



PROPERTY  
RESERVE

**KeyBank**  
TOWER  
at CITY CREEK

**Jordan Johnson**

801.321.8711

[Jordan.Johnson@propertyreserve.org](mailto:Jordan.Johnson@propertyreserve.org)



### **Address**

36 South State Street, Salt Lake City, Utah 84111

### **KeyBank Tower Overview**

Class-A Office Building  
382,300 square feet  
26 stories  
Built in 1976

Key Bank Tower at City Creek is a Class-A, twenty-six story, multi-tenant office building with a prestigious State Street address in the heart of Salt Lake City's central business district. The building includes an updated lobby, garage entrance, and elevator systems. Key Bank Tower features a conference and training room, as well as a lounge amenity, with on-site property management, covered garage parking, and convenient access to City Creek Center, one of the nation's largest and most acclaimed mixed-use downtown redevelopment projects. This unique environment features a retractable glass roof, the very popular City Creek Center food court, a creek that runs through the property, a pedestrian sky bridge and more. City Creek Center features world-class fashion and dining destinations with over 100 national stores and restaurants



### **Elevate at City Creek**

All City Creek tenants have access to the amenity center, Elevate. Equipped with fitness center, showers, pickle ball, golf simulator, and basketball

### **Parking**

Underground, covered, and surface parking available at prevailing market rates

### **Public Transit**

Within easy walking distance to bus stations, TRAX stations, and Frontrunner stations

### **Lease Rate**

Full-service with base-year stop

### **Improvements**

Generous TI packages available



## AMENITIES AT KEY BANK TOWER



Executive Lounge



Training Room

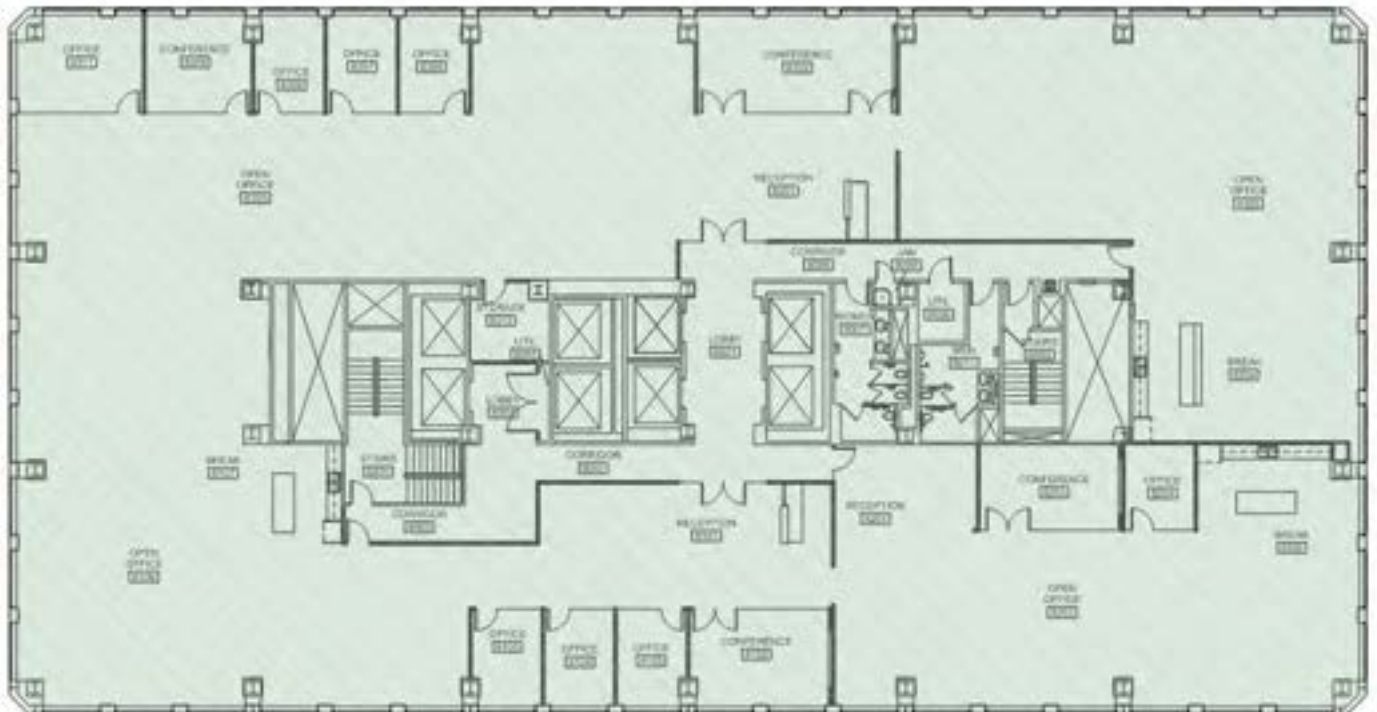


Gym

# Suite 800

Rentable Square Feet: 17,964  
Lease Rates: \$36.00-\$38.00/RSF

Status: Available  
Condition: Spec build. Ready for occupancy



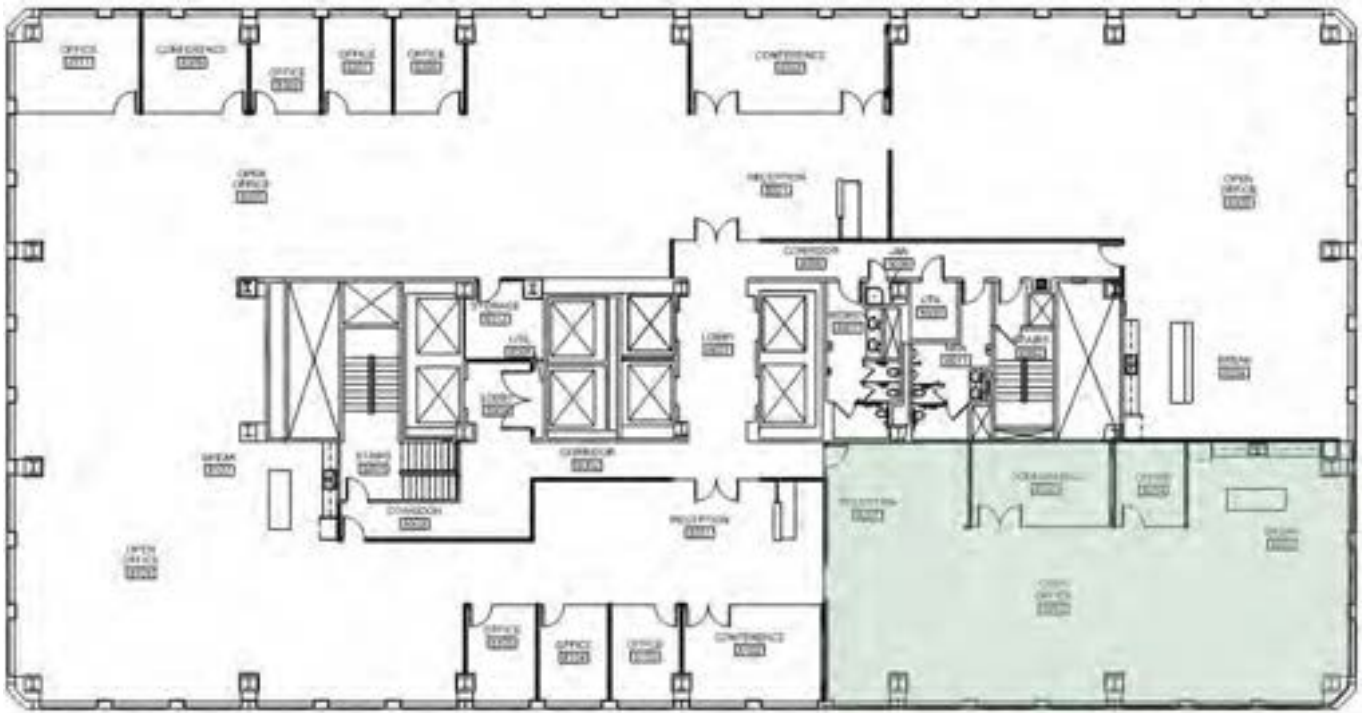
# Suite 800 - Option 1

Rentable Square Feet: 3,321

Lease Rates: \$36.00-\$38.00/RSF

Status: Available

Condition: Spec build. Ready for occupancy



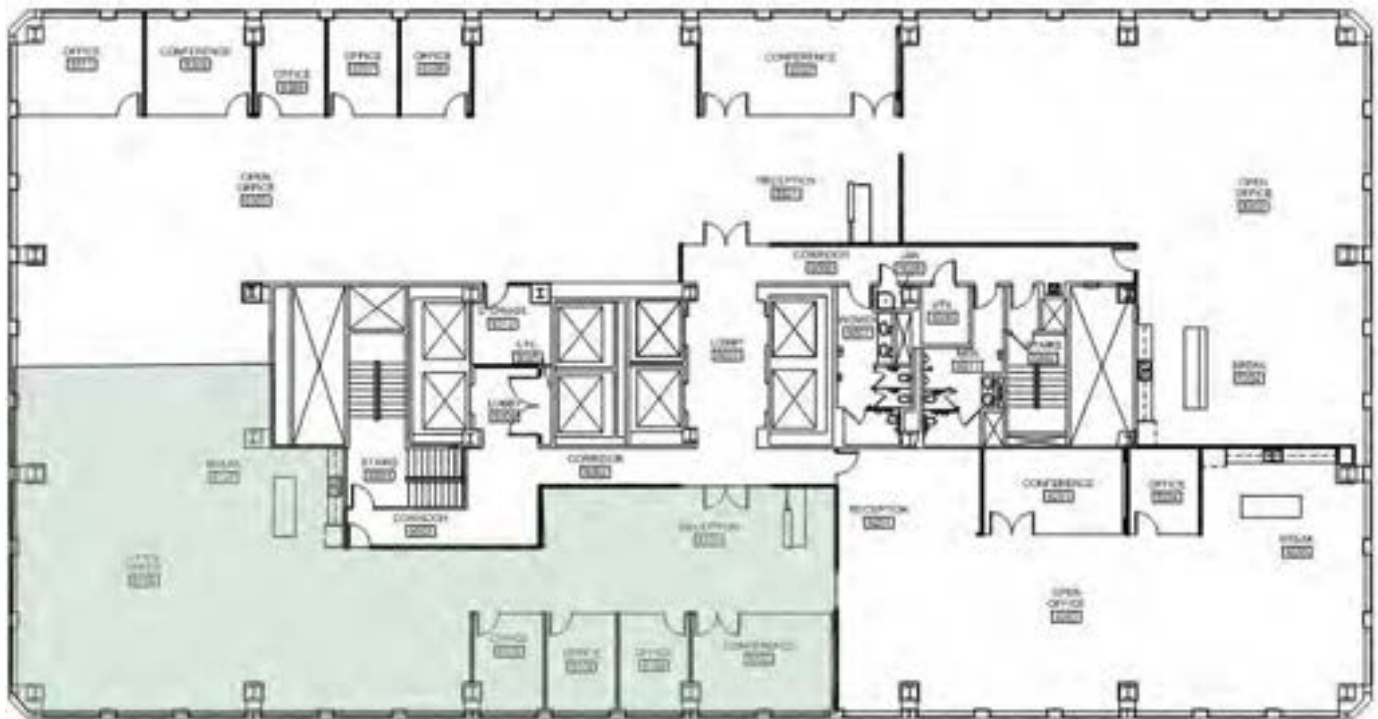
## Suite 800 - Option 2

Rentable Square Feet: 4,950

Lease Rates: \$36.00-\$38.00/RSF

Status: Available

Condition: Spec build. Ready for occupancy



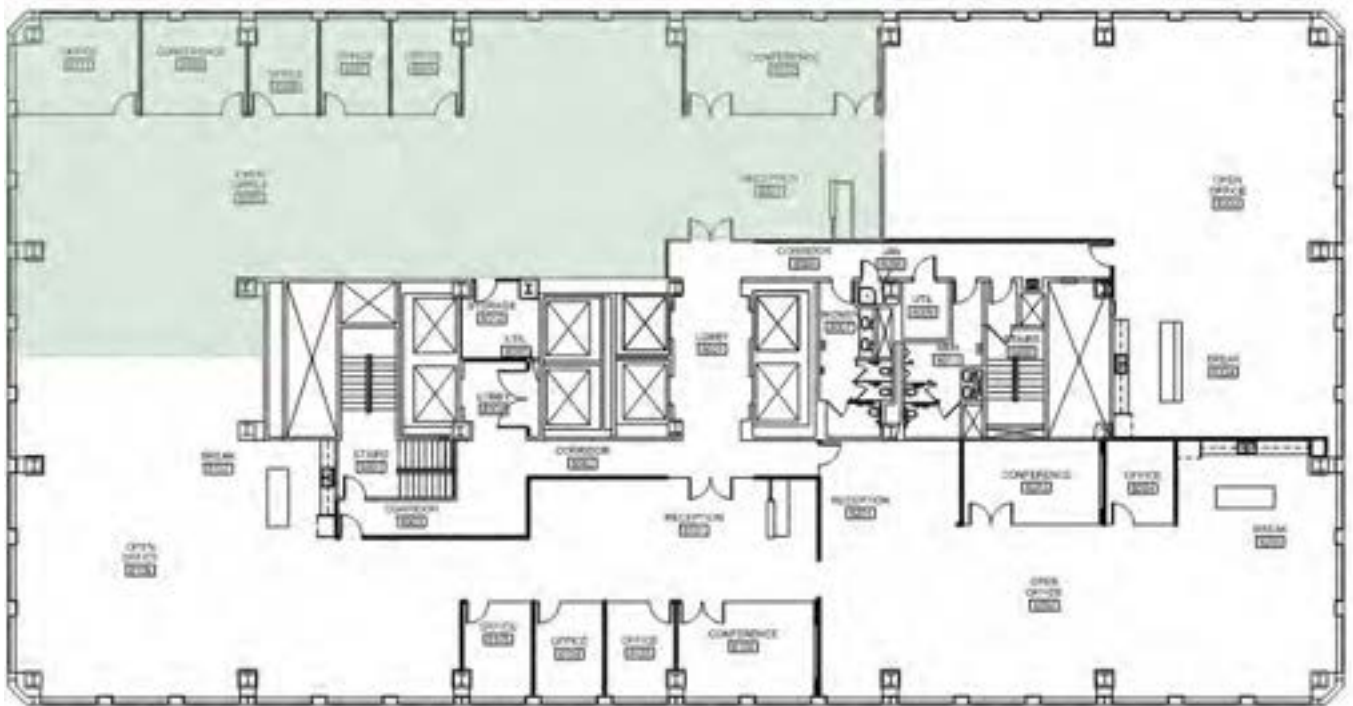
## Suite 800 - Option 3

Rentable Square Feet: 6,069

Lease Rates: \$36.00-\$38.00/RSF

Status: Available

Condition: Spec build. Two suites can be combined



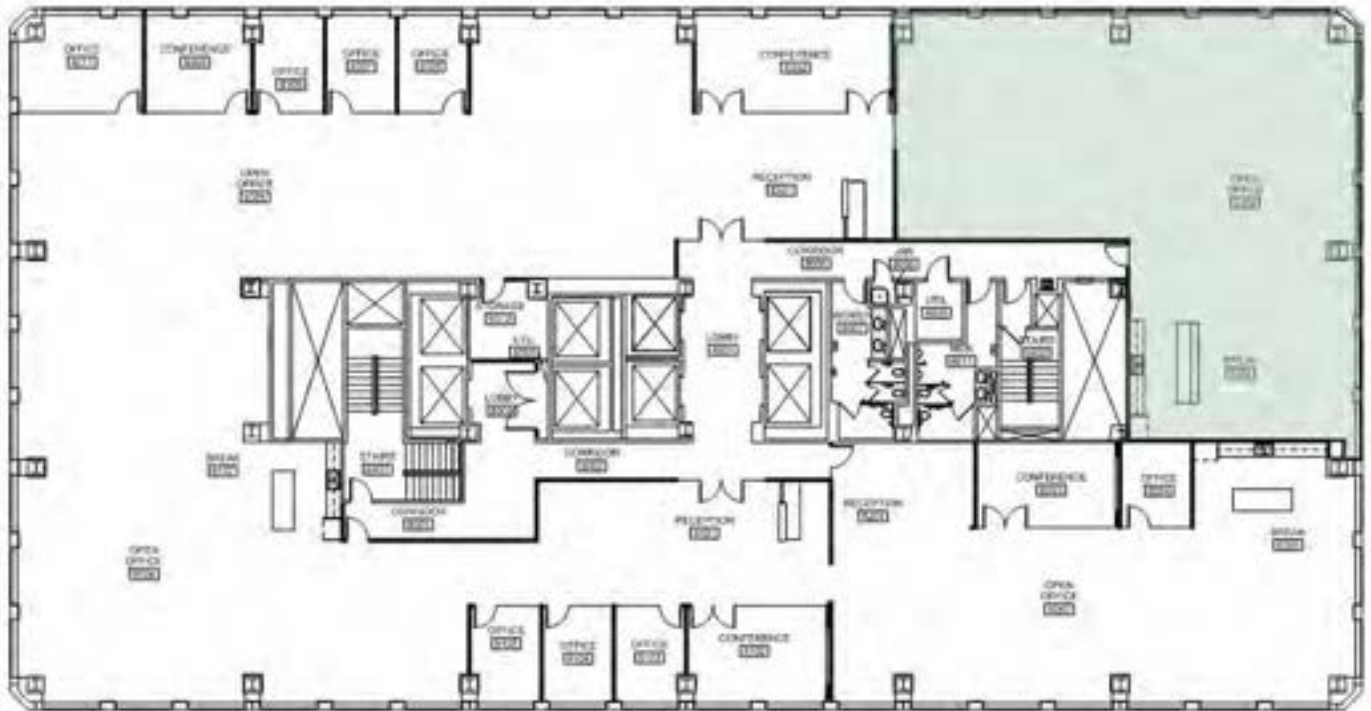
# Suite 800 - Option 4

Rentable Square Feet: 3,624

Lease Rates: \$36.00-\$38.00/RSF

Status: Available

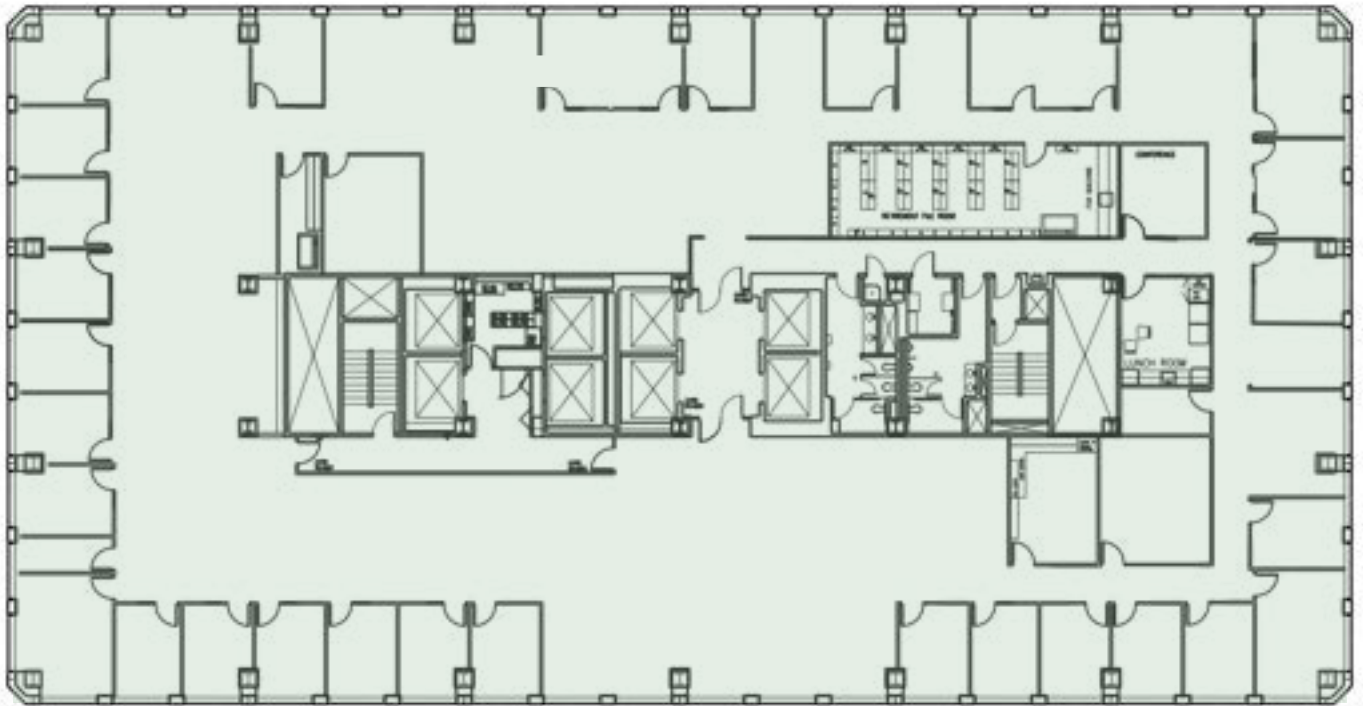
Condition: Spec build. Ready for occupancy



# Suite 1000

Rentable Square Feet: 17,964  
Lease Rates: \$37.00-39.00/RSF

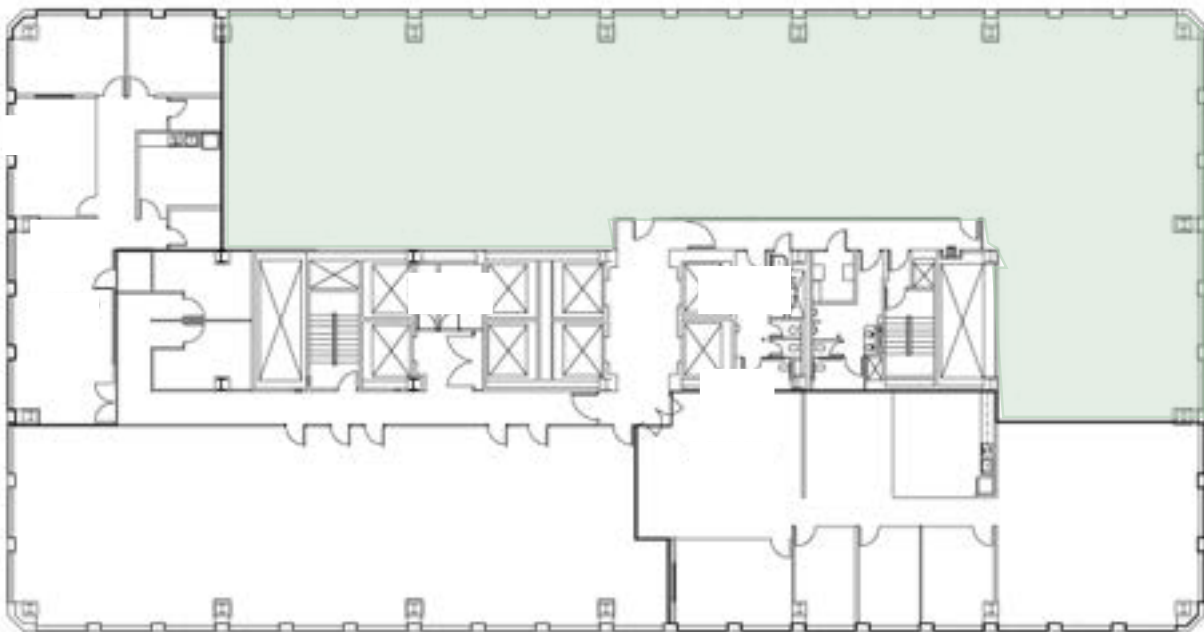
Status: Available October 2026  
Condition: Previous tenant design intact



# Suite 1100

Rentable Square Feet: 8,163  
Lease Rates: \$37.00-39.00/RSF

Status: Available March 2027  
Condition: Previous tenant design intact



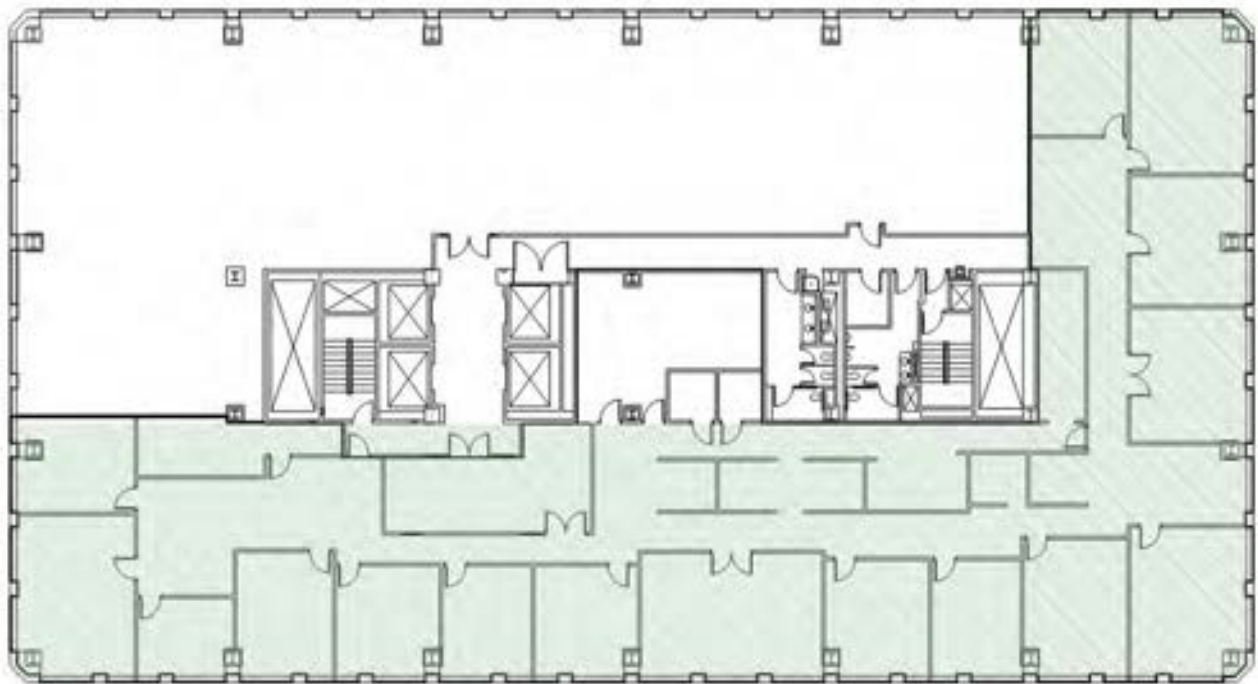
# Suite 2400

Rentable Square Feet: 11,218

Lease Rates: \$38.00-\$40.00/RSF

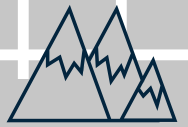
Status: Available May 2026

Condition: Previous tenant build intact



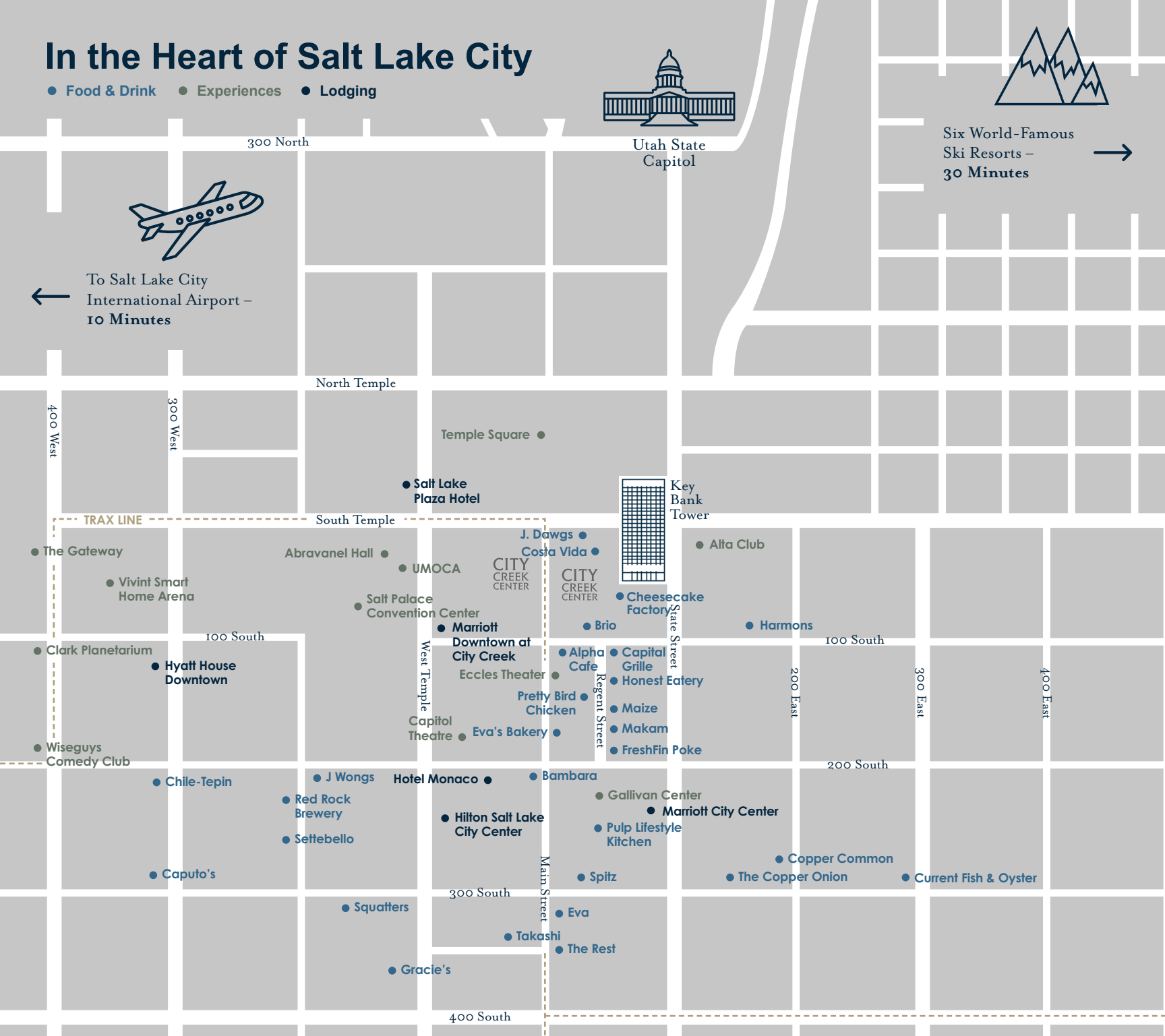
# In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



Six World-Famous  
Ski Resorts –  
30 Minutes →

← To Salt Lake City  
International Airport –  
10 Minutes



## Contact

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