

RARE CREATIVE OFFICE OPPORTUNITY

343 WEST 400 SOUTH - DOWNTOWN SALT LAKE CITY



343 West 400 South



We introduce the *Banyan Building*, an historic office/warehouse, located in the heart of downtown on the north edge of Salt Lake City's vibrant and eclectic Granary District. The Granary District of Salt Lake City is an eclectic mixture of service-oriented businesses, housing, and commercial development. Once used predominantly as a railroad corridor, much change has taken place over the last decade to aid in the areas artistic and creative undertone.

This is a fantastic opportunity to lease a historic-modern space demanded by today's tenants.

Property Highlights

- Building size: 10,400 SF
- Lease rate: \$22.00 Full Service
- Sale: \$2.2 Million
- Fully Furnished (Negotiable)
- Construction: Concrete and brick
- Fenced parking with approx. 25 spaces
- Beautiful modern renovation with high, exposed ceilings and original brick
- In the heart of a vibrant up-and-coming neighborhood that is in high demand for niche opportunities

ZONING: D-2 - Downtown Support District

The purpose of the Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential, and other uses that relate to and support the Central Business District. Development is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. Design standards are intended to promote pedestrian-oriented travel with a strong emphasis on a safe and attractive street scape.

Zoning supports a wide variety of uses, including:

- Office
- Mixed Use
- Studio / Artist Spaces
- Professional / Medical / Clinical
- Brewpub / Live Performance Venue



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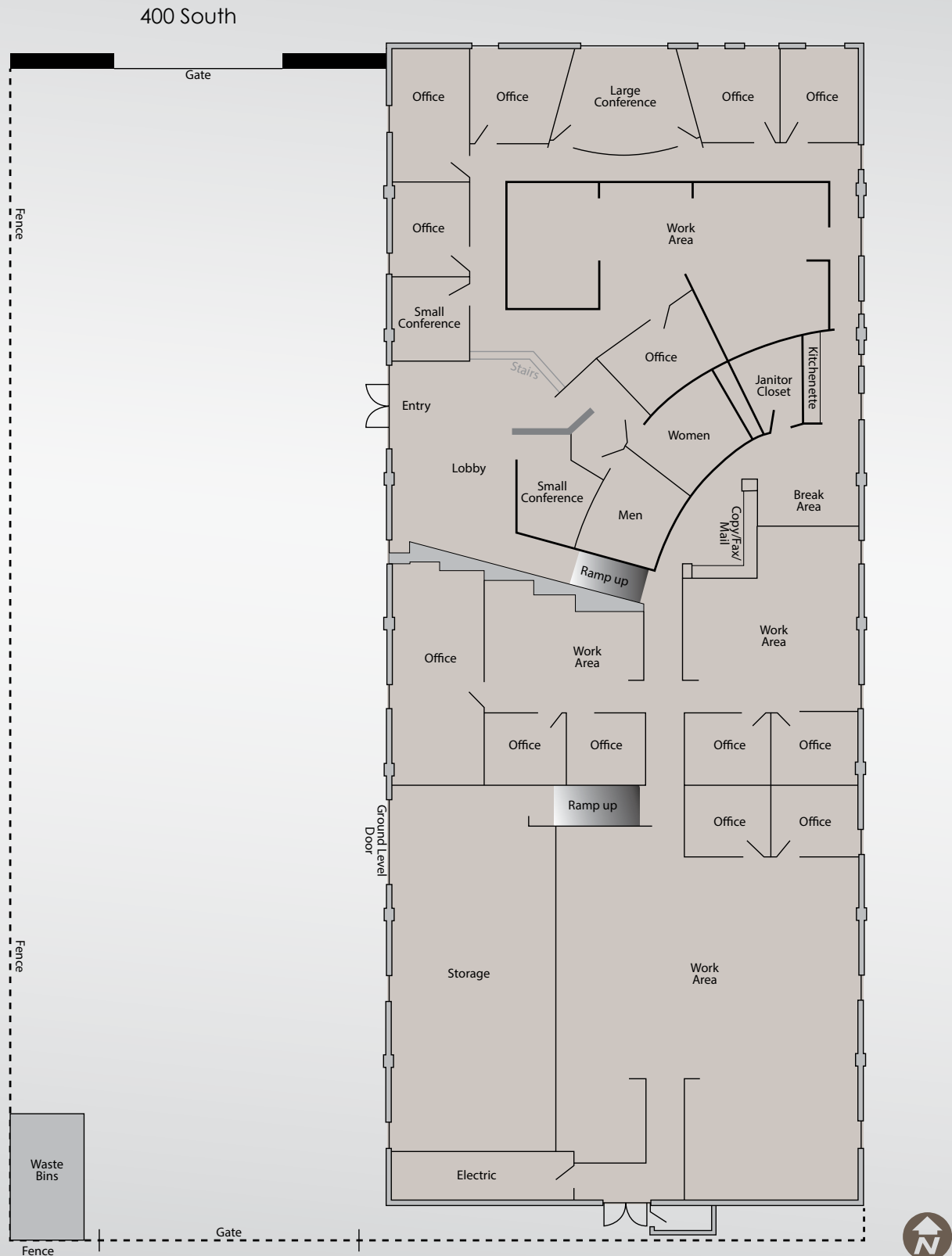
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SITE AND FLOOR PLAN



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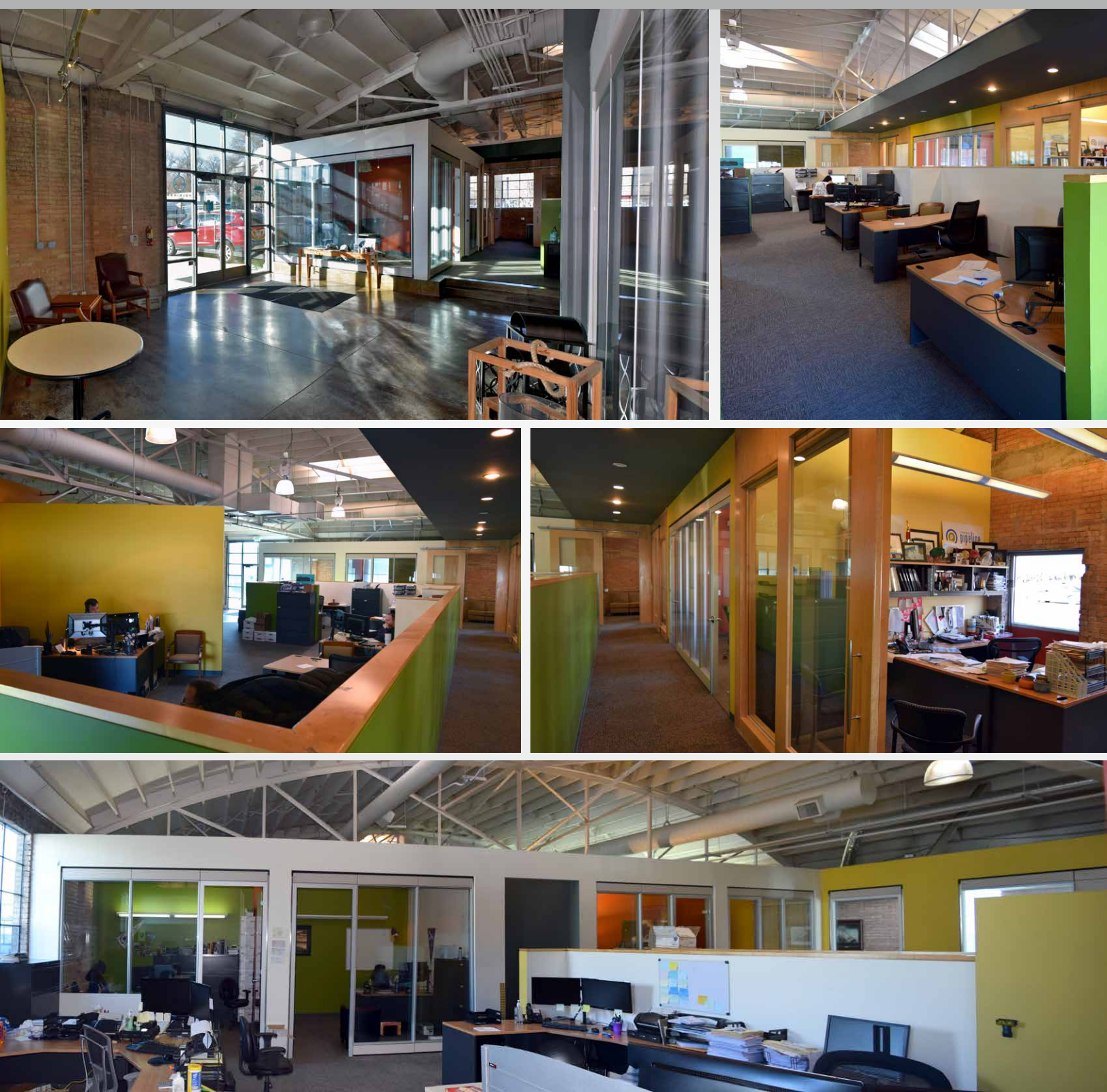
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PROPERTY PHOTOS



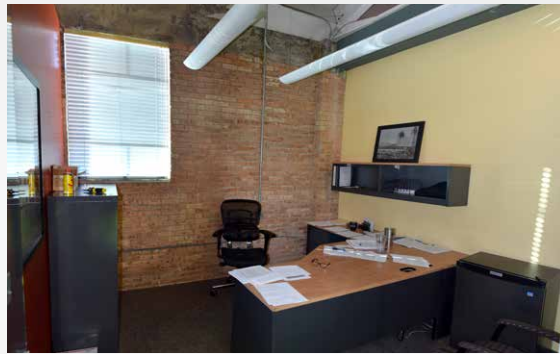
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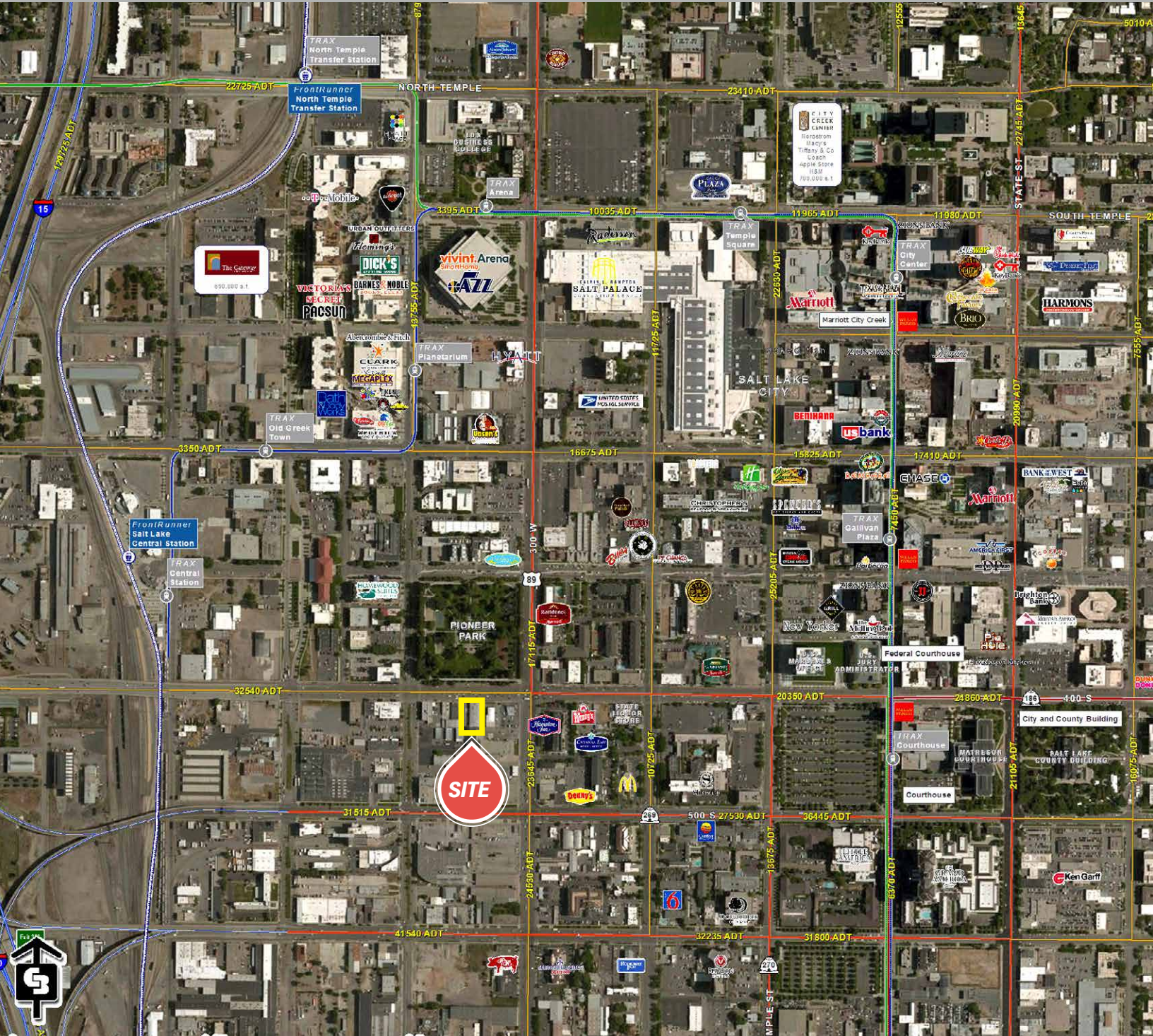
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AREA AMENITIES



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