

DOWNTOWN OFFICE SPACE WITH HISTORIC CHARM AVAILABLE FOR LEASE



SALT LAKE HARDWARE

📍 155 North 400 West,
SLC UT 84101

a **KBS** property

Property Highlights

- \$37.00 RSF, full service lease rate
- 2/1,000 RSF parking ratio
- Fantastic creative space with scenic views
- Recent lobby renovations
- On-site TRAX/FrontRunner transfer station
- Within walking distance of the Gateway outdoor mall and many amenities including restaurants, shopping, hotels and banking
- Fiber Providers: CenturyLink, SenaWave, XO, ELI (with redundant connections to the bldg)
- New Fitness facility with showers and locker rooms
- Shared tenant lounge and conference rooms on the main floor

First-Class Building Amenities



AMENITIES

Salt Lake Hardware is a creative space that provides a unique tenant experience in the Salt Lake City area. The beautiful brick exterior coupled with the brick and timber interiors provide a desired and compelling creative work space with unbeatable amenities including:

- Fitness Center
- Teanant Lounge
- Bike Storage
- Conference Room
- TRAX Light Rail and UTA Bus Line
- Gateway shopping, dining, entertainment
- Hotel accomodations steps from the building



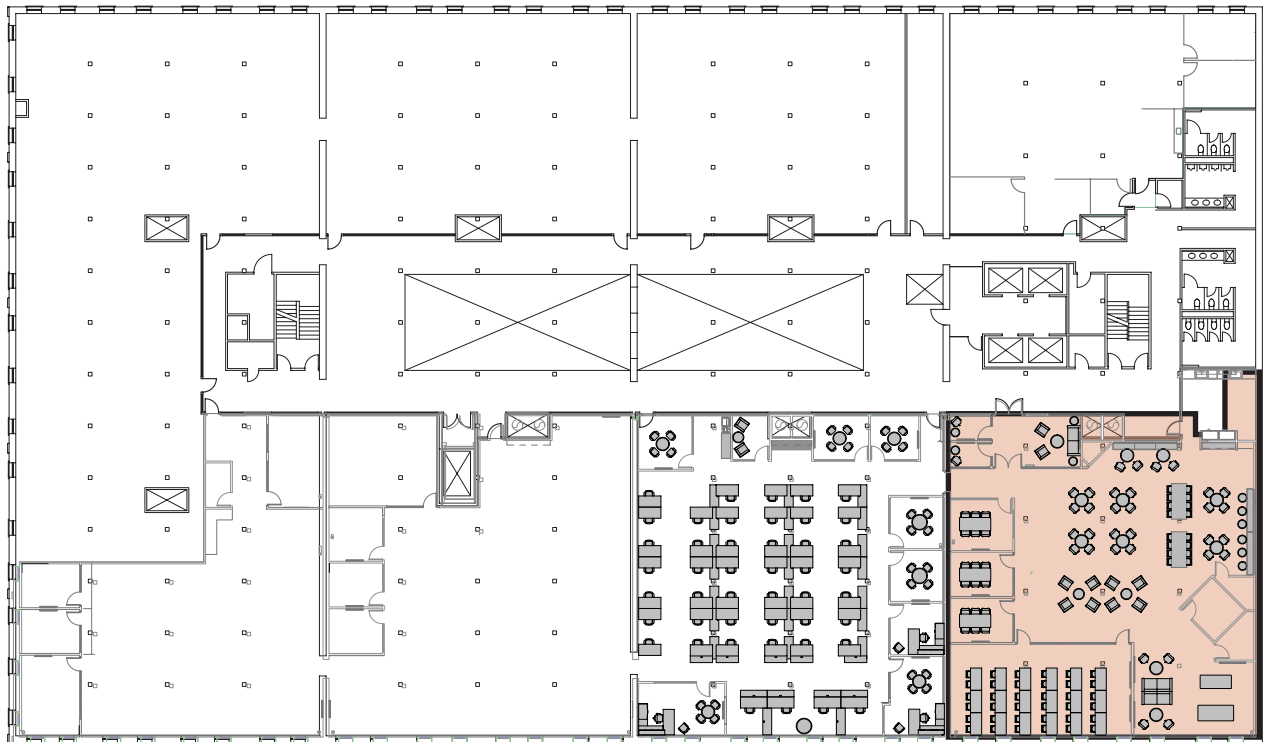
Third Floor Availability

Suite 300

6,242 RSF

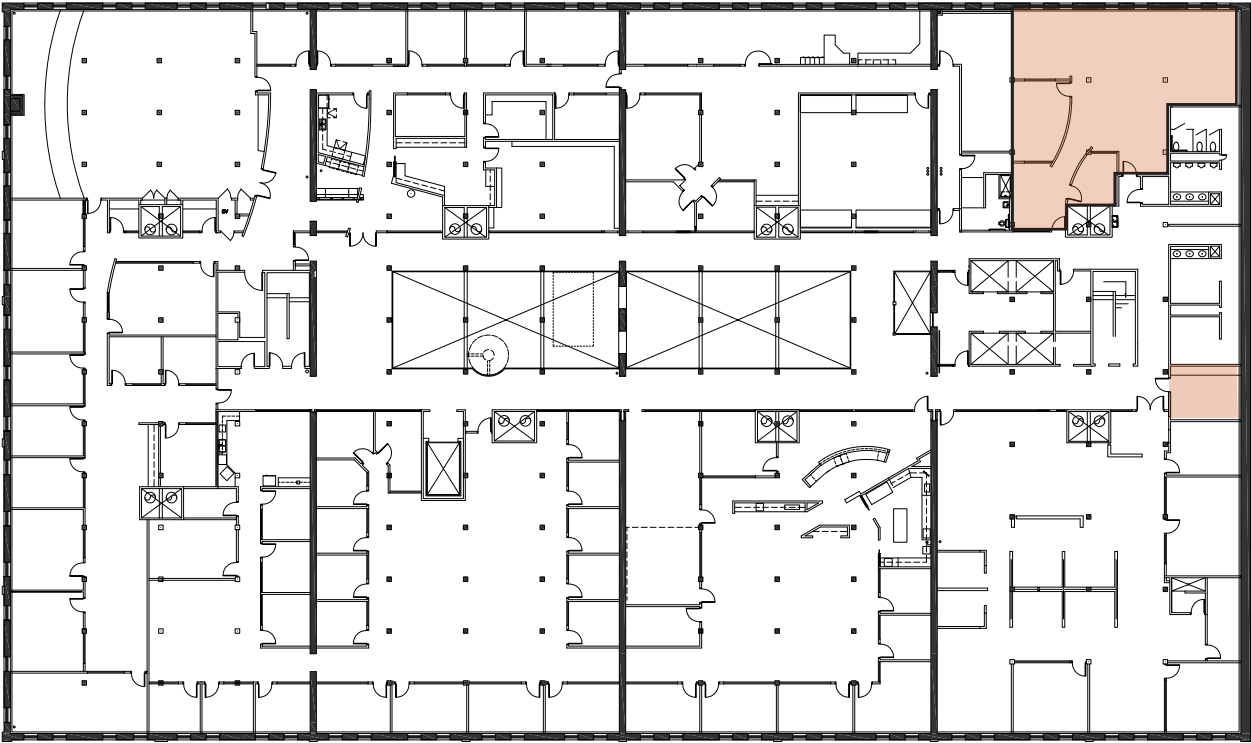
Available Now

*Sample furniture show, furniture not available



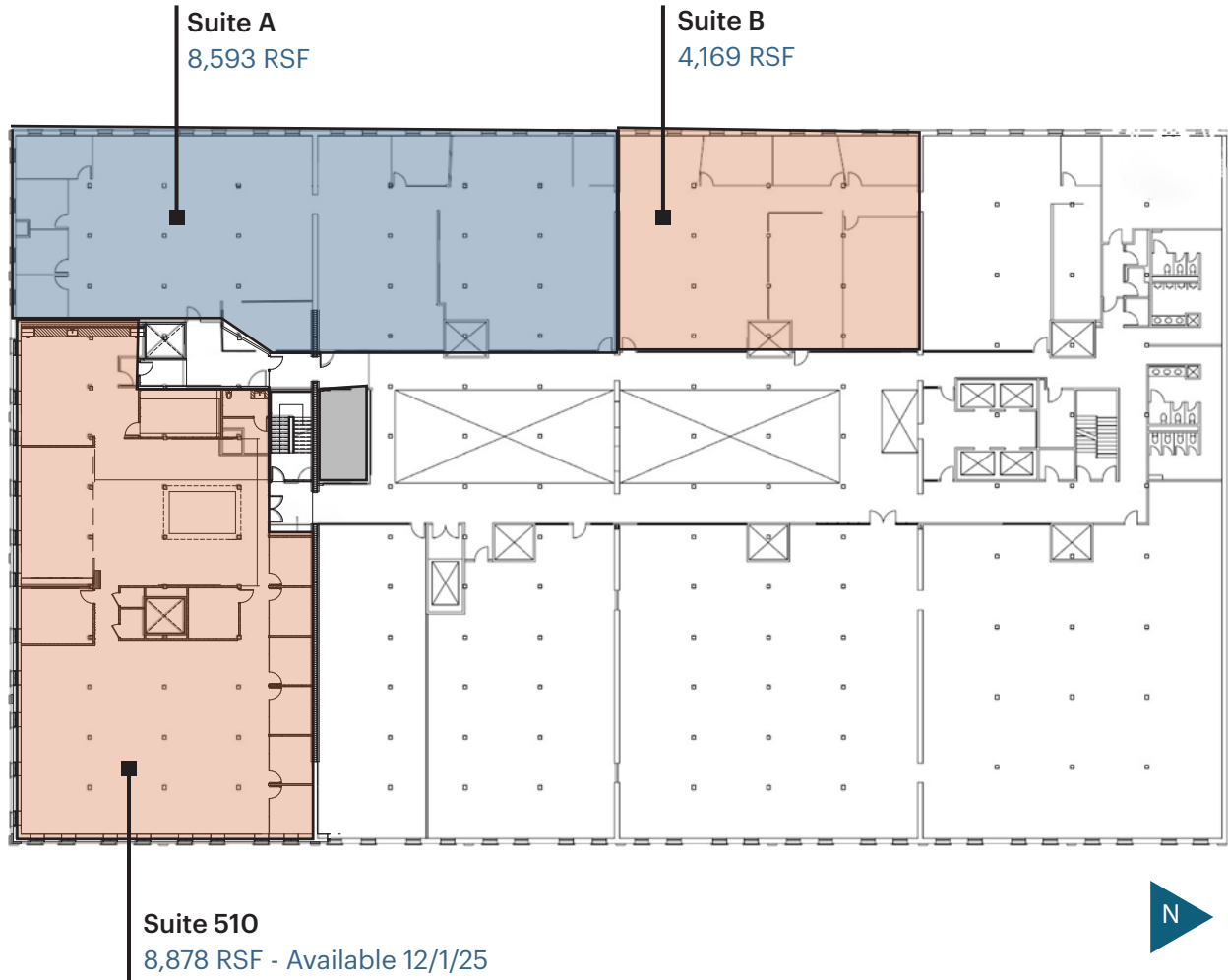
Fourth Floor Availability

Suite 410
2,593 RSF
Available 12/1/25

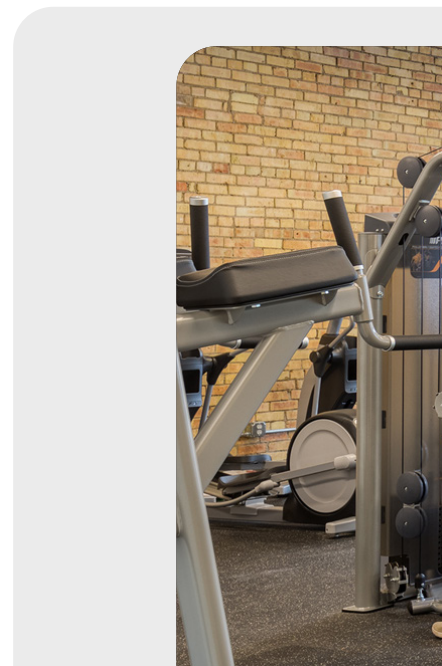


Fifth Floor Availability

Suite A, B, C - Total Available 12,762 RSF
Available Now



[VIRTUAL TOUR - SUITE 510](#)

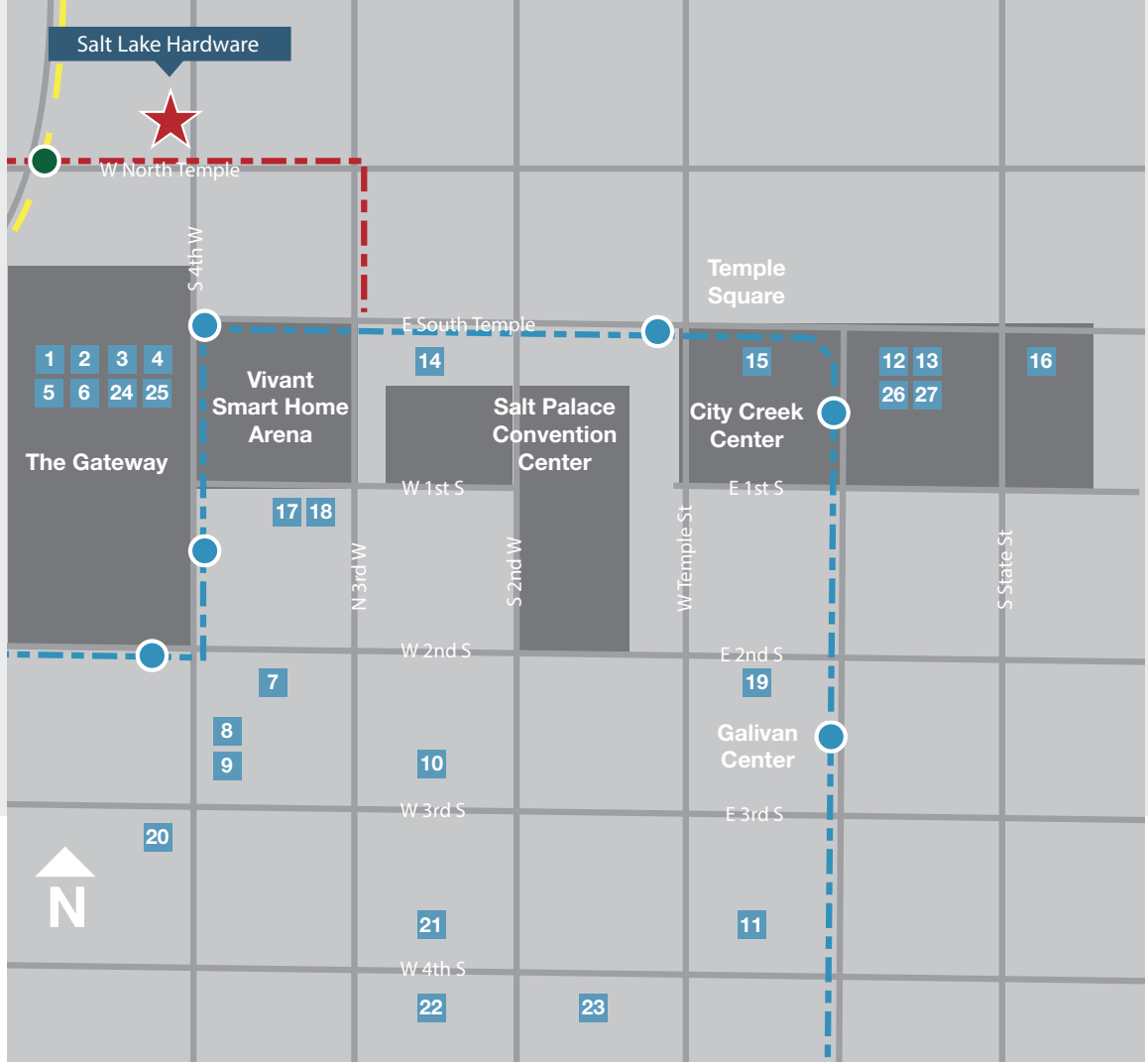


LOCATION


Located in a transit-oriented area featuring both light rail and rapid transit access adjacent to its parking lot, Salt Lake Hardware tenants can easily access the airport, the downtown core, the University of Utah, and surrounding suburban areas spanning from Orem to Ogden. The building is in a newly developed area of the Central Business District's west periphery, with high-end multifamily to the north and a reinvigorated entertainment district to the south.



SALT LAKE HARDWARE



Go from
work to play
in minutes

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● RESTAURANTS

- 01. Tucanos Brazillian Grill
- 02. California Pizza Kitchen
- 03. Bout Time Pub & Grub
- 04. Fleming's Steakhouse
- 05. MidiCi
- 06. Panda Express
- 07. Cucina Toscana
- 08. Pallet
- 09. Sáme Sushi
- 10. Red Rock Brewing
- 11. Market Grill Street
- 12. Blue Lemon
- 13. The Cheesecake Factory




● HOTELS

- 14. Radisson Hotel
- 15. Marriot
- 16. Carlton Hotels
- 17. Courtyard Marriot
- 18. Hyatt House
- 19. Hilton
- 20. Homewood Suites Hilton
- 21. Residence Inn Marriott
- 22. Hampton Inn
- 23. Sheraton Hotel

● RETAIL

- 24. DownEast Home & Clothing
- 25. Bath & Body Works
- 26. Nordstrom
- 27. Macy's

● UTA TRAX

-  Salt Lake/Sandy Line
-  Front Runner Line
-  Airport Line



FOR LEASING INFORMATION PLEASE CONTACT

Scott Wilmarth
+1 801 869 8025
scott.wilmarth@cbre.com

Nadia Letey
+1 801 869 8055
nadia.letey@cbre.com

Roman Bernardo
+1 801 930 6118
roman.bernardo@cbre.com

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