



RECENTLY REMODELED DOWNTOWN OFFICE FOR LEASE

261 EAST 300 SOUTH, SALT LAKE CITY UTAH 84111

RATE REDUCTION!



PROPERTY HIGHLIGHTS

- Recently Remodeled Downtown Office
- Suite 110: 1,800 RSF Office
- Suite 210: 1,201 RSF Office
- Suite 225: 4,074 RSF Office - Divisible
- Suite 350: 2,774 RSF Office - Divisible
- Plug-N-Play Furniture Available
- ADA Accessible with Elevator Access
- On-Site Parking Available: 2.25/1,000 SF
- TRAX Station within Walking Distance
- Located Downtown within the Central Business District

FREE RENT AVAILABLE | LEASE RATE REDUCED!
\$9.78/SF YEAR NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,537	57,003	92,298
Households	28,842	147,819	251,715
Avg. Household Income	\$71,948	\$86,374	\$89,001

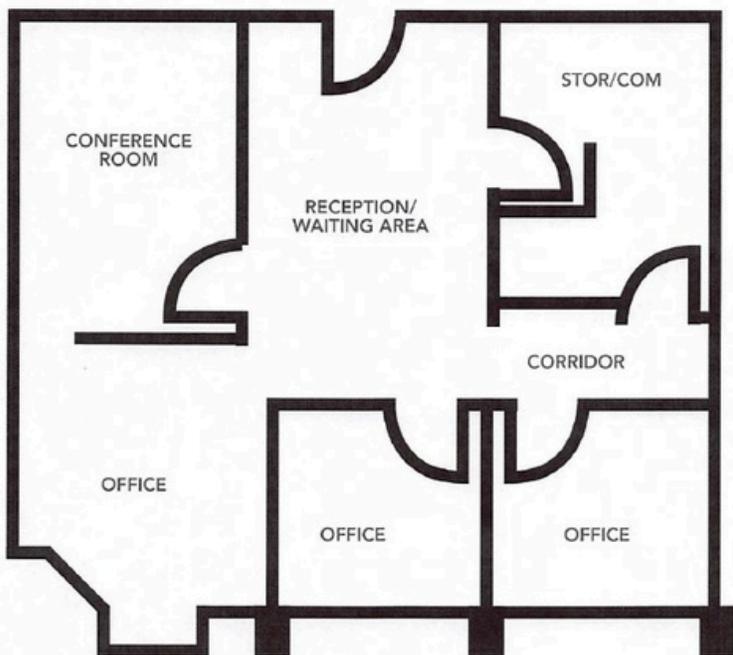
TRAFFIC COUNTS

State Street: 31,000 Annual Average Daily Traffic
South Temple: 25,000 Annual Average Daily Traffic

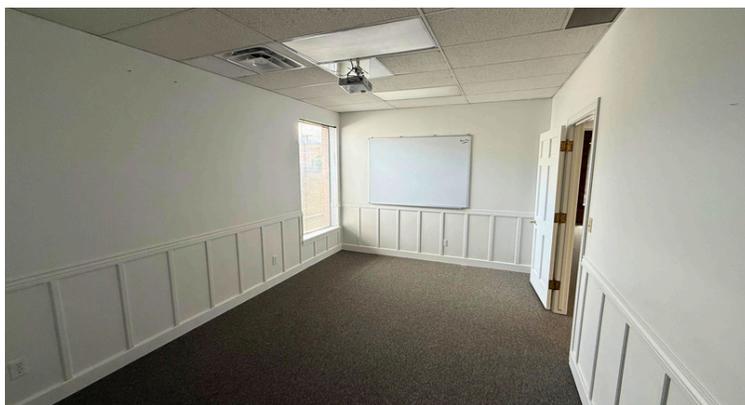
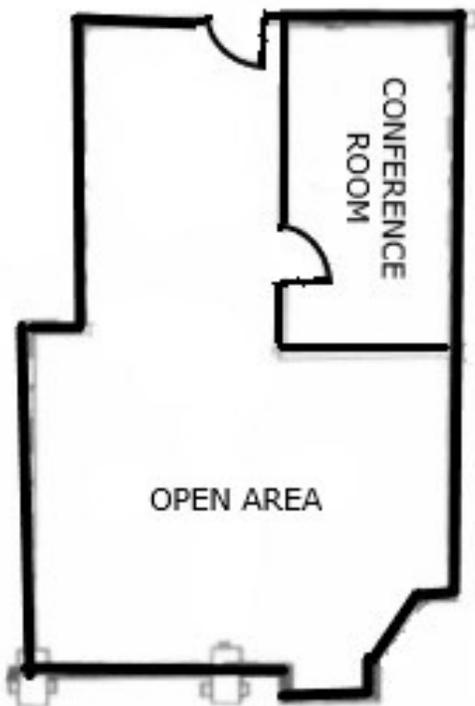
CONTACT
801.617.1700

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FIRST FLOOR Suite 110: 1,800 RSF



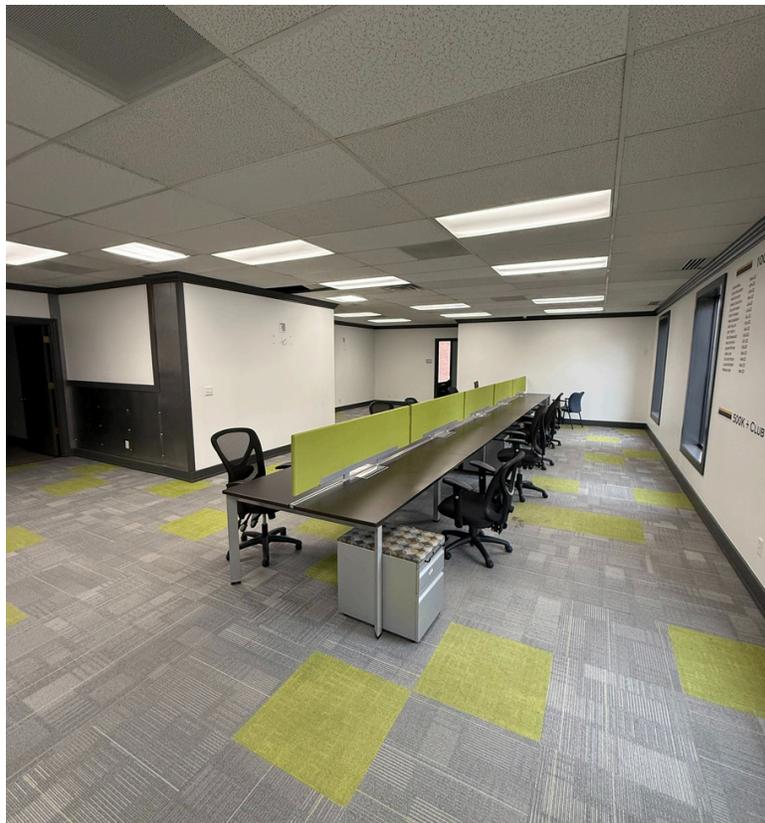
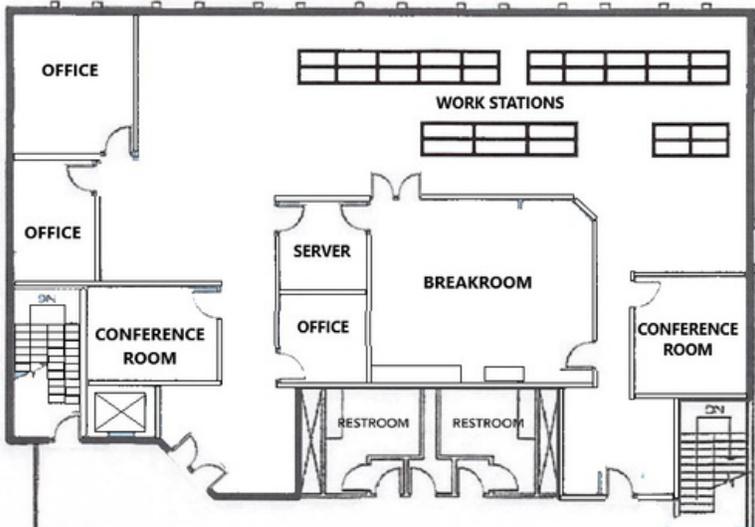
SECOND FLOOR Suite 210: 1,201 RSF



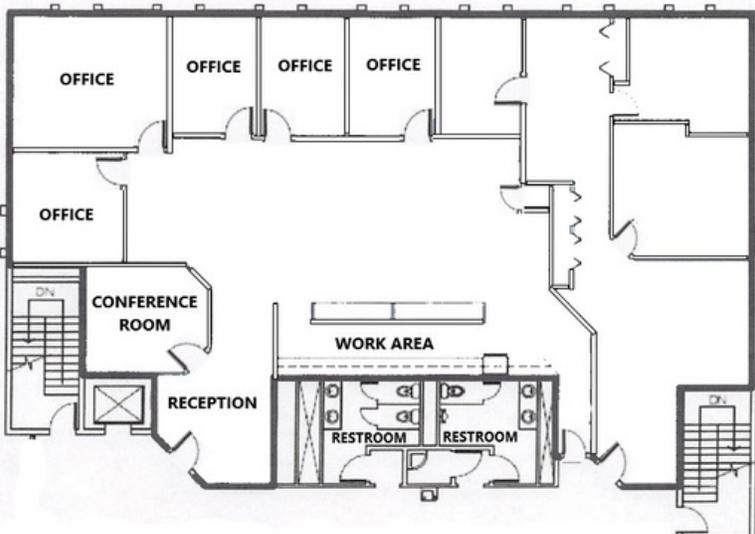
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SECOND FLOOR Suite 225: 4,074 RSF Divisible



THIRD FLOOR Suite 350: 2,774 RSF Divisible



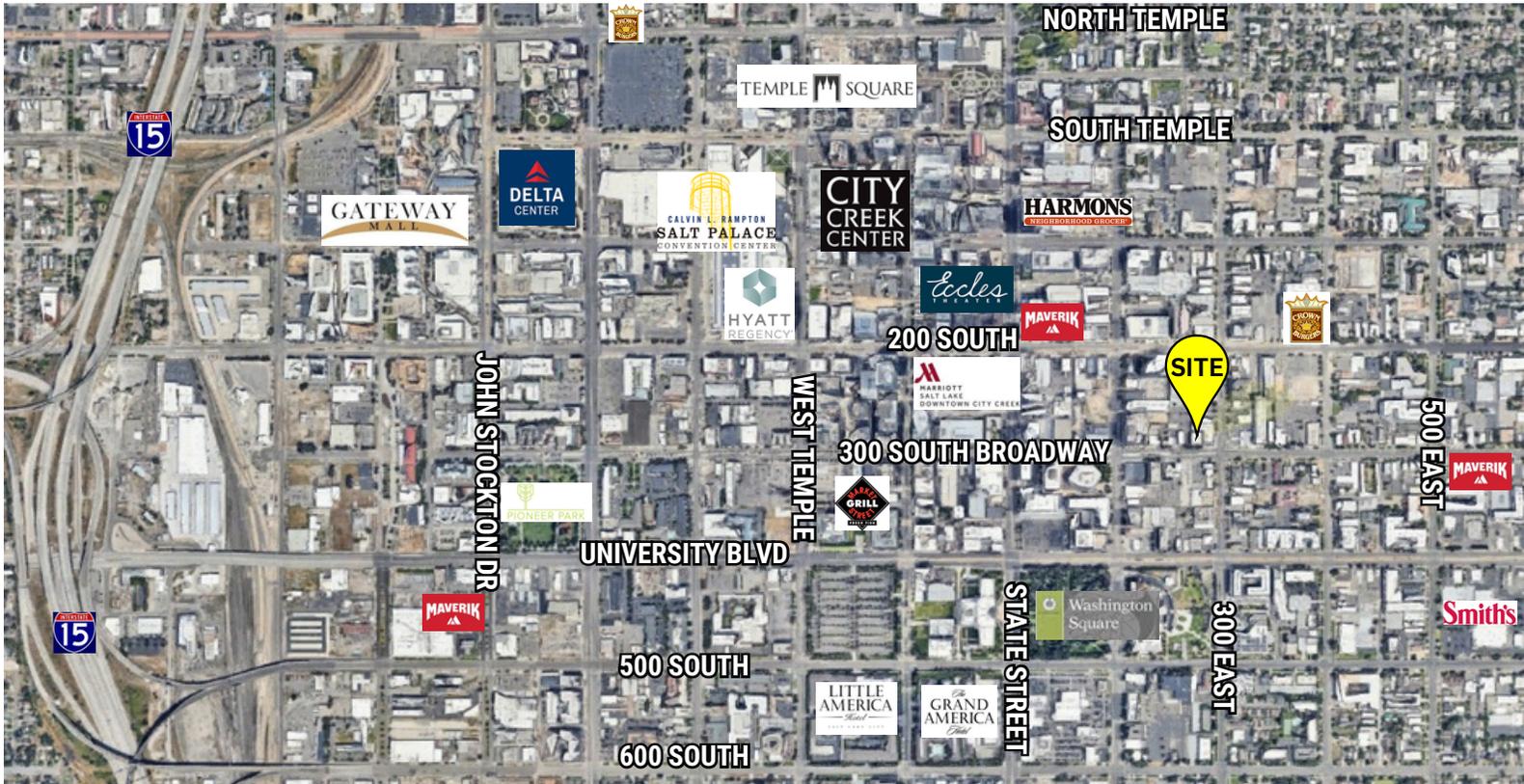
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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