

# THE WALKER CENTER

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



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# Welcome to the Walker Center

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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

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- 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







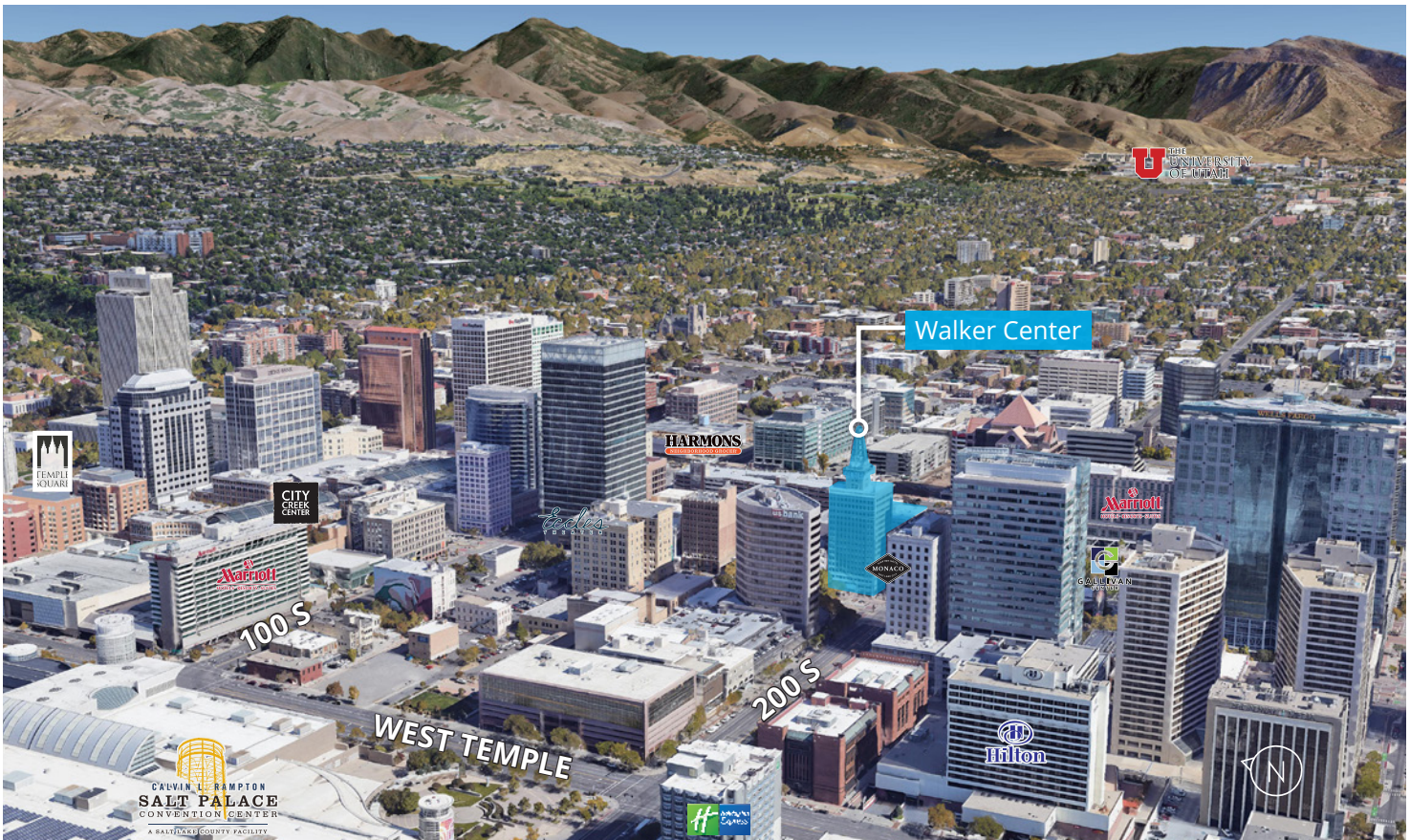


# Fitness Center





# 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



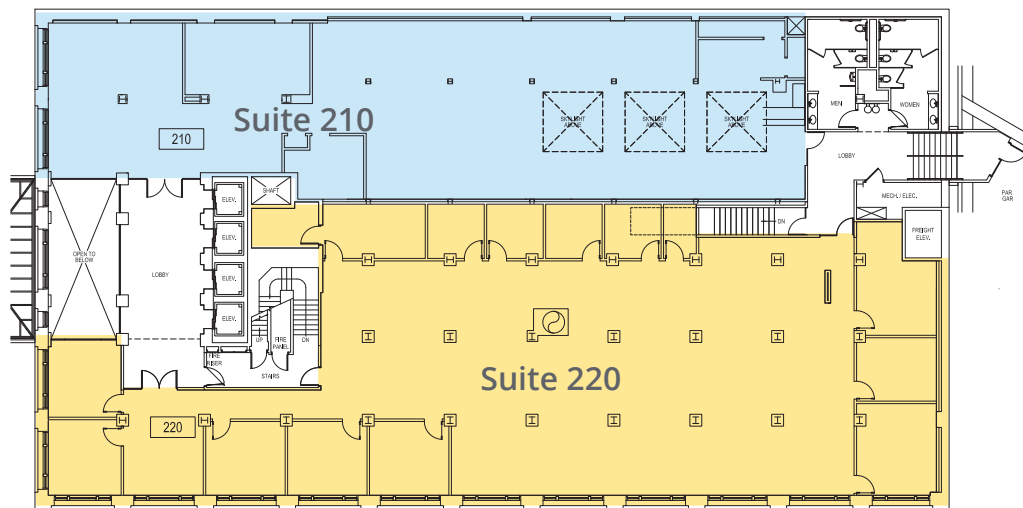


175  
MIAMI HTUO2

WELCOME TO THE  
HISTORIC  
WALKER CENTER  
DECEMBER 11TH 2024  
11 AM  
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

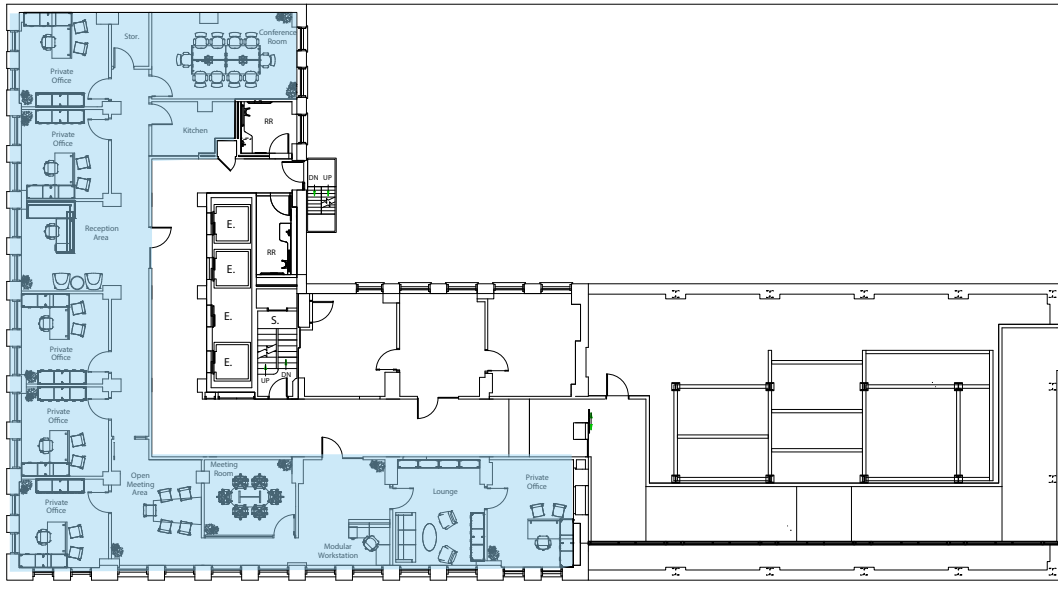
- **8,182 SF**
- Double glass door entrance
- Premier executive office overlooking 2nd South and Main
- Window line overlooking 2nd South
- Large, open collaborative spaces
- Large private offices with sidelights





# Level 6

## Suite 600



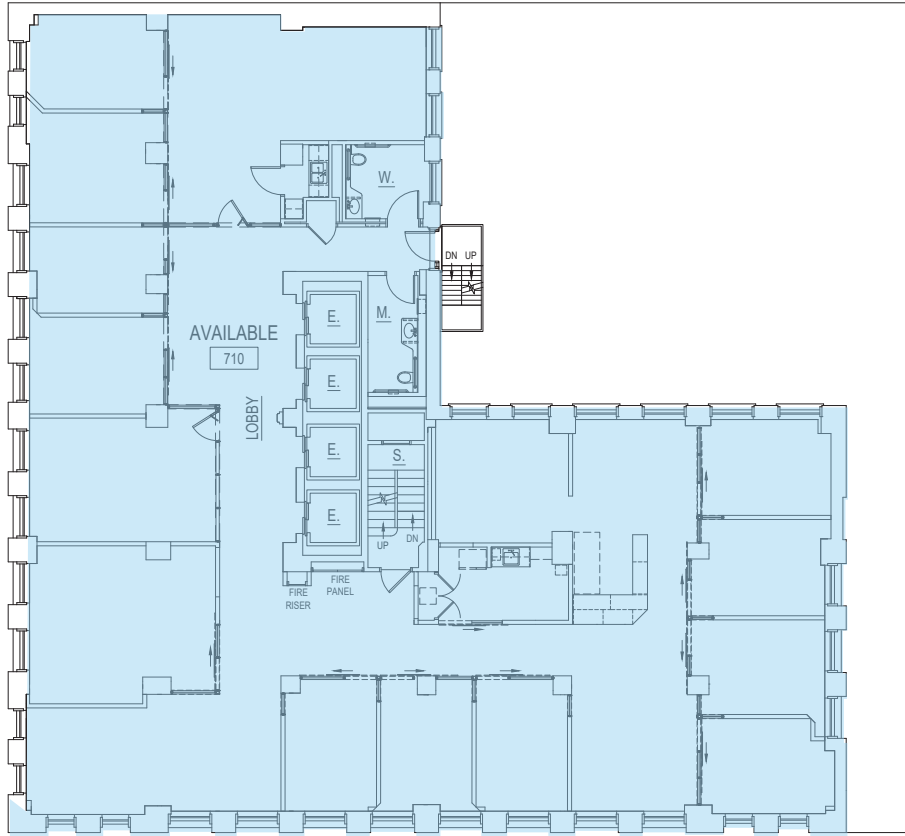
### Floor Features

- **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

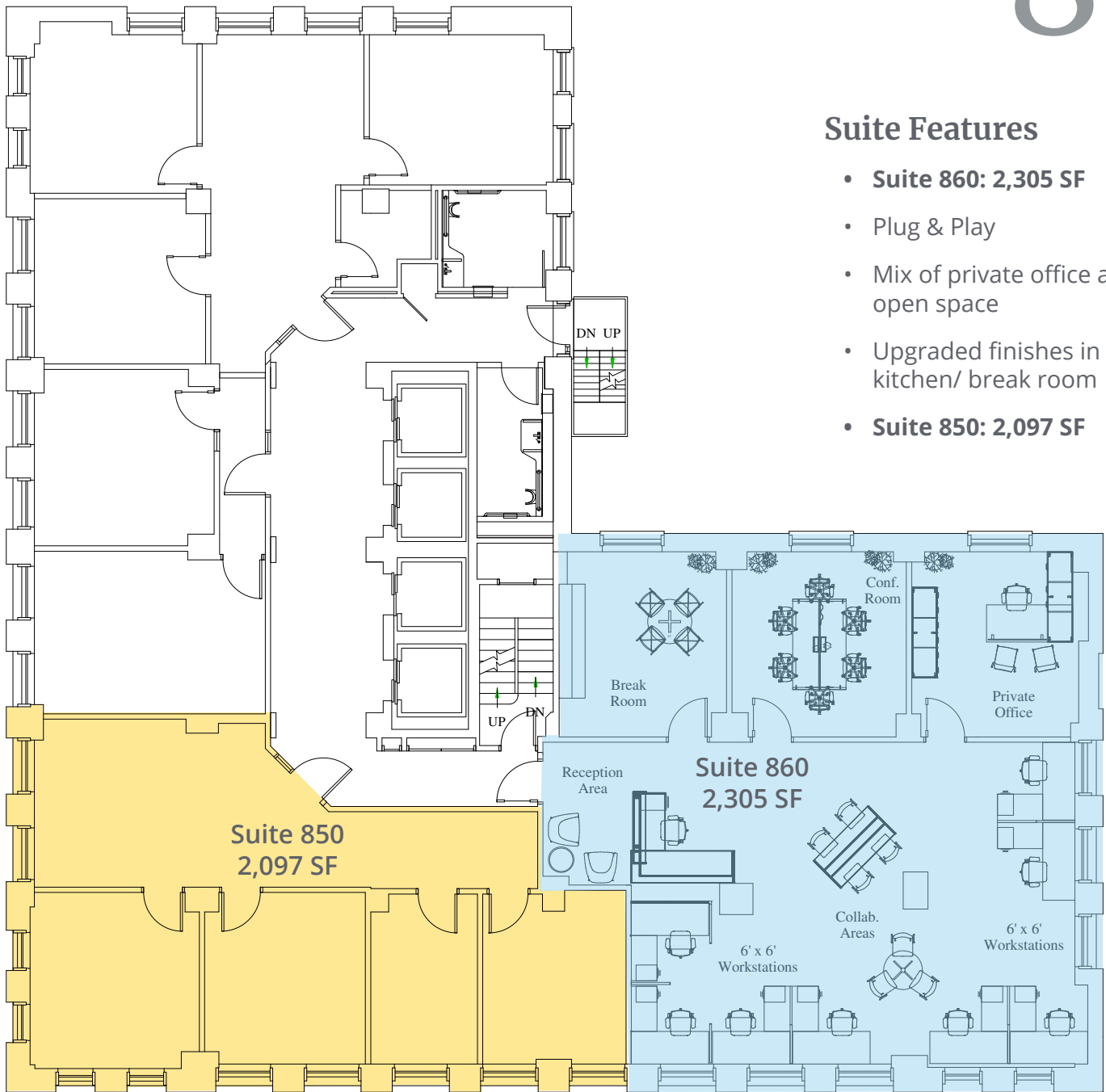




# Level 8

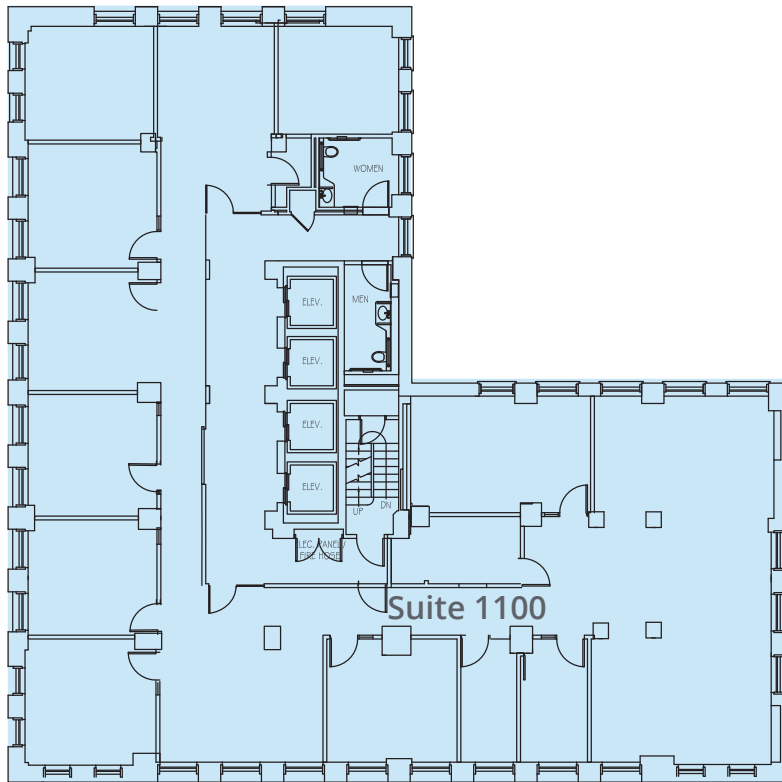
## Suite Features

- **Suite 860: 2,305 SF**
- Plug & Play
- Mix of private office and open space
- Upgraded finishes in kitchen/ break room
- **Suite 850: 2,097 SF**





# 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

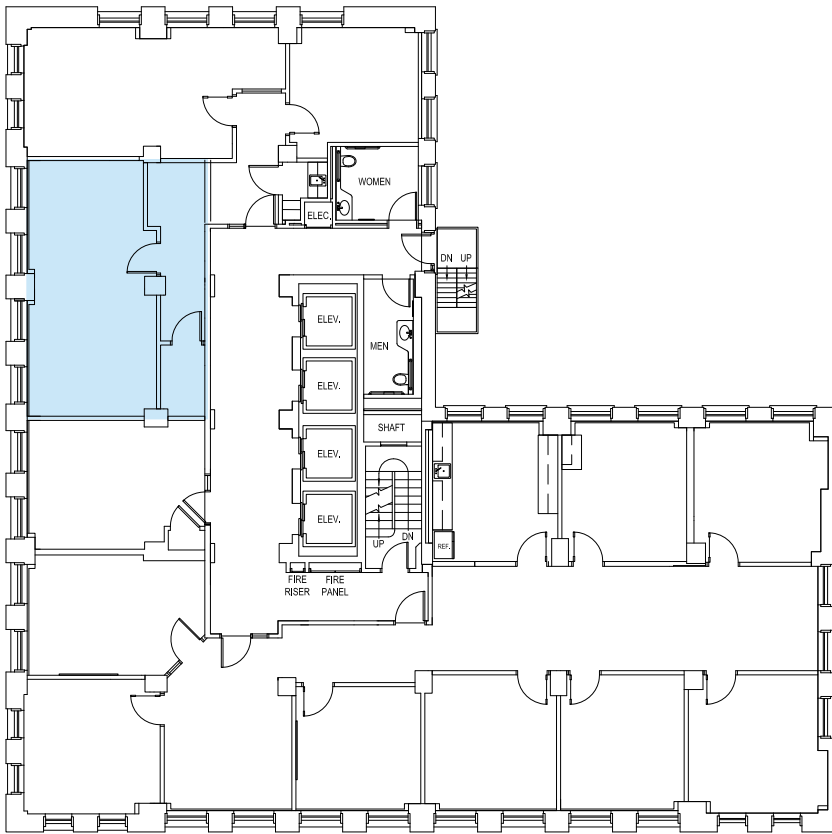




# Level 12

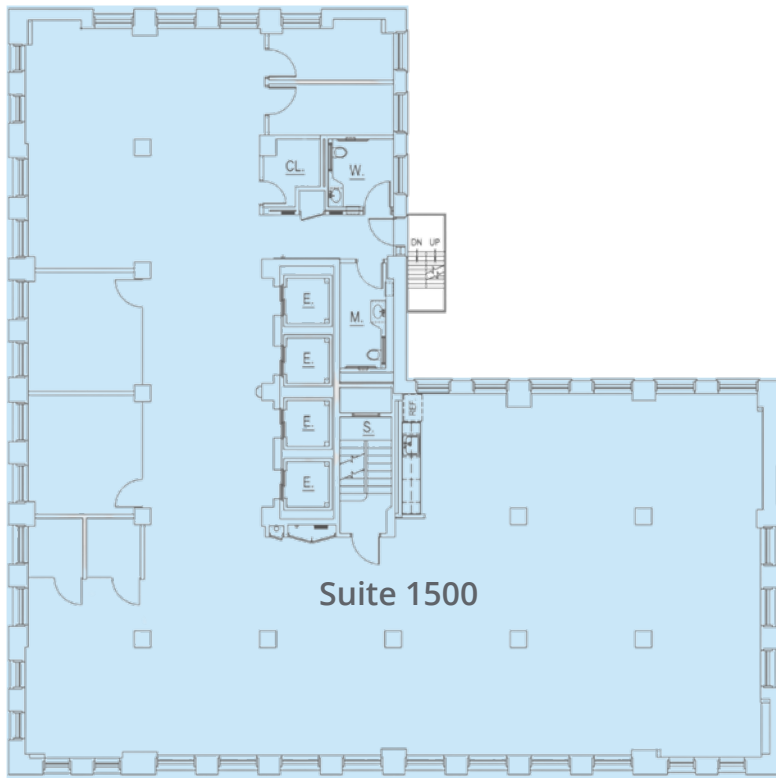
## Floor Features

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



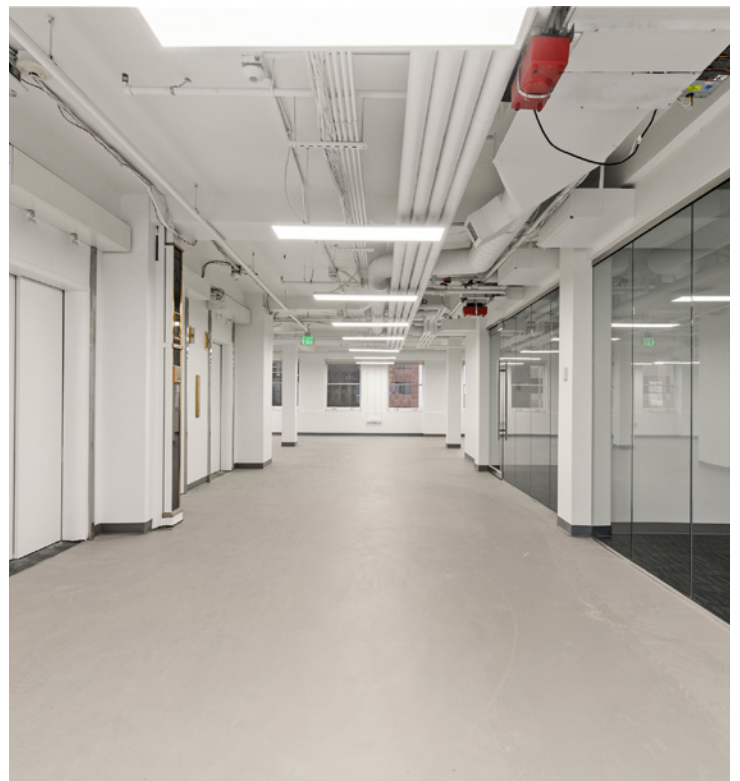
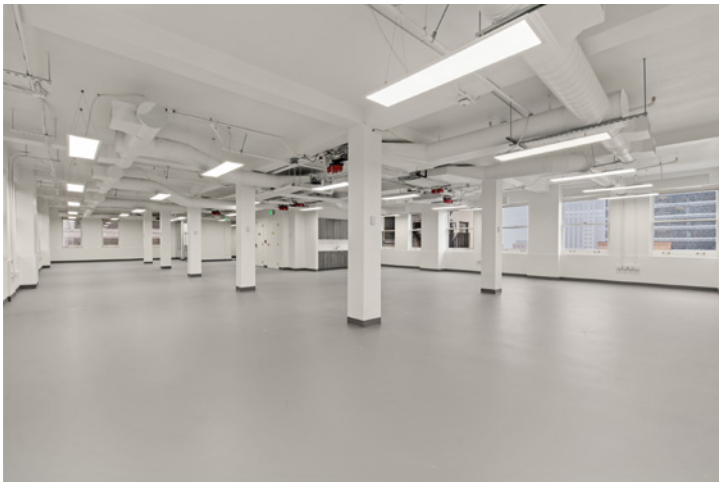


# Level 15



## 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









# 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



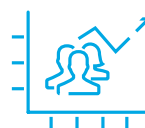
**\$555,982**

Median Home Value



**\$73,155**

Median Household  
Income



**12.66%**

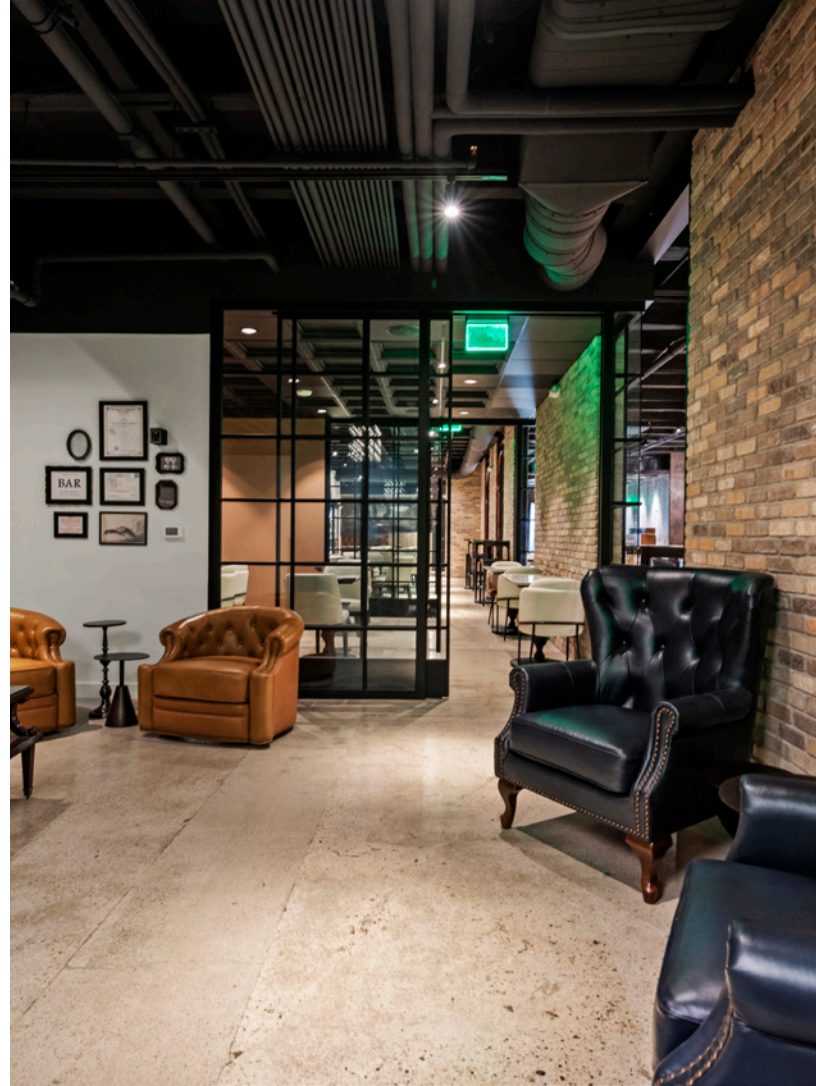
Population Change  
Since 2010



**33**

Median Age







2018 Kilowatt Cup



2017 & 2019 TOBY  
Award Winner

2016 CCIM Award  
Winner  
Property Manager of the Year



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