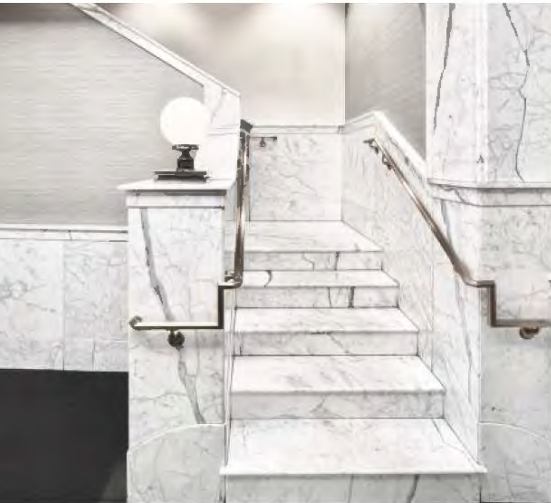




First Security
BUILDING
at CITY CREEK

Jordan Johnson
801.321.8711
Jordan.Johnson@propertyreserve.org



Address

79 South Main Street, Salt Lake City, Utah 84111

First Security Building Overview

Class-A Office Building
63,461 square feet
14 floors
Built in 1919

The First Security Building at City Creek - a historic, fourteen-story multi-tenant office building erected in 1919 - with a prestigious Main address in the heart of Salt Lake City's central business district. Great care and effort in preservation of this historic building are evident in its recent repair and maintenance project. The location is second to none with the covered garage parking and convenient access to City Creek Center, one of the nation's largest 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 bridge and more. City Creek Center boasts world class fashion and dining destinations with over 100 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

Gross modified lease

Improvements

Generous TI packages available

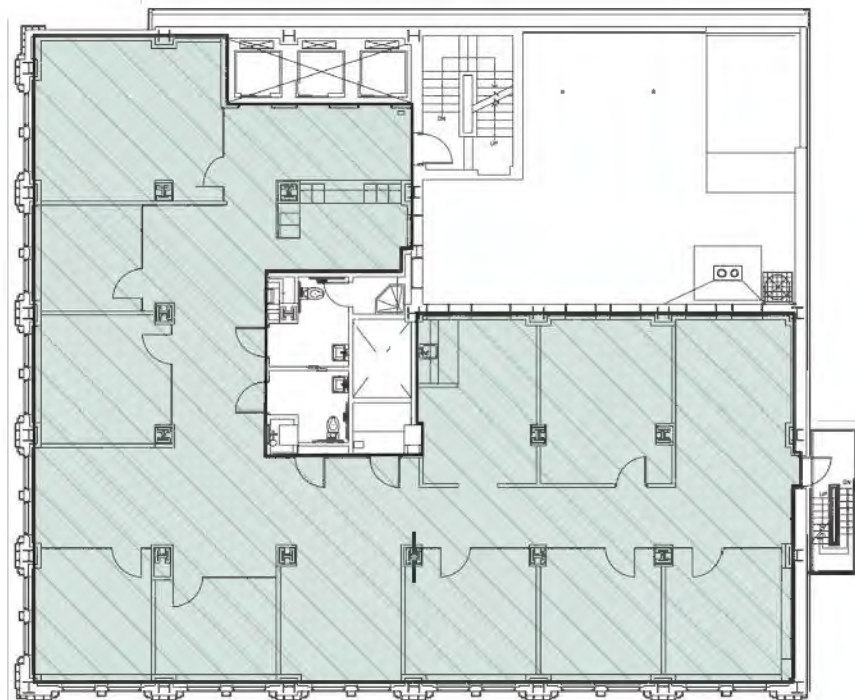
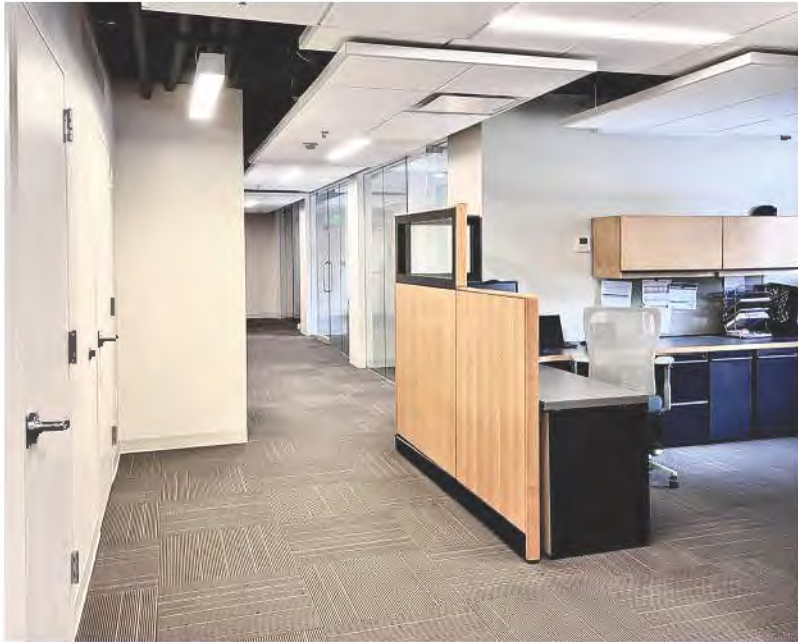
Suite 400

Rentable Square Feet: 4,420

Lease Rates: \$28.00-\$31.00/RSF

Status: Available

Condition: Previous tenant design intact



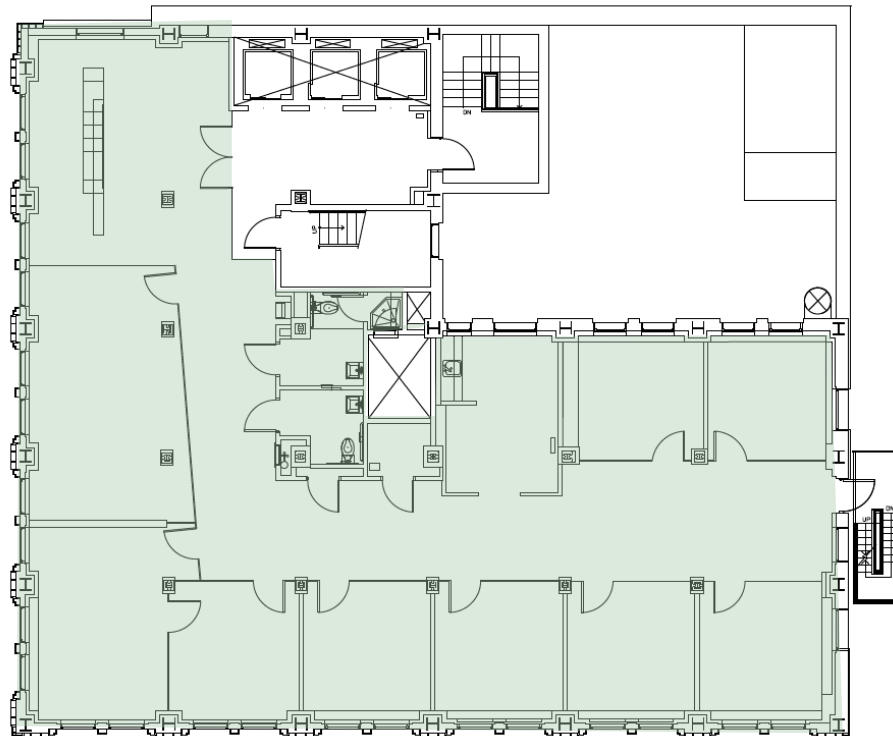
Suite 500

Rentable Square Feet: 4,017

Lease Rates: \$28.00-\$31.00/RSF

Status: Available Q3/Q4 2026

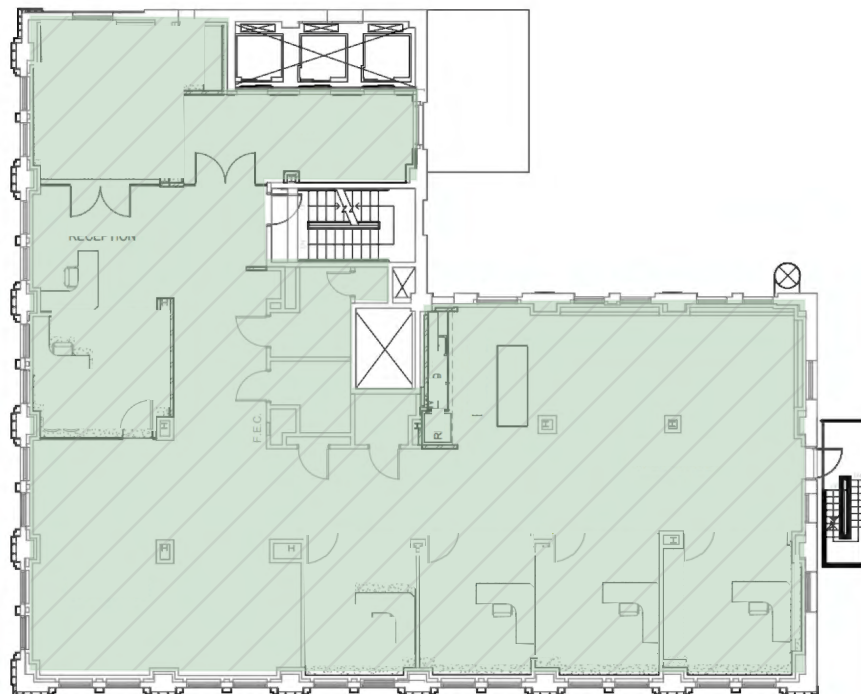
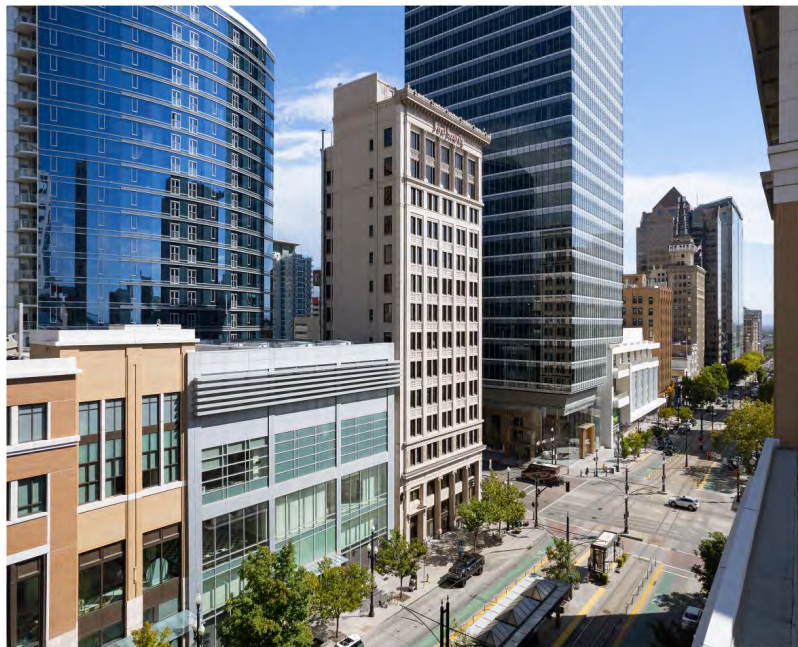
Condition: Previous tenant design intact



Suite 600

Rentable Square Feet: 4,268
Lease Rates: \$30.00-\$32.00/RSF

Status: Available Q3/Q4 2026
Condition: Future Spec Suite



Suite 700

Rentable Square Feet: 4,268
Lease Rates: \$30.00-\$32.00/RSF

Status: Available Q3/Q4 2026
Condition: Future Spec Suite



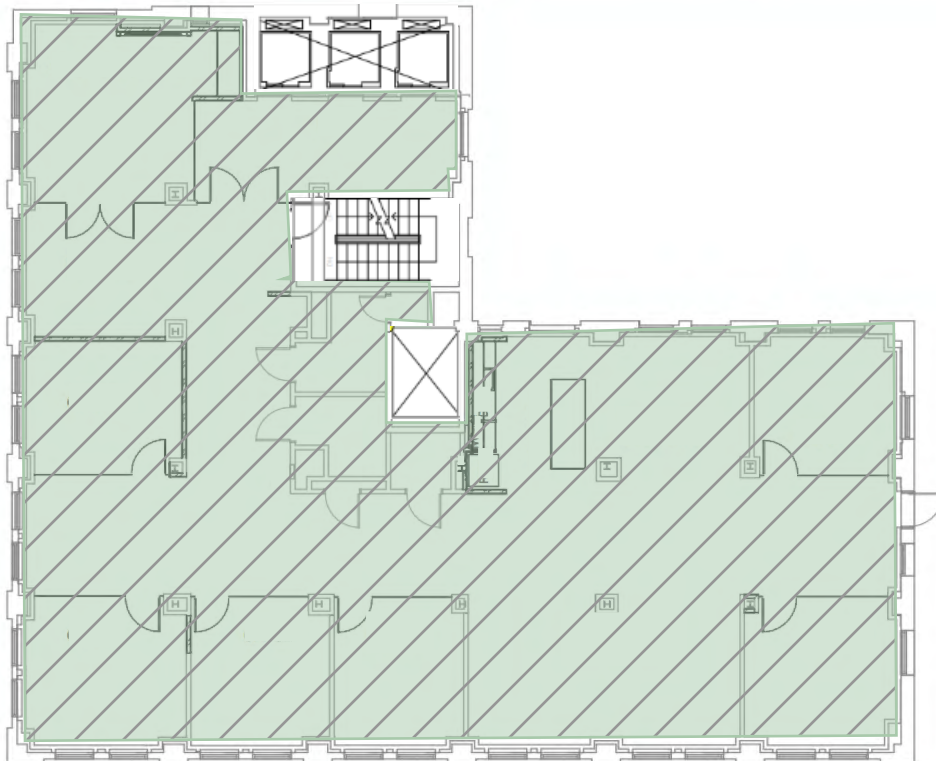
Suite 800

Rentable Square Feet: 4,268

Lease Rates: \$30.00-\$32.00/RSF

Status: Available Q3/Q4 2026

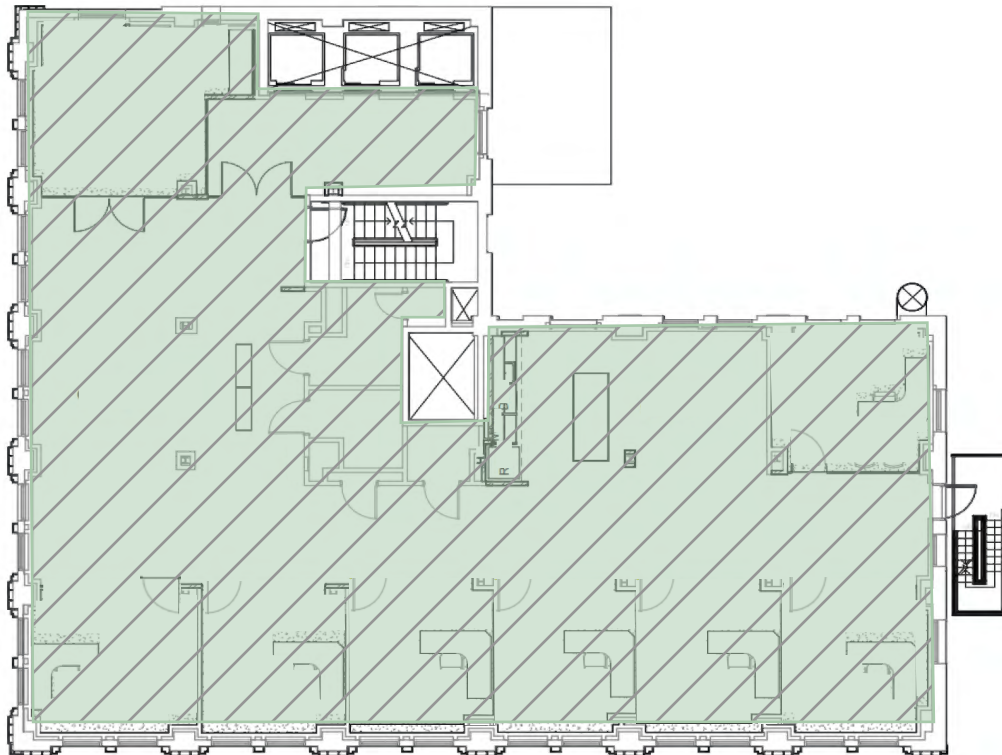
Condition: Future Spec Suite



Suite 900

Rentable Square Feet: 4,268
Lease Rates: \$31.00-\$33.00/RSF

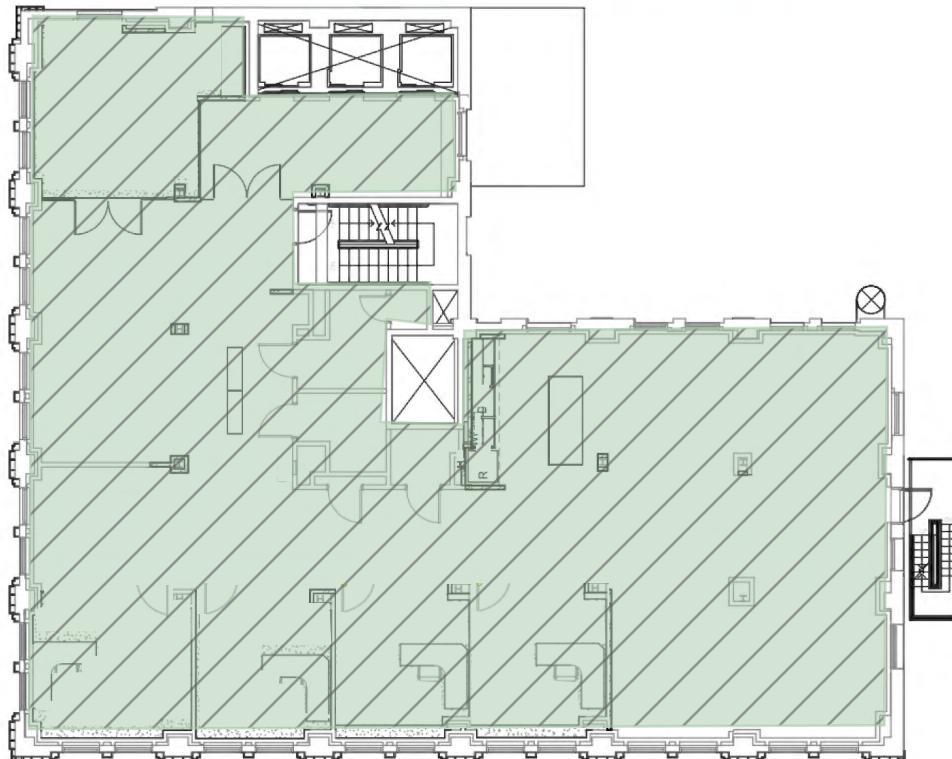
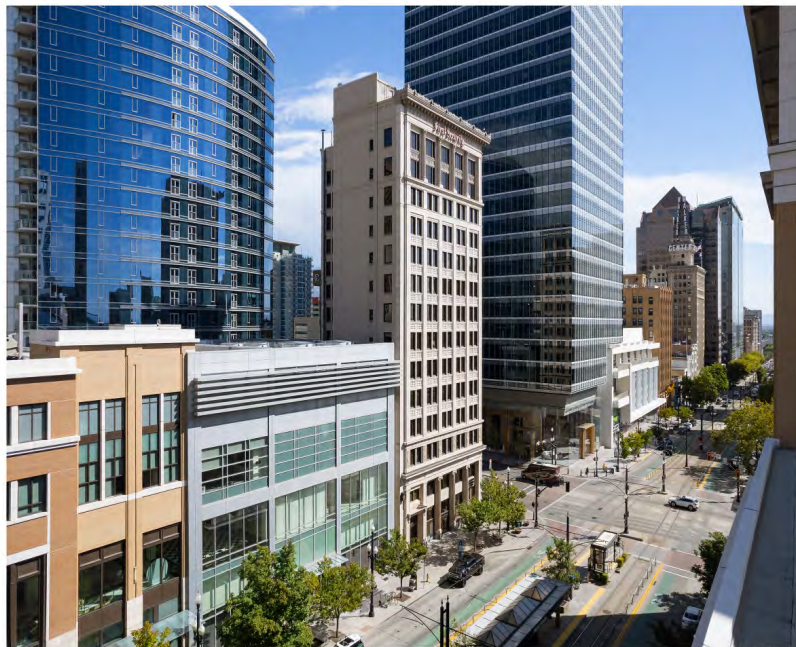
Status: Available Q3/Q4 2026
Condition: Future Spec Suite



Suite 1000

Rentable Square Feet: 4,268
Lease Rates: \$31.00–\$33.00/RSF

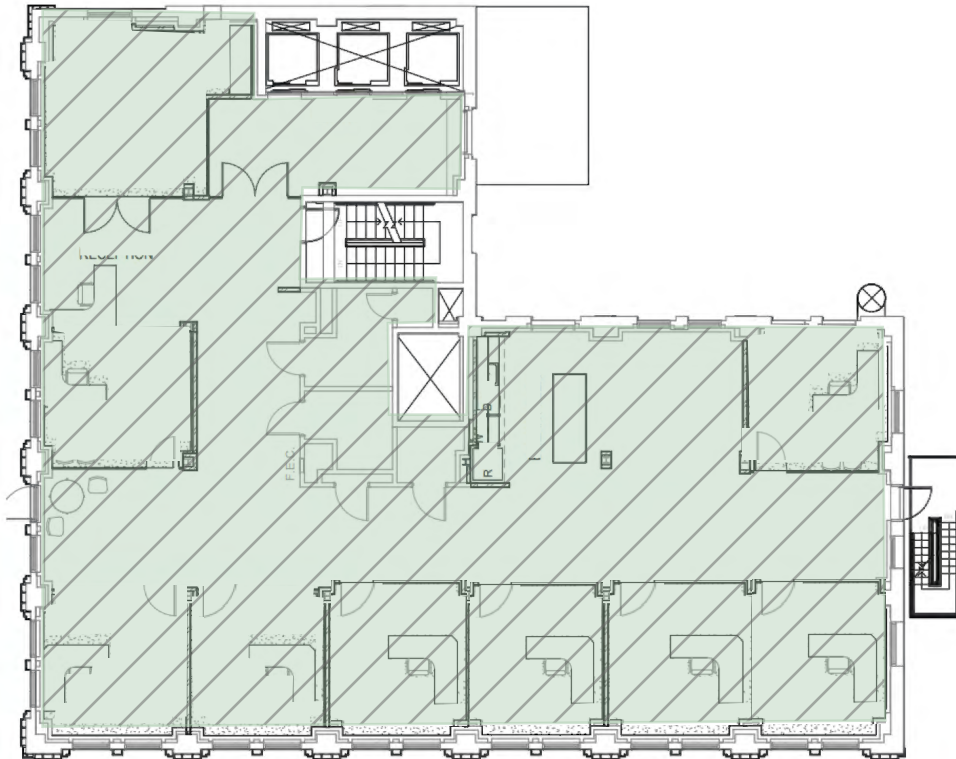
Status: Available Q3/Q4 2026
Condition: Future Spec Suite



Suite 1100

Rentable Square Feet: 4,268
Lease Rates: \$32.00-\$34.00/RSF

Status: Available Q3/Q4 2026
Condition: Future Spec Suite



Suite 1200

Rentable Square Feet: 4,268

Lease Rates: \$32.00-\$34.00/RSF

Status: Available Q3/Q4 2026

Condition: Future Spec Suite

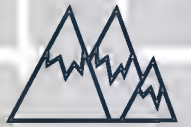


In the Heart of Salt Lake City

- Food & Drink
- Experiences
- Lodging



Utah State Capitol



Six World-Famous Ski Resorts – 30 Minutes



To Salt Lake City International Airport – 10 Minutes



Contact

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PROPERTY RESERVE