



INDUSTRIAL RETAIL AND CREATIVE HOSPITALITY

1388 South 300 West, Salt Lake City, UT 84115

PROPERTY DESCRIPTION:

The Engine Block is home to Shades Brewery, Acme Camera, FlatOut Sim (Utah's premier F1 race simulator), and Jibe CycleWorks, with additional tenants to be announced. The project represents a modern approach to industrial retail and creative hospitality, bringing together a mix of local operators and innovative brands along the revitalized 300 West corridor.

Surrounded by a blend of industrial buildings, residential developments, prominent retailers, including the world's largest Costco, and boasting direct access to the I-15 interstate, The Engine Block commands the attention of 32,000 daily passing vehicles. The location benefits from the corridor's tree-lined streets, expanded traffic lanes, and dedicated bike pathways stretching from 900 S to 2100 S.

*Photo Credit: Ben Lowery

LEASE RATE:

Negotiable

PROPERTY DETAILS:

**Units Range in Size
From 1,595 - 5,878 SF**

JORDAN B. SMITH

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51 East 400 South Suite 210

Salt Lake City, UT 84111

801.355.0600 | iproperties.com

PROPERTY HIGHLIGHTS

Flexible in nature, The Engine Block accommodates single tenancy or up to 8 tenants. Ideally suited for hospitality, retail, restaurants, bars and creative office ventures. With ample on-site parking comprising over 100 stalls, complemented by readily available street parking, convenience is a priority. Notable, all tenants have access to 3-phase power and an in-ground grease interceptor.

To gain comprehensive insights or arrange an on-site tour, please connect with the dedicated listing broker. The future of dynamic commercial ventures awaits at The Engine Block.



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Current Availability Shown Above

*4,283 SF & 1,595 SF May be Combined for 5,878 SF

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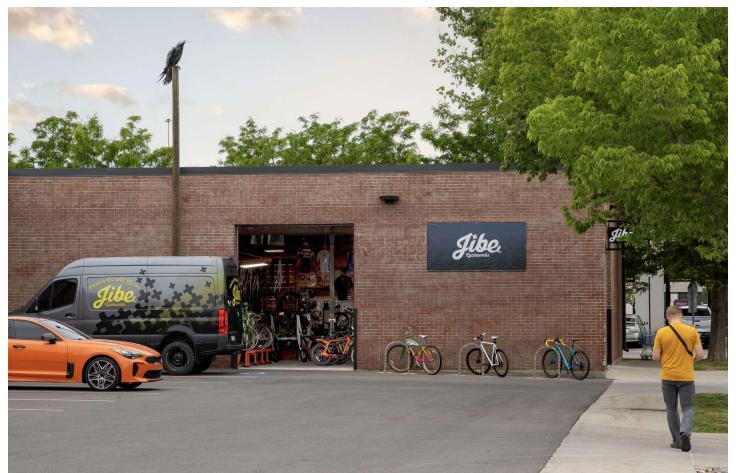
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