

# 312 E. SOUTH TEMPLE

FOR SUBLEASE \$28.03 /SF NNN

PHOTOS BY BENJAMIN LOWRY



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JOSH VANCE, CCIM**  
jvance@mtwest.com  
direct 801.456.8857  
[View Profile](#)

**SKYE GALLEY**  
sgalley@mtwest.com  
direct 801.796.5006  
[View Profile](#)



## PROPERTY DETAILS

312 E S TEMPLE ST, 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)

## 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

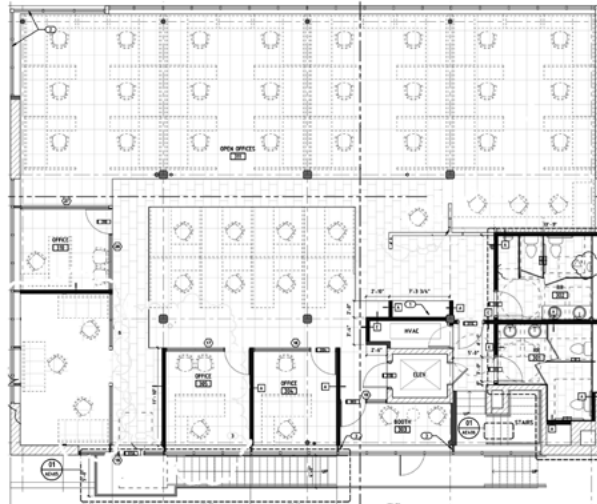
**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)

# 312 E. SOUTH TEMPLE



## FLOOR PLANS

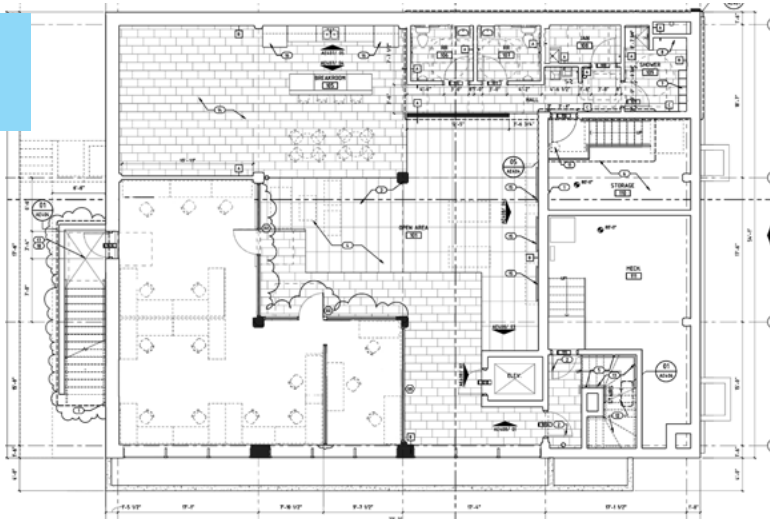
SECOND FLOOR  
3,933 SF



FIRST FLOOR  
3,826 SF



BASEMENT  
3,903 SF



FLOOR	SF
Second	3,933
First	3,826
Basement	3,903
Entire Building	11,662



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JOSH VANCE, CCIM**

[jvance@mntwest.com](mailto:jvance@mntwest.com)  
direct 801.456.8857  
[View Profile](#)

**SKYE GALLEY**

[sgalley@mntwest.com](mailto:sgalley@mntwest.com)  
direct 801.796.5006  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JOSH VANCE, CCIM**

[jvance@mtwest.com](mailto:jvance@mtwest.com)

direct 801.456.8857

[View Profile](#)

**SKYE GALLEY**

[sgalley@mtwest.com](mailto:sgalley@mtwest.com)

direct 801.796.5006

[View Profile](#)



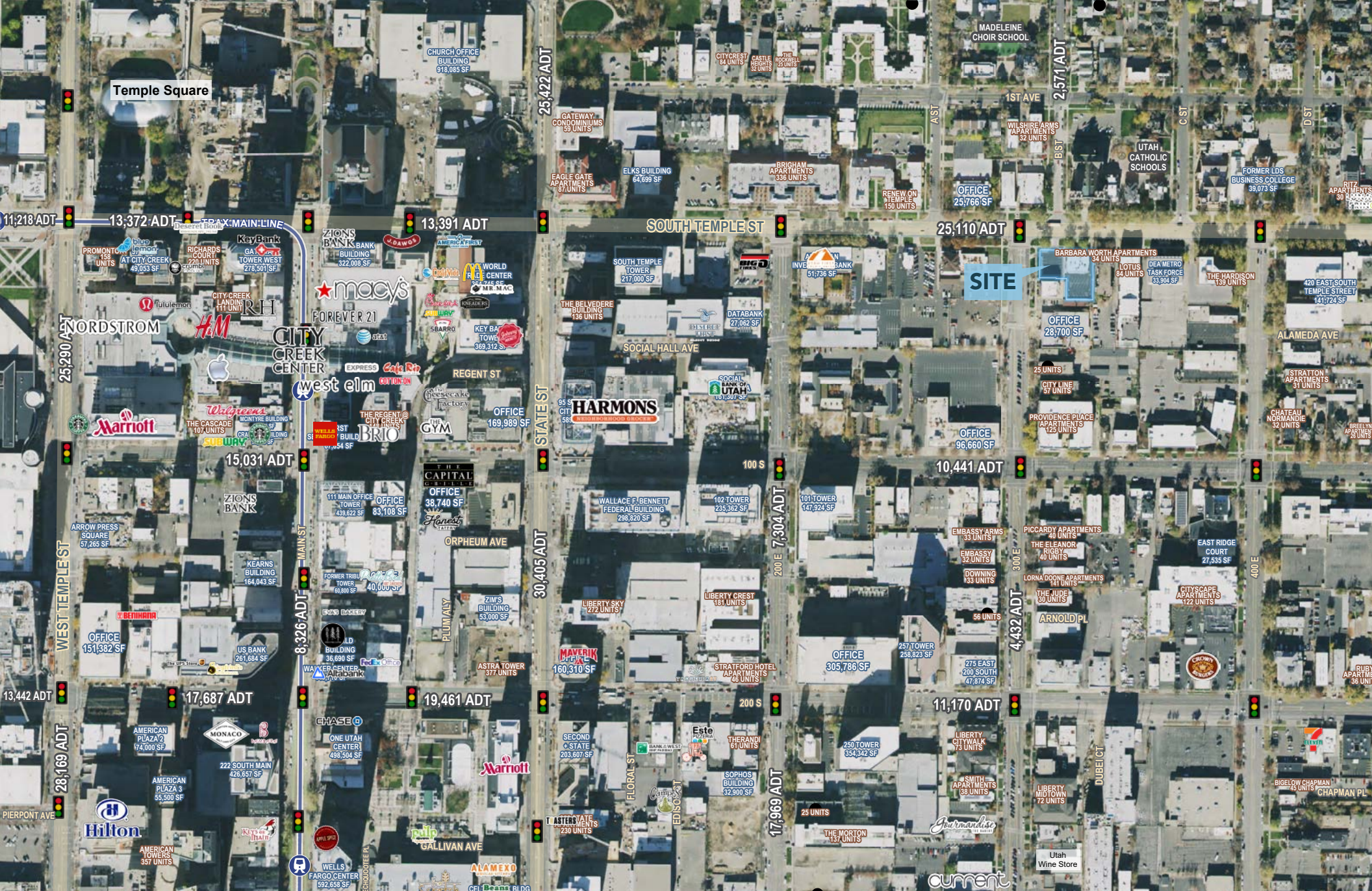
**FULL SERVICE  
COMMERCIAL REAL ESTATE**

312 East South Temple

Salt Lake City, Utah 84111

Office 801.456.8800

[www.mtnwest.com](http://www.mtnwest.com)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JOSH VANCE, CCIM**  
jvance@mtwest.com  
direct 801.456.8857  
[View Profile](#)

**SKYE GALLEY**  
sgalley@mtwest.com  
direct 801.796.5006  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.mtnwest.com](http://www.mtnwest.com)