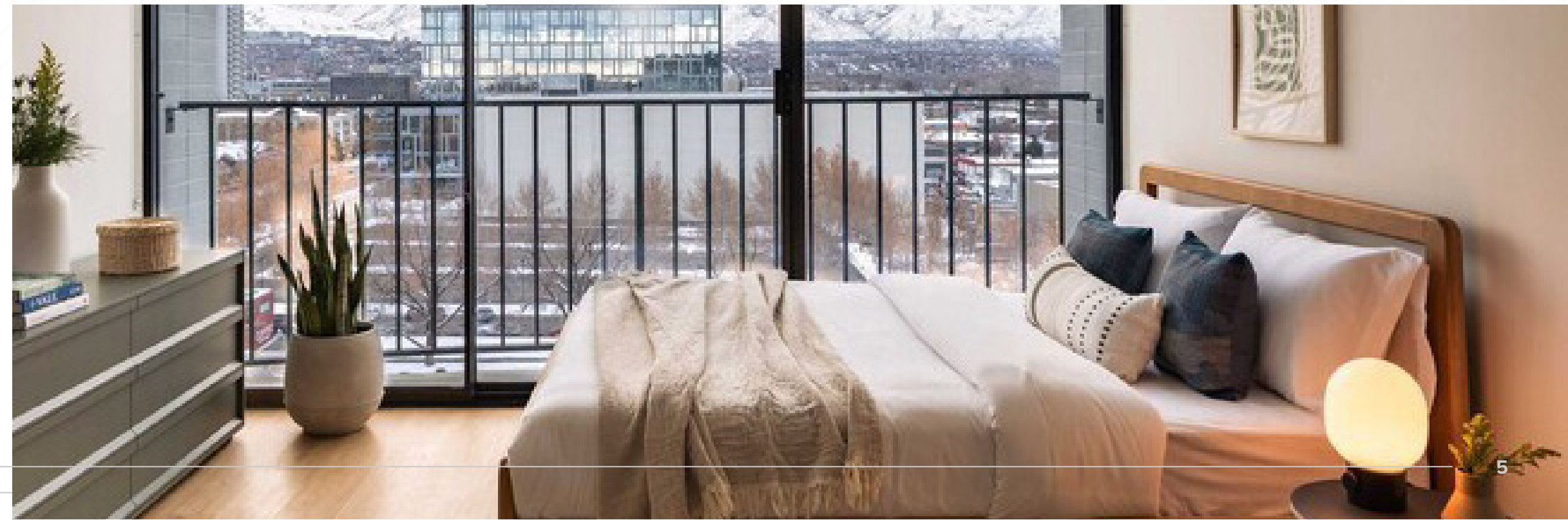


PROPERTY DETAILS

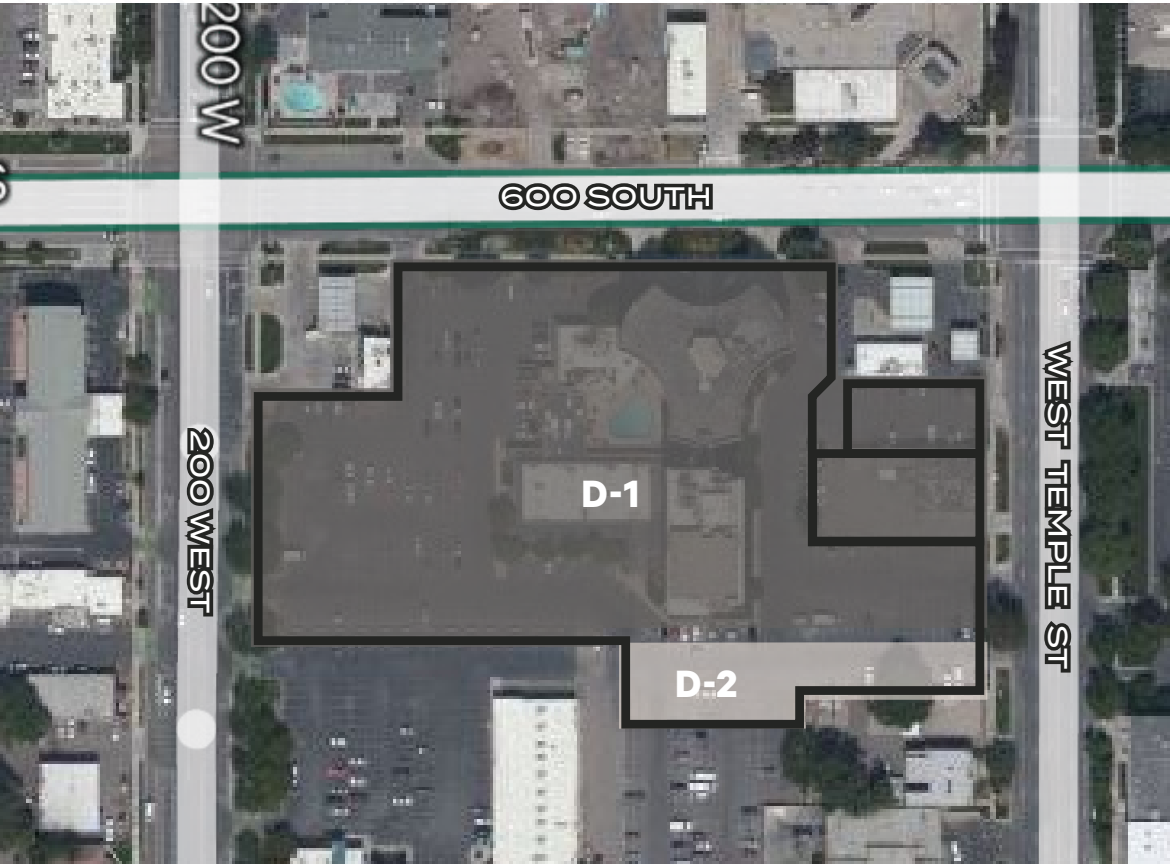
ADDRESS	640 S. West Temple, Salt Lake City, UT 84101
# OF UNITS	184
YEAR BUILT	1971 / 2023 Redeveloped
PARCEL ID	15-01-478-018, 15-01-478-019, 15-01-478-009
TOTAL ACREAGE	4.92
ZONING	D-1

UNIT MIX

UNIT TYPE	UNITS	AVG. SF
Studio	184	358
TOTAL/AVG.	184	358



ZONING



D-1 Central Business District

HEIGHT RESTRICTIONS
At least 100'. No maximum height.

D-2 Downtown Support District

HEIGHT RESTRICTIONS
65' maximum, possibly up to 120' maximum with design review approval.

OUTSTANDING CLASS A APARTMENTS + OPPORTUNITY ZONE DEVELOPMENT



RARE, LARGE
D-1 ZONED
PARCEL



HIGH DEMAND
DOWNTOWN SLC
LOCATION



SURROUNDED BY
EMPLOYMENT, RETAIL, AND
ENTERTAINMENT

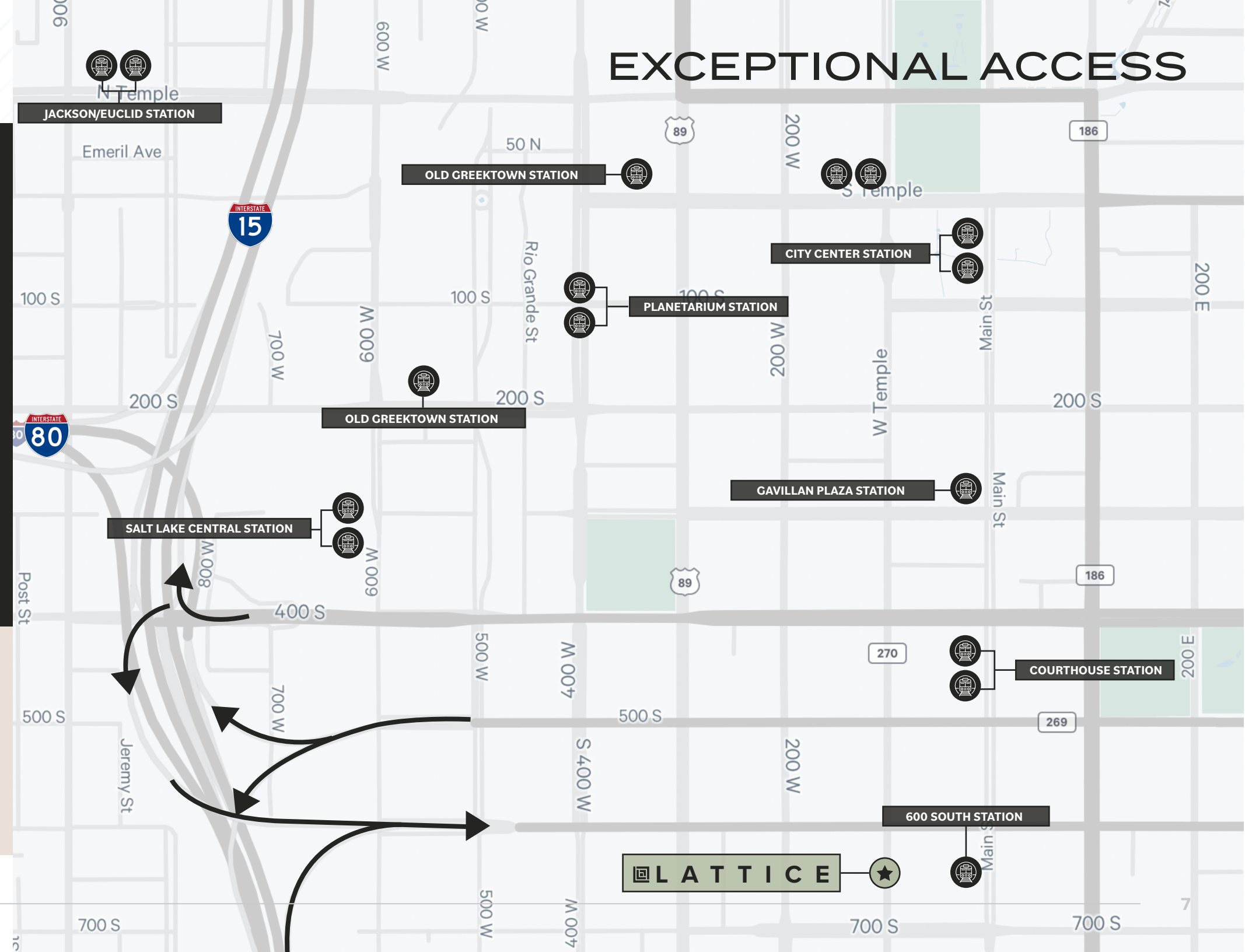


NEWLY REDEVELOPED,
184 UNIT APARTMENT
COMMUNITY



ADDITIONAL 9-STORY
ADAPTIVE REUSE
OPPORTUNITY

EXCEPTIONAL ACCESS



CBRE

L A T T I C E

640 S WEST TEMPLE, SALT LAKE CITY, UT 84101

FOR MORE INFORMATION

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