



Downtown Building for Sale | Offering Memorandum

# DREAM DENTAL BUILDING

268 W 400 S, Salt Lake City, UT 84101

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# Executive Summary

**\$2,975,000**

High profile building available for purchase with upscale improvements and featuring rare, secure onsite parking - located downtown Salt Lake City on the 400 South arterial.

Address	268 West 400 South
City	Salt Lake City
State	UT
Total Acres	0.26
Total Square Feet	14,930
Floors	3 (1st is parking)
Purchase Price:	\$2,975,000 (\$199.26/sq ft)

## Property Highlights:

- Located with immediate access to numerous downtown amenities and services, this building offers a strategic location with enhanced improvements and infrastructure.
- Configured as a fully functional dental practice and professional services facility, with valuable improvements and infrastructure.
- Qualified Opportunity Zone (QOZ) with unique tax and ownership business.
- Close proximity of all landmark downtown locations including the Delta Center, Salt Palace, Abravanel Hall, City Creek, Gateway and Temple Square, this location with its ideal access to I-15 is poised to appreciate in value, as it is priced well below replacement cost.

With downtown Salt Lake City evolving with unprecedented residential construction (including Utah's tallest building within 3 minutes of the building) and a renaissance featuring a new sports/entertainment/arts district coupled with the anticipated completion of the newly redeveloped Temple Square, the timing is and pricing of this unique professional building is advantageous.

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# Property Photos



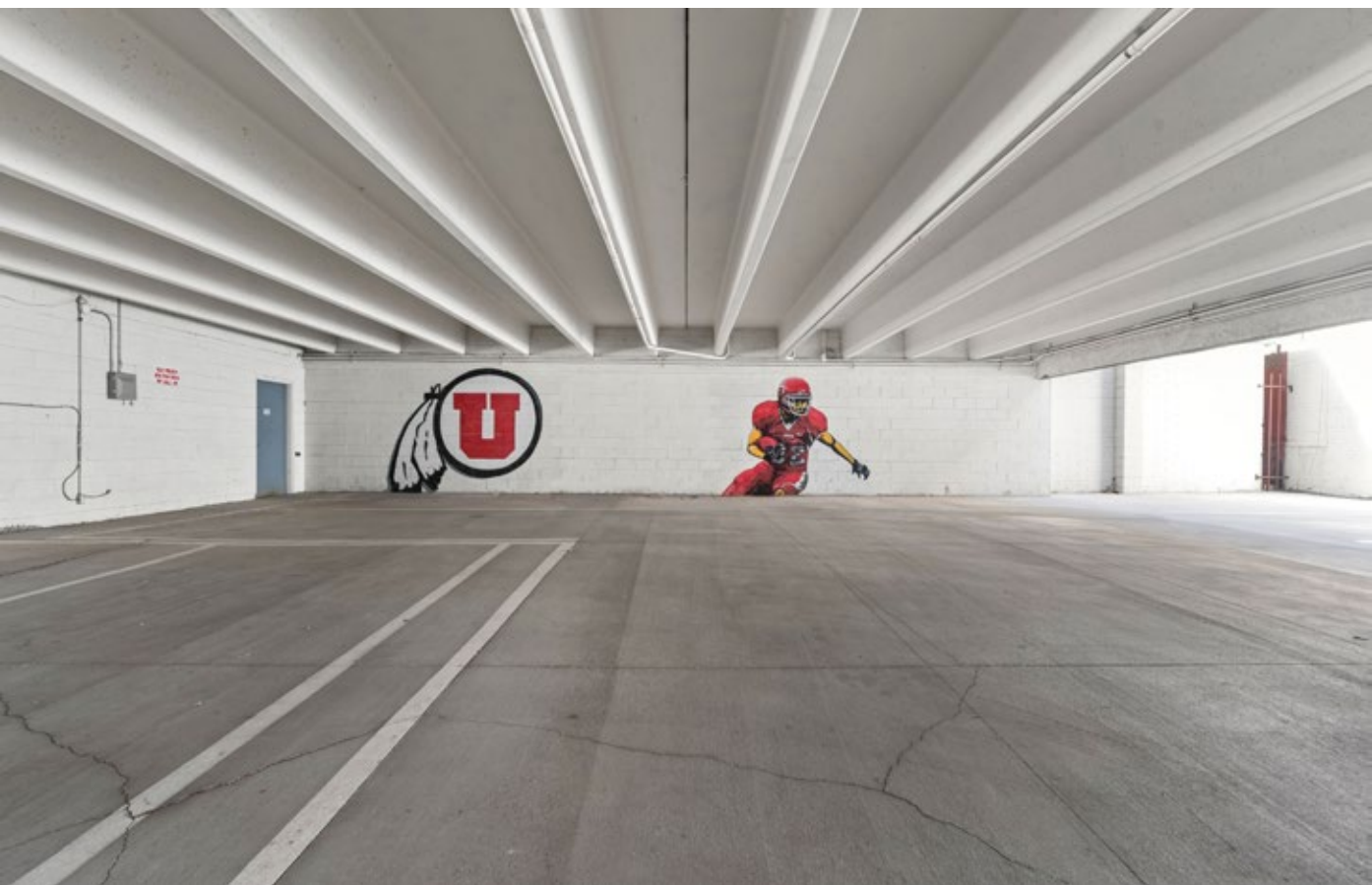
















300 W  
16,000 ADT

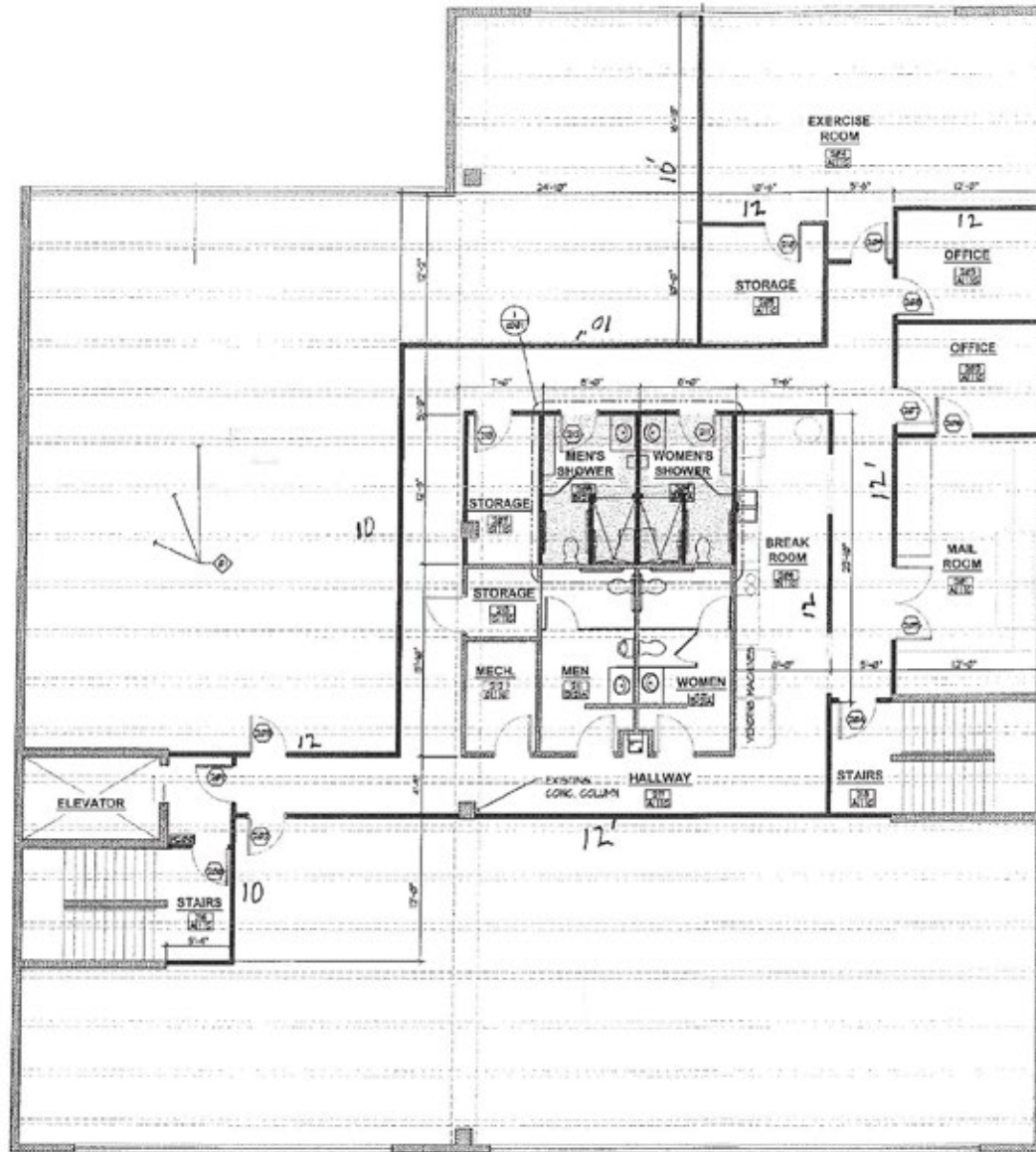
UNIVERSITY BLVD (400 S) 32,000 ADT





# Floor Plans

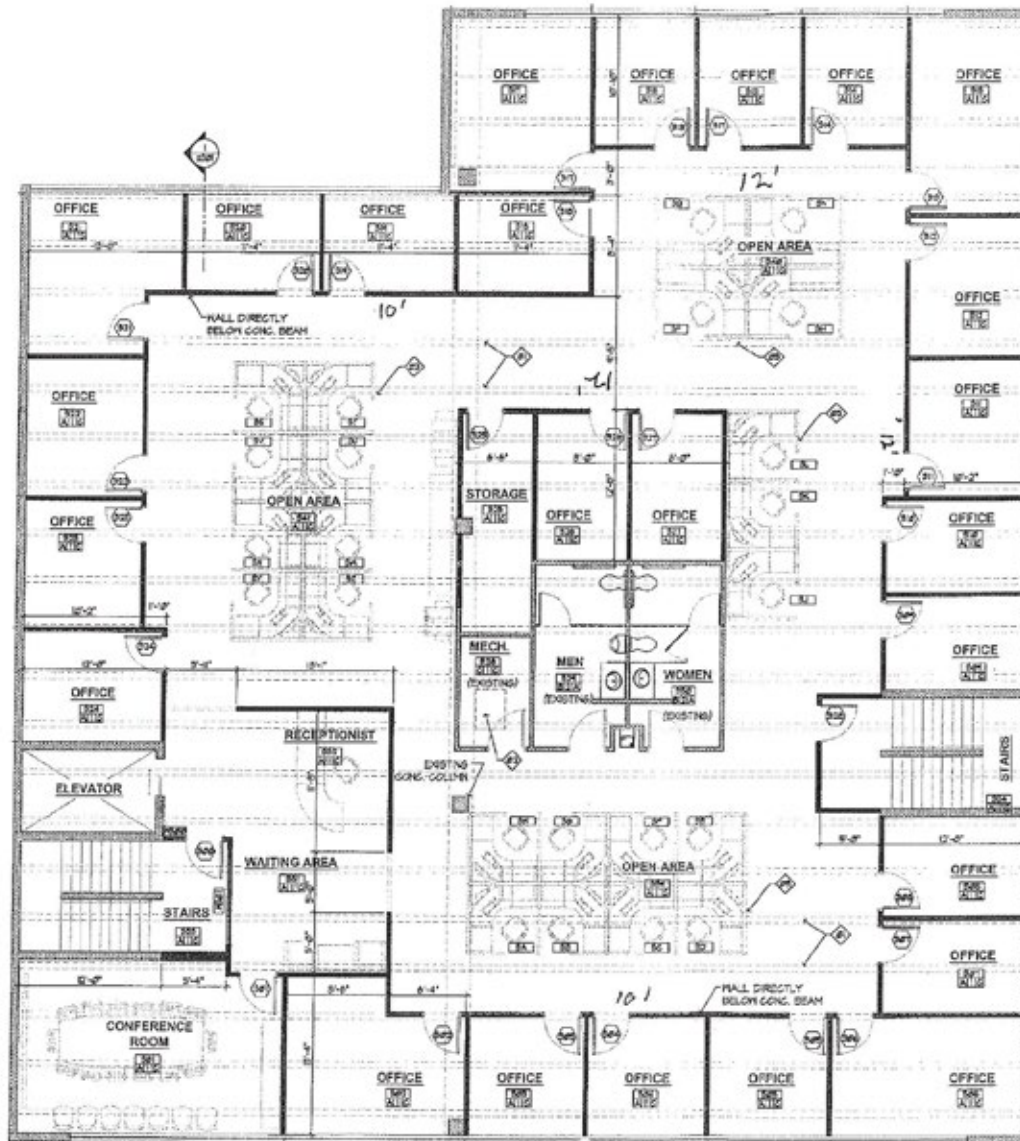
2nd Floor - 7,465 Sq. Ft.





# Floor Plans

3rd Floor - 7,465 Sq. Ft.





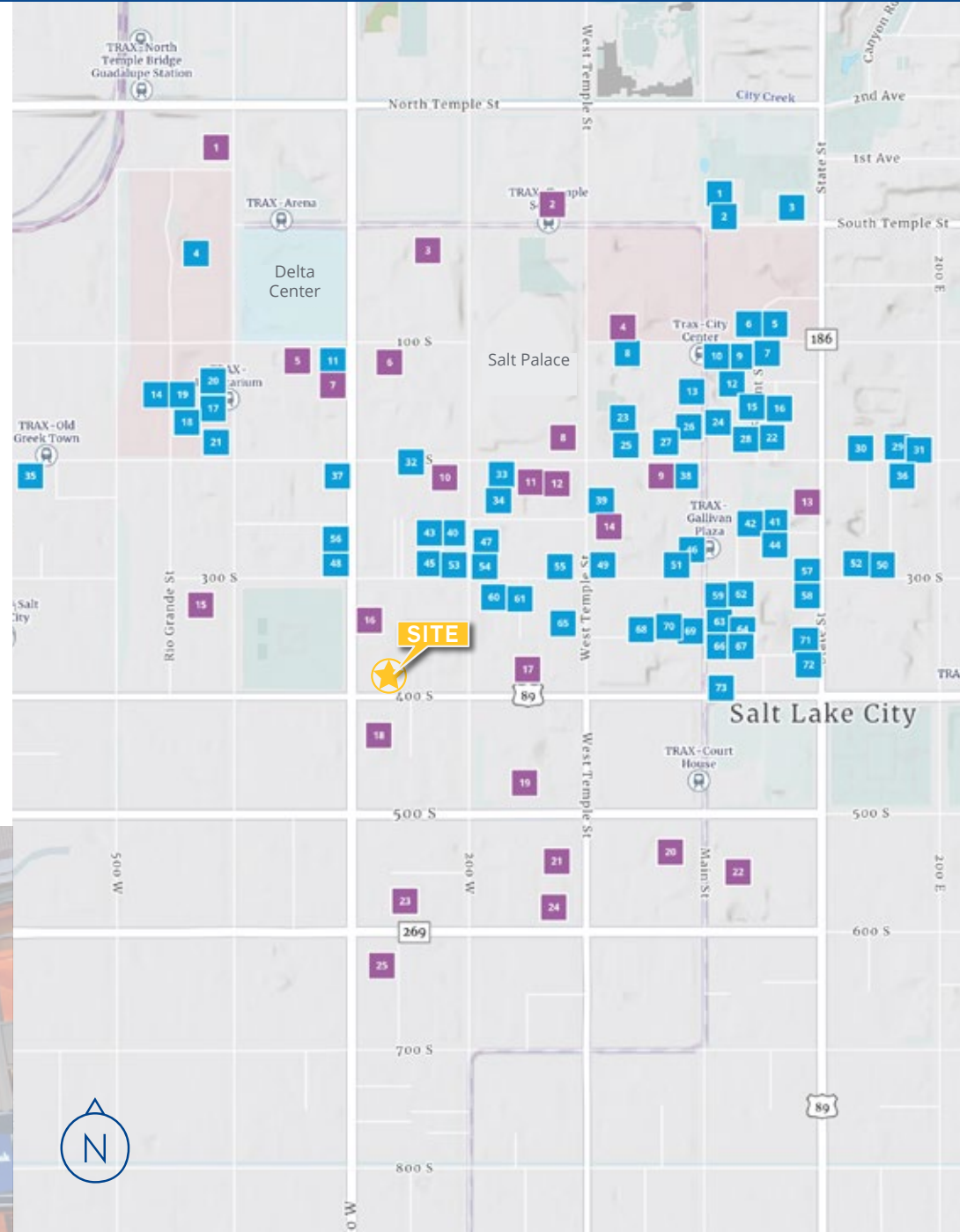
# Area Amenities Map

## RESTAURANTS

1. Roof Restaurant
2. Garden Restaurant
3. Lion House Pantry
4. Fleming's Prime Steakhouse
5. Cheesecake Factory
6. Brio Tuscan Grille
7. Capital Grille
8. Ivy and Varley
9. Martine
10. O'Shucks Bar & Grill
11. Rib and Chop House
12. Tin Angel Cafe
13. Michelangelos on Main
14. Dave & Busters
15. Pretty Bird
16. Maize
17. Sweet Rolled Tacos
18. HallPass
19. Tucanos
20. Mr Shabu
21. Bout Time Pub & Grub
22. FreshFin Poke
23. Blue Iguana
24. Eva's Bakery
25. Benihana
26. Boomerangs Down Under Bar
27. Siegfrieds Delicatessen
28. Bourbon House
29. Taqueria 27
30. Cancun Cafe
31. Johnnys on Second
32. Nacho Daddy
33. J Wongs Asian Bistro
34. Lake Effect
35. Hong Kong Tea House
36. Este Pizza
37. Chili-Tepin
38. Bambara
39. Spencer's for Steaks & Chops
40. Poplar Street Pub
41. BOLTCUTTER
42. Pulp Lifestyle Kitchen
43. Red Rock Brewing Company
44. From Scratch
45. Settebello
46. Pleiku
47. Zest Kitchen & Bar
48. Bruges Waffles and Frites
49. Ruth's Chris Steak House
50. Copper Common
51. Itto Sushi
52. Copper Onion
53. Buca Di Beppo
54. P. F. Chang's China Bistro
55. Christopher's Prime Tavern & Grill
56. Cucina Toscana
57. Monarca
58. Ginger Street
59. Robin's Nest
60. Valters Osteria
61. Squatters Pub Brewery
62. Eva
63. Ramen Bar
64. White Horse
65. Gracies
66. Pago
67. Whiskey Street
68. Market Street Grill
69. Melting Pot
70. Takashi
71. Arempas
72. Himalayan Kitchen

## HOTELS

1. Hyatt Place
2. Salt Lake Plaza Hotel
3. Radison Hotel
4. Marriott
5. Courtyard by Marriott
6. Element by Westin
7. Hyatt House
8. Hyatt Regency
9. Hotel Monaco
10. AC Hotel by Marriott
11. TownePlace Suites
12. Holiday Inn Express
13. Marriott
14. Hilton Garden Inn
15. Homewood Suites
16. Residence Inn
17. Fairfield Inn & Suites by Marriott
18. Hampton Inn
19. Sheraton
20. Little America Hotel
21. Metropolitan Inn
22. Grand America Hotel
23. Hilton Garden Inn
24. DoubleTree Inn & Suites by Hilton



Albion	Forever21	Piper & Scoot
ALDO	FORM Spa	Restoration Hardware
Allen Edwards	Free People	Sephora
American Eagle Outfitters	Freebird	Stance
Anthropologie	Gap	The Gym at City Creek
Apple	Gem Studio	The Red Balloon Toy Store
Athleta	H&M	Tiffany & Co.
Banana Republic	J.Crew	Tricked Out Accessories
Bennion Jewelers	Journeys	TUMI
Bohme	Kendra Scott	Utah Sports Hall of Fame Museum
Bonobos	LensCrafters	UWM Barber Shop
Hugo Boss	L'occitane	VRx Pharmacy
Bronxton	Louis Vuitton	Vans

**CITY  
CREEK  
CENTER**

