

THE
WALKER CENTER

175 S. Main St. | Salt Lake City, UT



Accelerating success.



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Welcome to the Walker Center

The Walker Bank Building opened in 1912 and at the time was the tallest building between Chicago and San Francisco. With its multi-color, 64-foot weather tower, the Walker Center is an icon in the downtown Salt Lake City skyline.



Building Features

- Completely renovated in 2007 with state-of-the-art mechanical/HVAC systems that provide tenant-controlled zones for optimal comfort
- Significant Lobbies and Fitness Center Upgrades completed in 2023
- Operable windows
- Onsite garage with unbeatable 3.4/1,000 parking ratio
- Direct access to UTA TRAX

Onsite Amenities

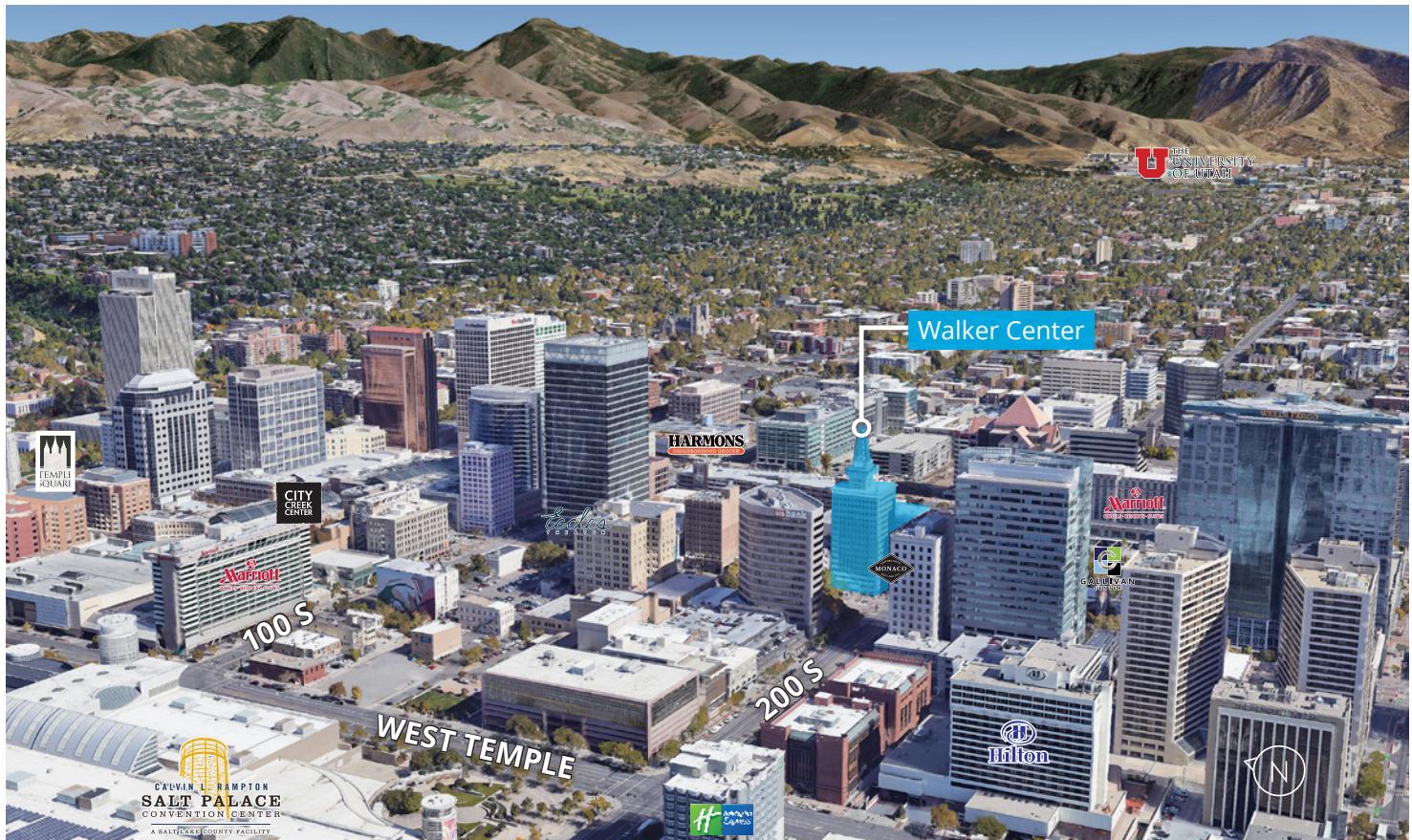
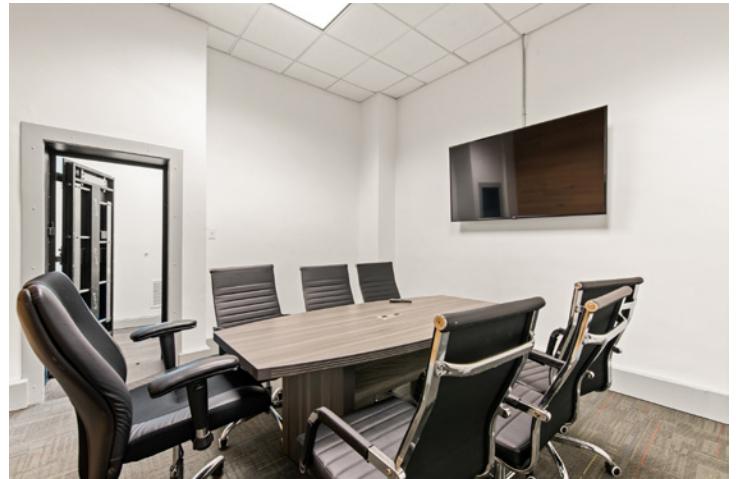
- First class fitness center
- Altabank
- Repeal
- Multipurpose amenity, conference, training and event space
- Property management and security on site



Fitness Center



Multipurpose Area



Available Space

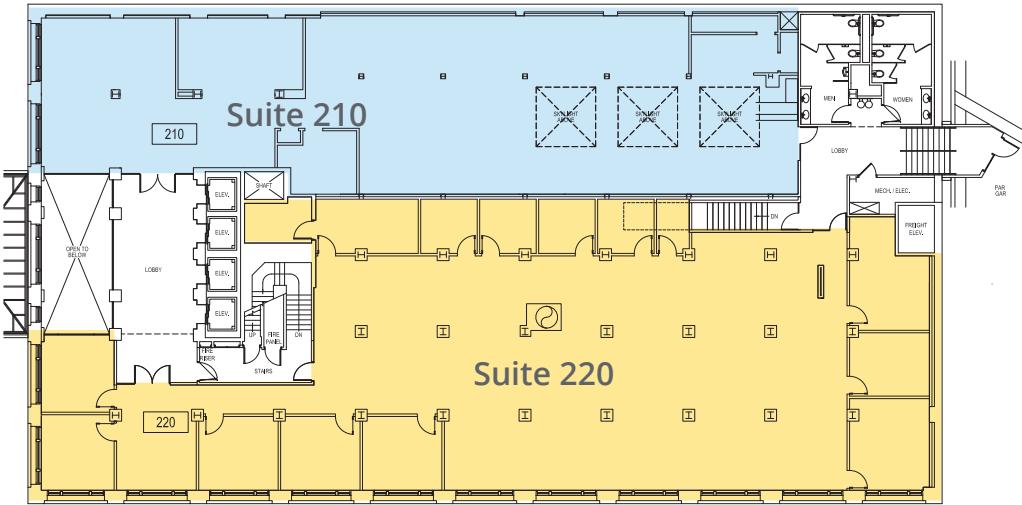
Please Contact Broker for Current Promotional Lease Rates

Fitness Level - Suite 001	1,316 RSF
Full 2nd Floor	13,271 RSF
Suite 210	5,089 RSF
Suite 220	8,182 RSF
Suite 610	3,665 RSF
Suite 700	5,618 RSF
Suite 850	2,097 RSF
Suite 860	2,305 RSF
Full 11th Floor	5,464 RSF
12th Floor	724 RSF
Full 15th Floor	5,521 RSF



WELCOME TO THE
HISTORIC
WALKER CENTER
DECEMBER 11TH 2024
11 11AM
35F
CLOUDS

Level 2



Floor Features

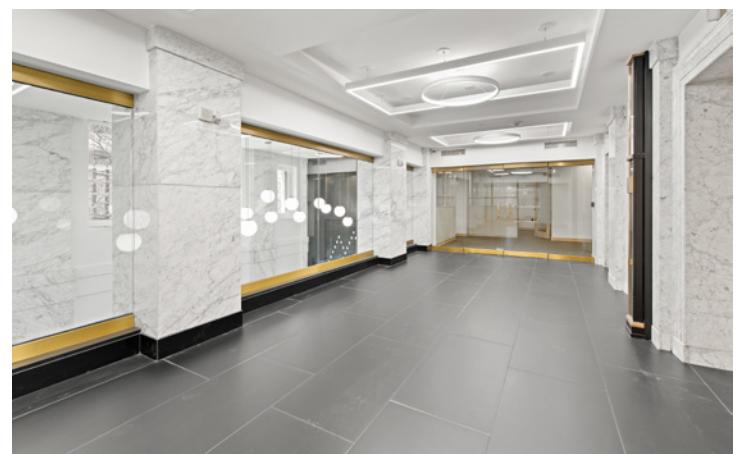
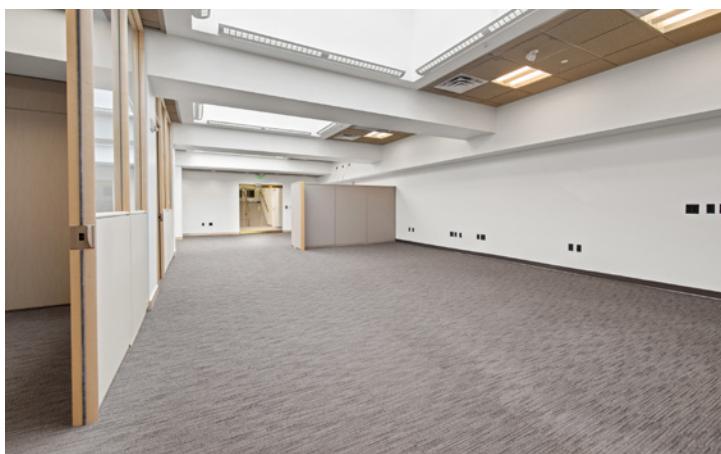
- **Full floor available - 13,271 SF**
- Ready to occupy
- Suites overlook lobby
- Direct access to parking garage

Suite 210

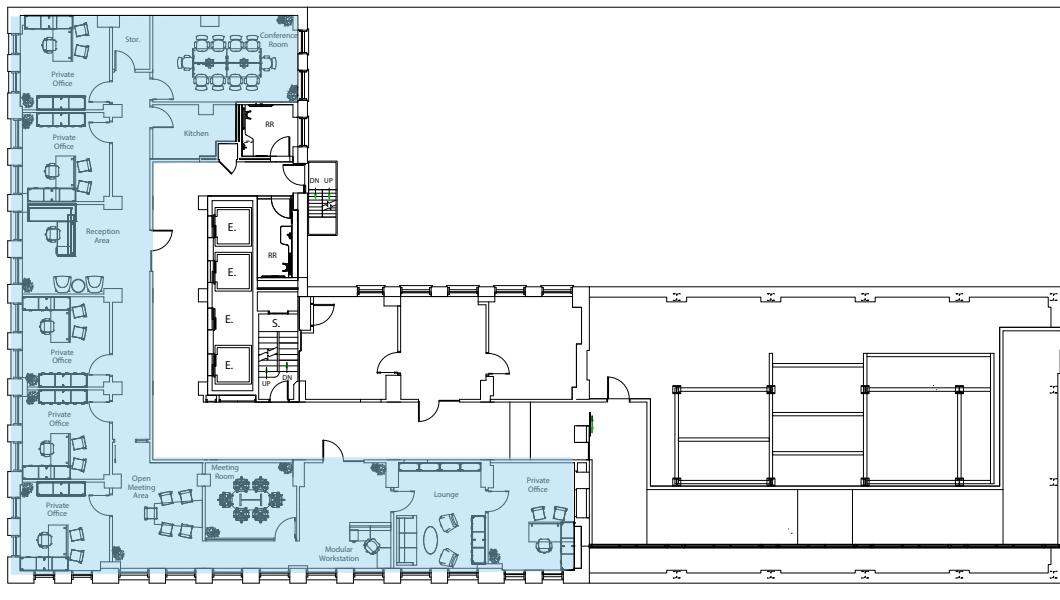
- **5,089 SF**
- Large conference room
- 3 beautiful skylights

Suite 220

- **8,182 SF**
- Double glass door entrance
- Premier executive office overlooking 2nd South and Main
- Window line overlooking 2nd South
- Large, open collaborative spaces
- Large private offices with sidelights



Suite 600

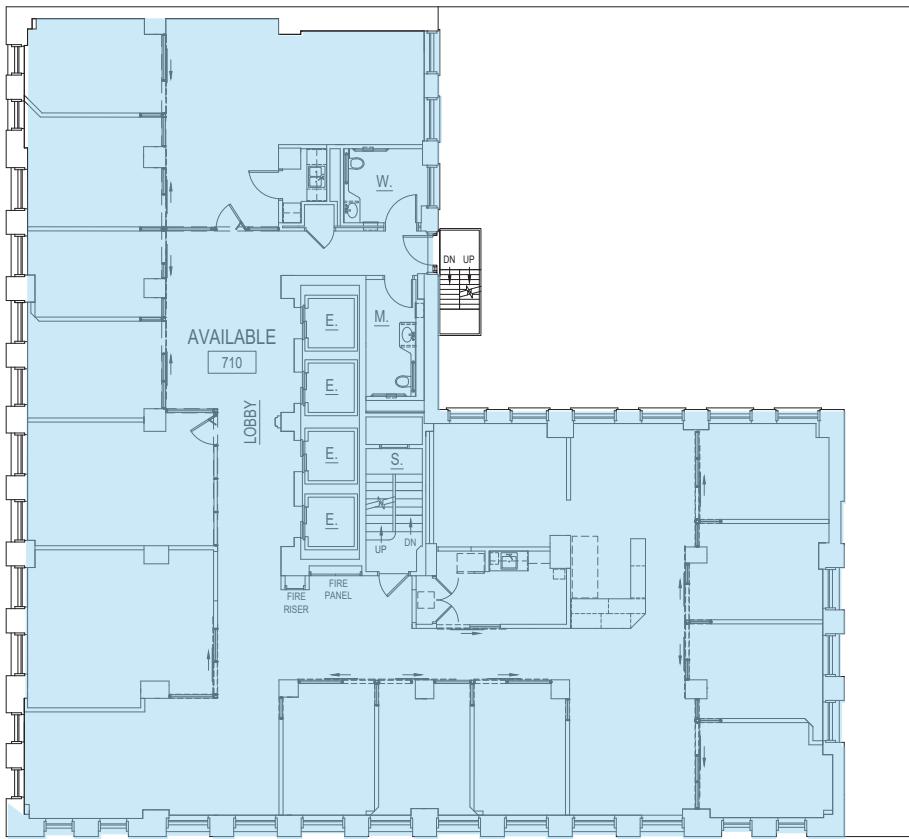


Floor Features

- Suite 610: 3,665 RSF
- Plug & Play
- Reception Area
- 7 Private Offices
- 2 Conference Rooms
- Breakroom



Level 7



Floor Features

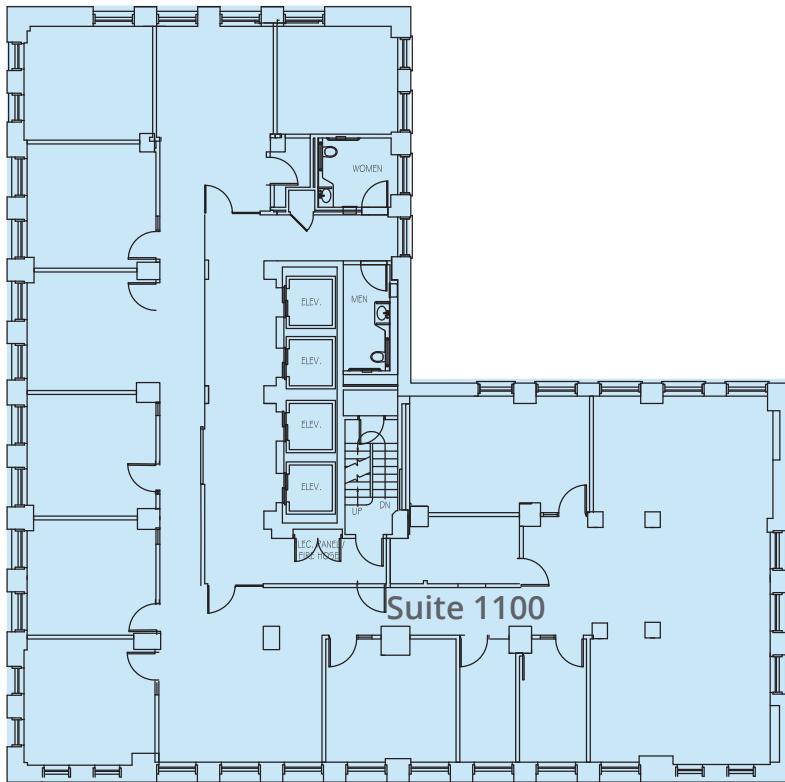
- Suite 700: 5,618 RSF
- Ready to occupy
- Full floor
- 11 Private Offices
- 2 Conference Rooms
- Breakroom
- Open work space



Level 8



Level 11

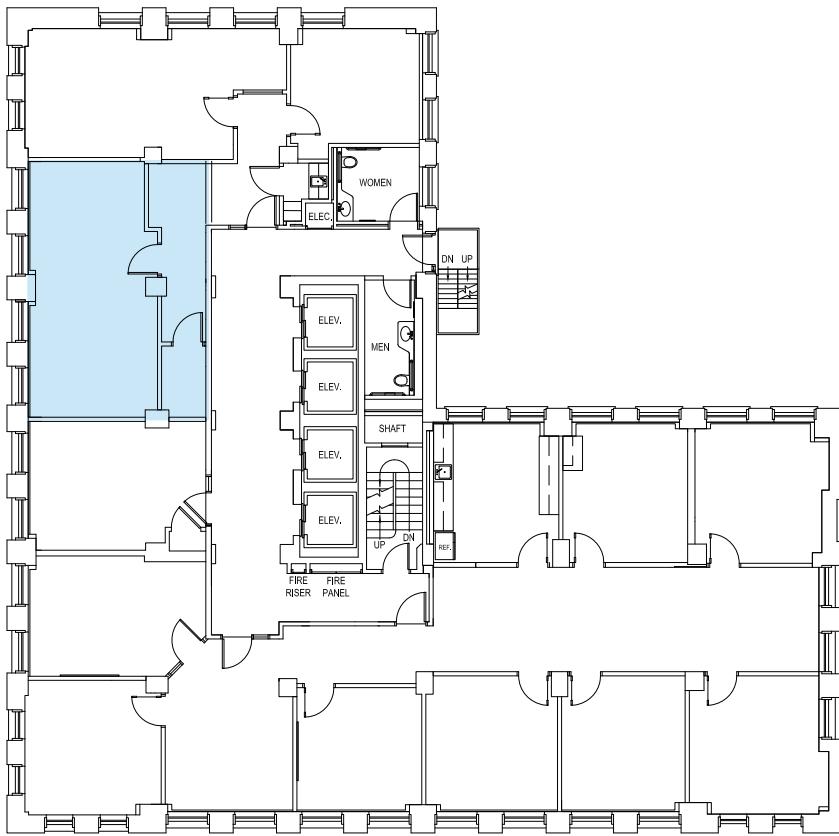


Floor Features

- **Suite 1100: 5,464 SF**
- Ready to occupy
- Full floor
- Large, open collaborative space
- Beautiful window line with amazing views
- Executive office overlooking 2nd South and Main
- Large break room



Level 12

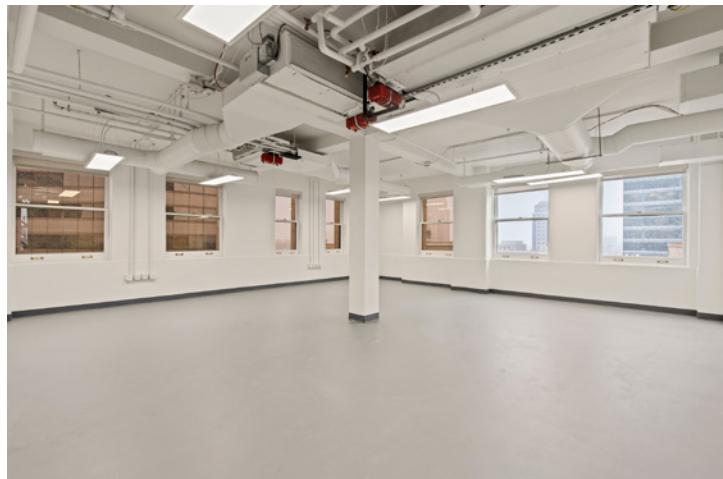
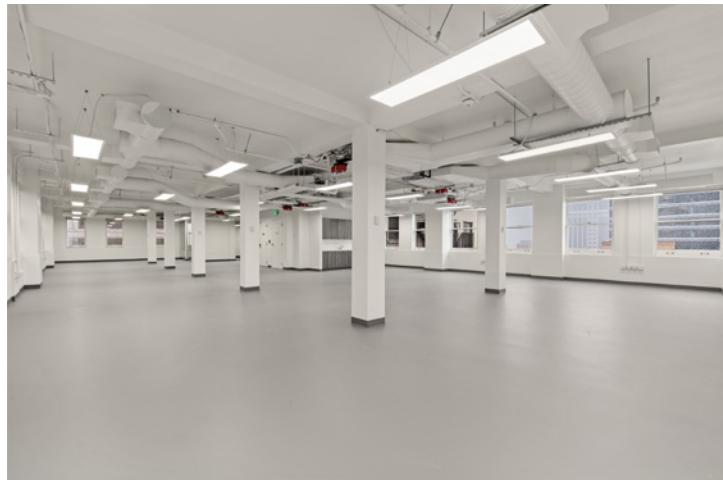
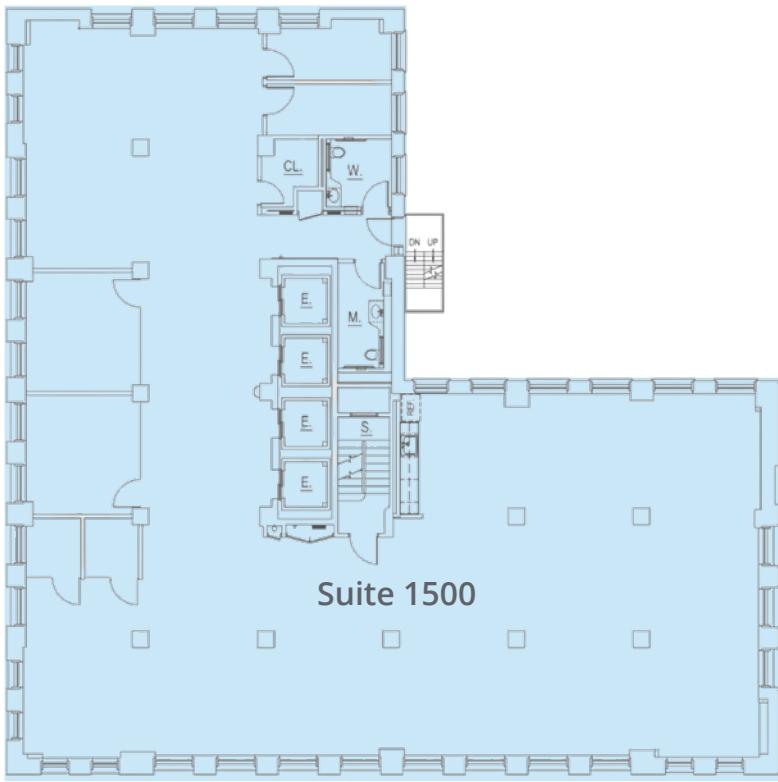


Floor Features

- 724 SF
- Ready to occupy
- Beautiful window line with amazing views
- Executive office overlooking 2nd South and Main

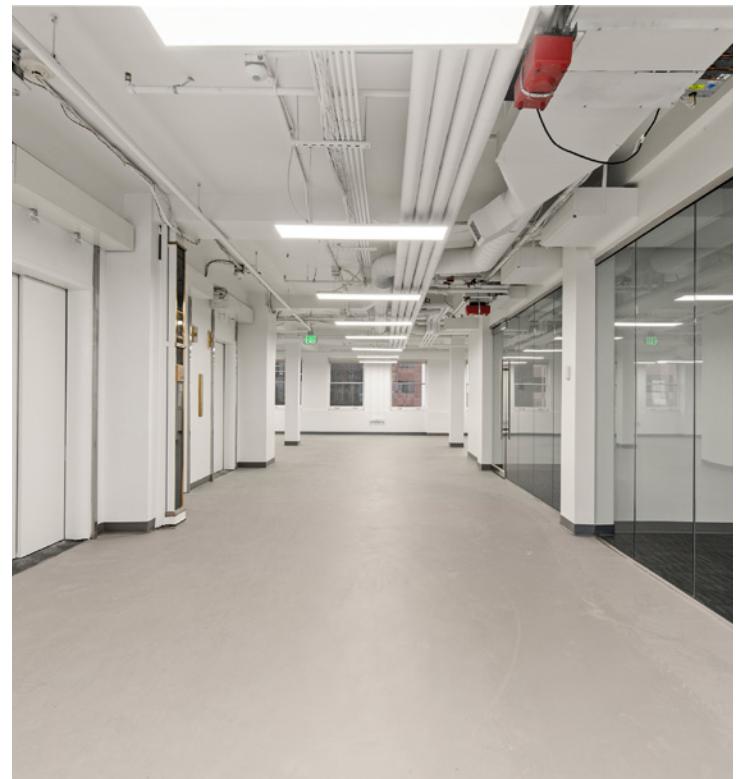


Level 15



Floor Features

- **5,521 SF**
- Large, open collaborative area
- Polished concrete floor
- New paint
- Exposed ceiling
- Abundant natural light
- Beautiful southeast and southwest views
- Floor to ceiling glass throughout
- Private restrooms
- Large, open break room
- New lighting





Area Overview

DOWNTOWN SHOPPING MALLS

- City Creek Center
- The Gateway
- Trolley Square

RESTAURANTS

- Repeal
- Ivy & Varley
- From Scratch
- Calter's Osteria
- Takashi
- Oquirrh
- Bambara
- Monarca
- HSL
- The Copper Onion
- Eva
- The Garden Restaurant
- The Robin's Nest
- Caffe Molise

SOCIAL/ENTERTAINMENT

- Broadway at the Eccles
- Abravanel Hall
- Gallivan Center
- The Depot
- Capitol Theatre
- Vivint Area
- Urban Lounge
- Brewvies Cinema Pub
- Wiseguys Comedy Club
- The Leonardo
- Smith's Ballpark
- Natural History Museum of Utah
- Red Butte Garden
- Utah Museum of Fine Arts
- Pioneer Theatre Company
- Kingsbury Hall





WALKER

usbank

WALKER CENTER

REGENT

Area Overview

DOWNTOWN SALT LAKE CITY

Located in the heart of Salt Lake City's Central Business District, the Walker Center offers unmatched access to the energy and convenience of downtown life. As Utah's capital and largest city, Salt Lake is a thriving hub for business, finance, outdoor recreation, and an evolving culinary scene.

Tenants and visitors can enjoy walkable access to award-winning farm-to-table restaurants, global cuisine, breweries, and vibrant nightlife. Just steps away are major attractions like City Creek Center, The Gateway, and historic Trolley Square. Throughout the summer, "Open Streets" transforms Main Street into a pedestrian-friendly experience with expanded outdoor dining, live entertainment, and local vendors.

Now open on the ground floor of the Walker Building is Repeal, a modern American bar and bistro offering craft cocktails, elevated fare, and a timeless atmosphere.



Demographics



143,023

Total Population



237,073

Daytime Population



\$555,982

Median Home Value



\$73,155

Median Household Income



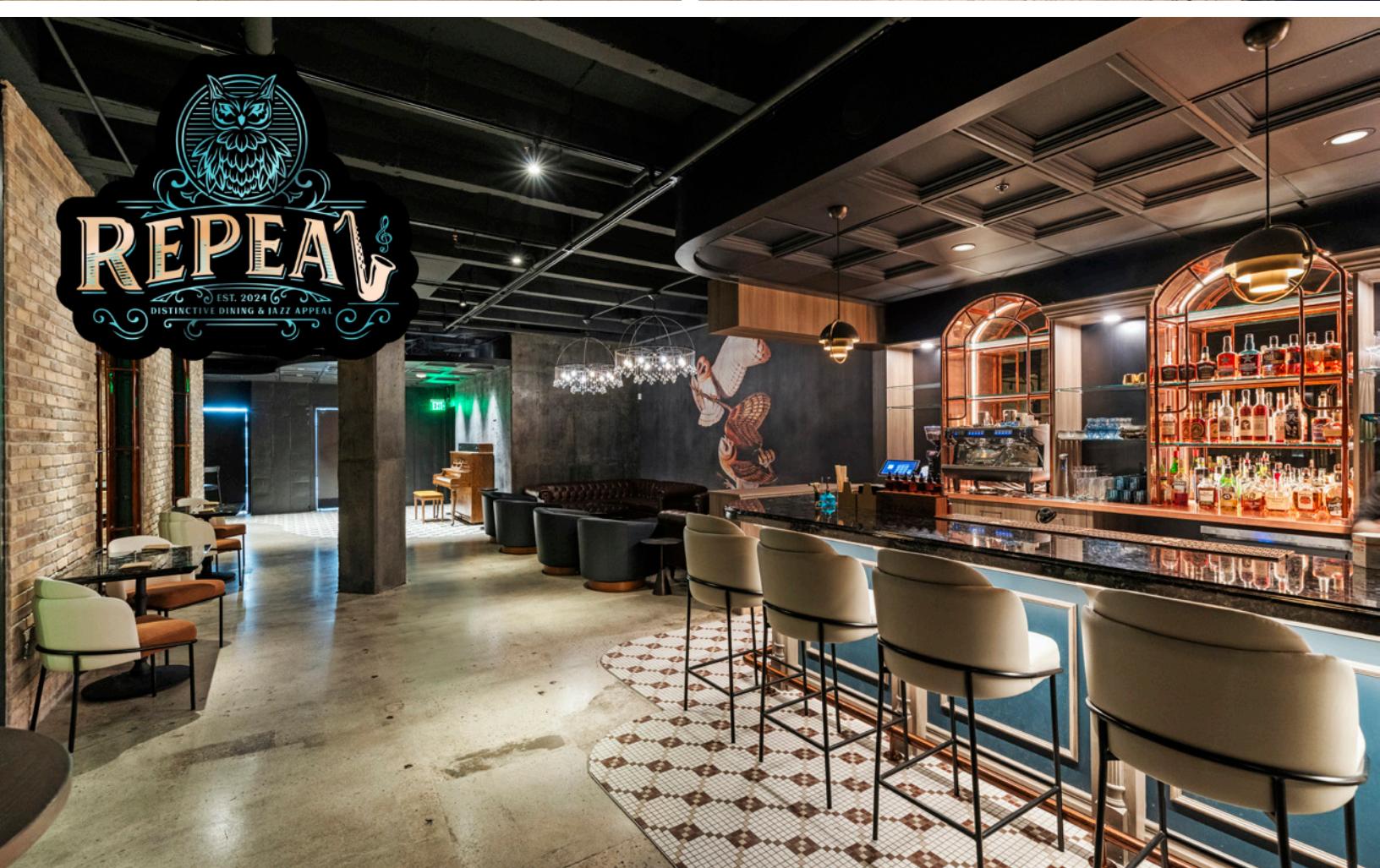
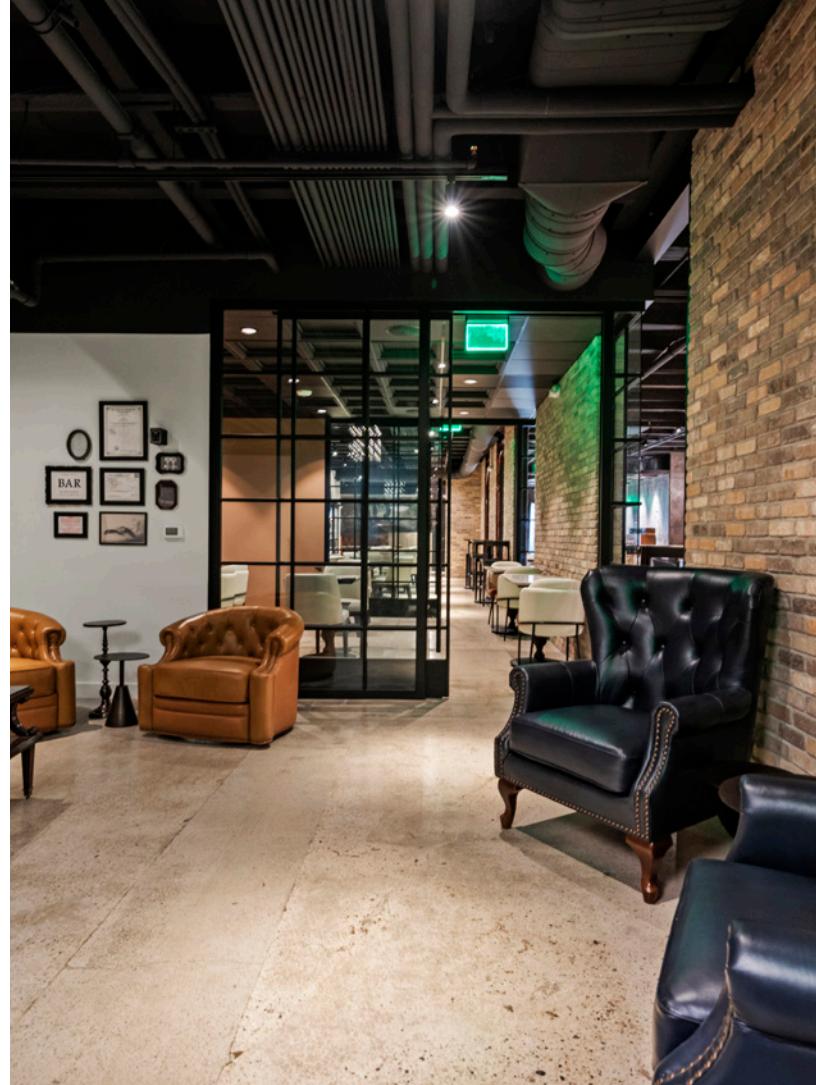
12.66%

Population Change Since 2010



33

Median Age



2018 Kilowatt Cup



2017 & 2019 TOBY
Award Winner

2016 CCIM Award

Winner

Property Manager of the Year



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