



3 FULL FLOORS | SUBLEASE

# ZIONS BANK BUILDING

*AT CITY CREEK*

1 Main Street | Salt Lake City, Utah



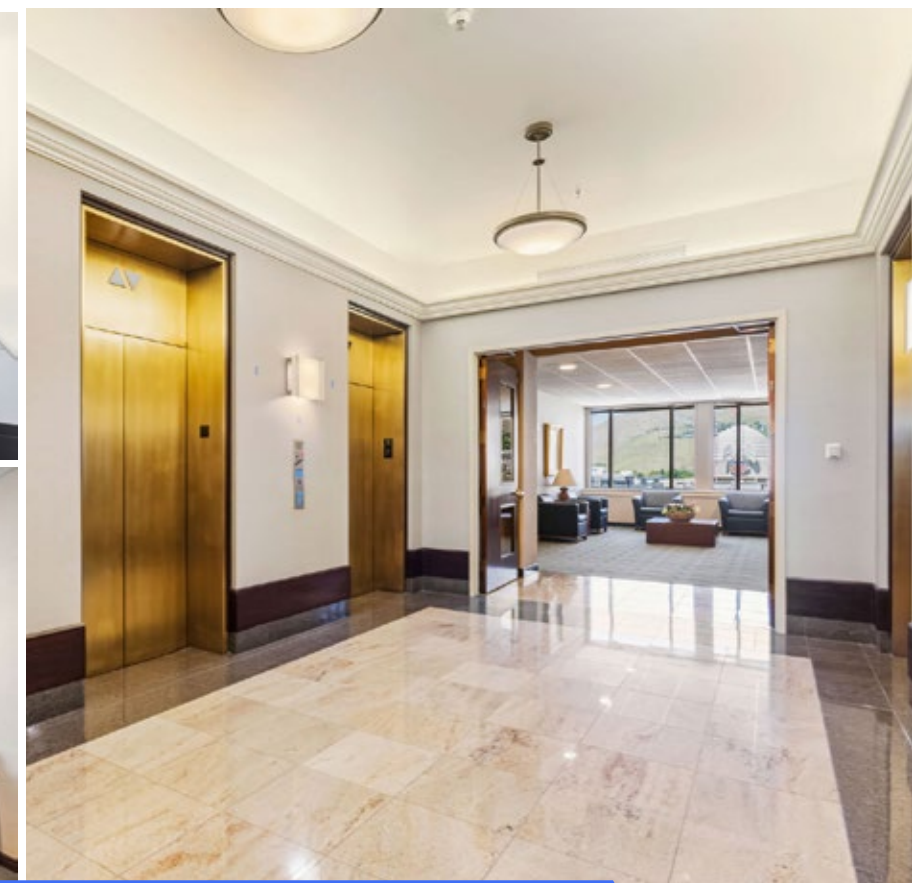
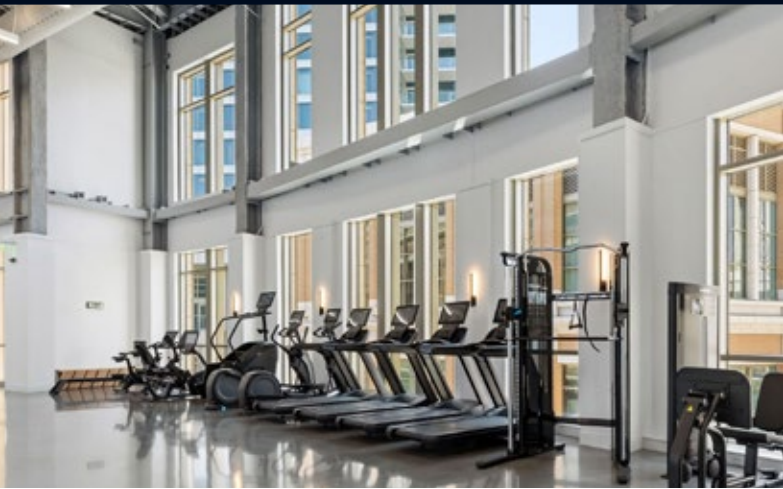
Positioned at the core of downtown Salt Lake City, Zions Bank Building at City Creek delivers a premier office location with exceptional visibility and immediate access to the city's strongest business, dining, and transit amenities. Its central setting places tenants within walking distance of City Creek Center, key financial institutions, government centers, and cultural destinations, reinforcing a strong professional presence in Utah's urban core.

The building offers a highly connected and efficient workspace environment designed to support modern office users seeking convenience and prestige. With seamless access to major transportation routes and the broader Wasatch Front, providing an ideal headquarters or satellite location for firms looking to establish themselves in one of the region's most recognizable downtown corridors.

- ◆ 51,617 Sq. Ft. Available
- ◆ Potential Contiguous Floor Availability
- ◆ Sublease Rate: \$32.00-\$37.00/Sq. Ft. Full Service
- ◆ Premier Downtown Salt Lake City Location
- ◆ High-Visibility Main Street Address
- ◆ Walkable to Transit, Dining, and Civic Core
- ◆ Strong Corporate Presence and Co-Tenancy
- ◆ Unique Opportunity for a Large Block of Space In The Central Business District
- ◆ Immediate Access to I-15 and I-80
- ◆ Surrounded by Dense Amenities and Daytime Population



**Elevate at City Creek Amenity Center**

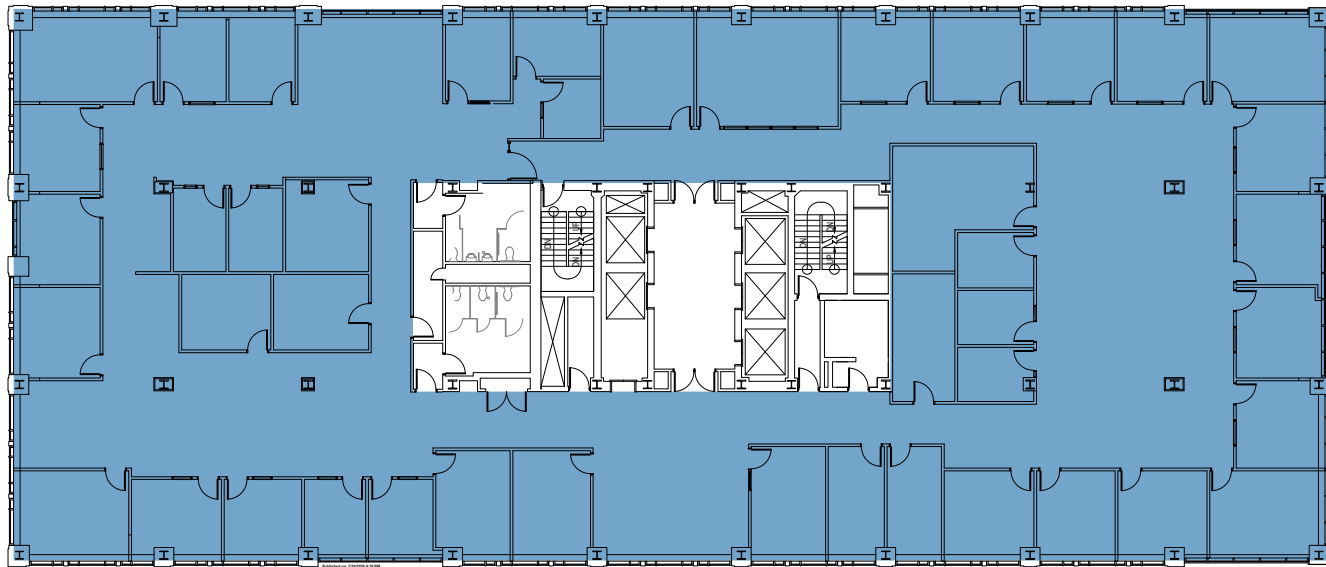


**One Main Street**

# Floor Plans

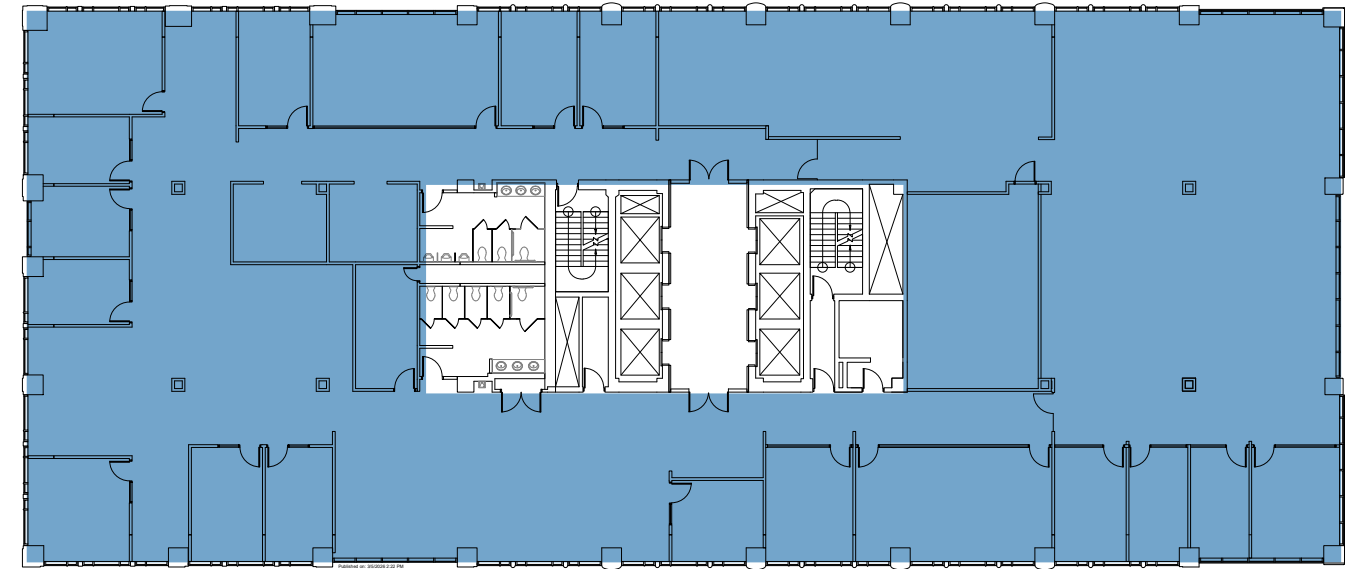
(Potential contiguous floor availability)

**5th Floor**  
17,282 sq. ft.

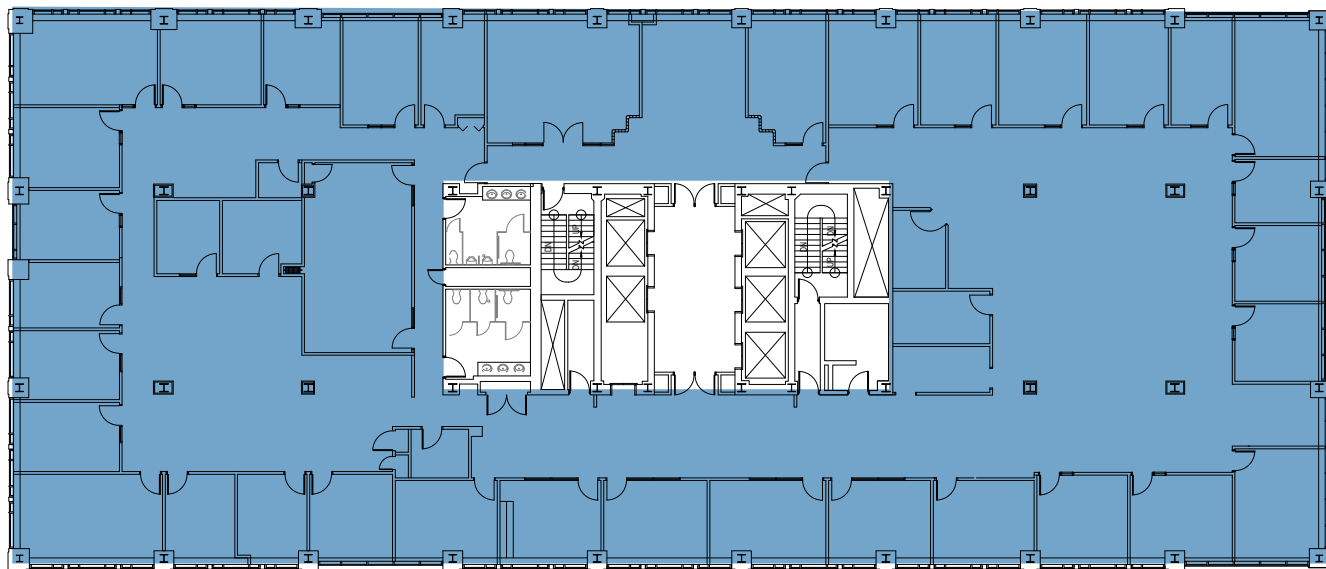


(Potential contiguous floor availability)

**17th Floor**  
17,053 sq. ft.



**15th Floor**  
17,282 sq. ft.



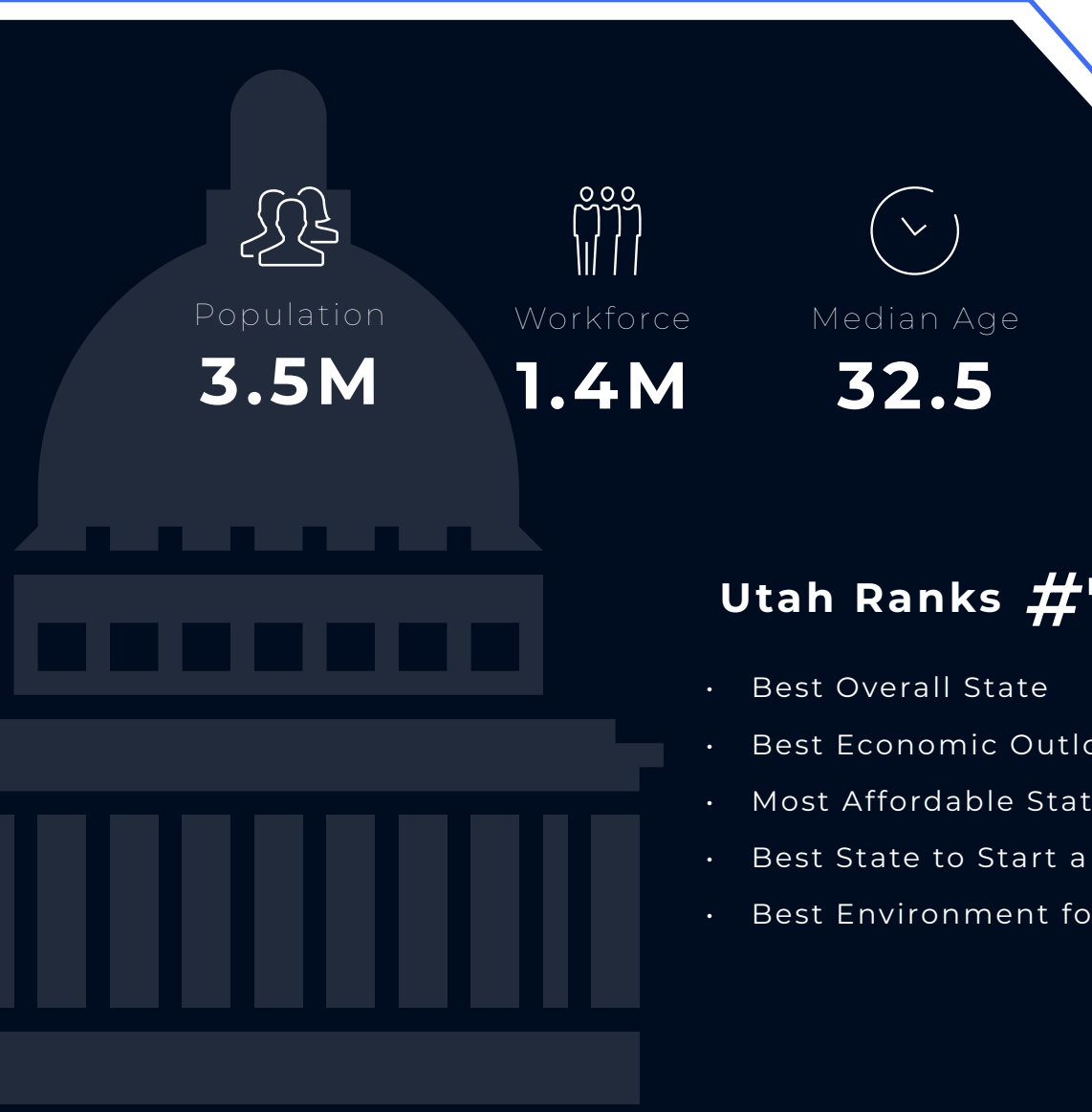


## Downtown Salt Lake City *Utah's Center For Business*

Downtown Salt Lake City serves as the region's Central Business District and the primary center for business, finance, government, and professional services in Utah. Anchored by a rapidly evolving skyline and a dense mix of office towers, corporate headquarters, and institutional users, it functions as the economic engine of Salt Lake City and the broader metro area. With direct access to transit, the convention and entertainment core, and a growing residential base, downtown continues to attract employers seeking talent, connectivity, and a highly walkable urban environment. Ongoing office, mixed-use development, and public infrastructure reinforces its position as the state's premier destination for commerce and business expansion.

### Accolades:

- ◆ Top 5 Best-Performing Large U.S. Metro
- ◆ Top Tier U.S. Market for Job Growth & Talent Expansion
- ◆ Top 3 City for Career Growth & Young Professionals
- ◆ Leading U.S. Metro for Economic Momentum & GDP Growth
- ◆ Top 20 U.S. Downtown Recovery Market Post-Pandemic
- ◆ Nationally Recognized High-Growth Business Hub



Population  
**3.5M**

Workforce  
**1.4M**

Median Age  
**32.5**

Unemployment Rate  
**3.2%**  
(June 2025)

### Utah Ranks #1

- Best Overall State
- Best Economic Outlook
- Most Affordable State
- Best State to Start a Business
- Best Environment for Social Mobility



**11**

### World Class Ski Resorts

There are 11 ski resorts along the Wasatch Mountain Range. Less time in the car, more time on the mountain.



**5**

### National Parks

Utah's Mighty 5 National Parks are Arches, Bryce Canyon, Capitol Reef, Canyonlands, and Zions.



**3,400+**

### Dedicated Trails

For hiking, mountain biking, backpacking and more.

**RESTAURANTS**

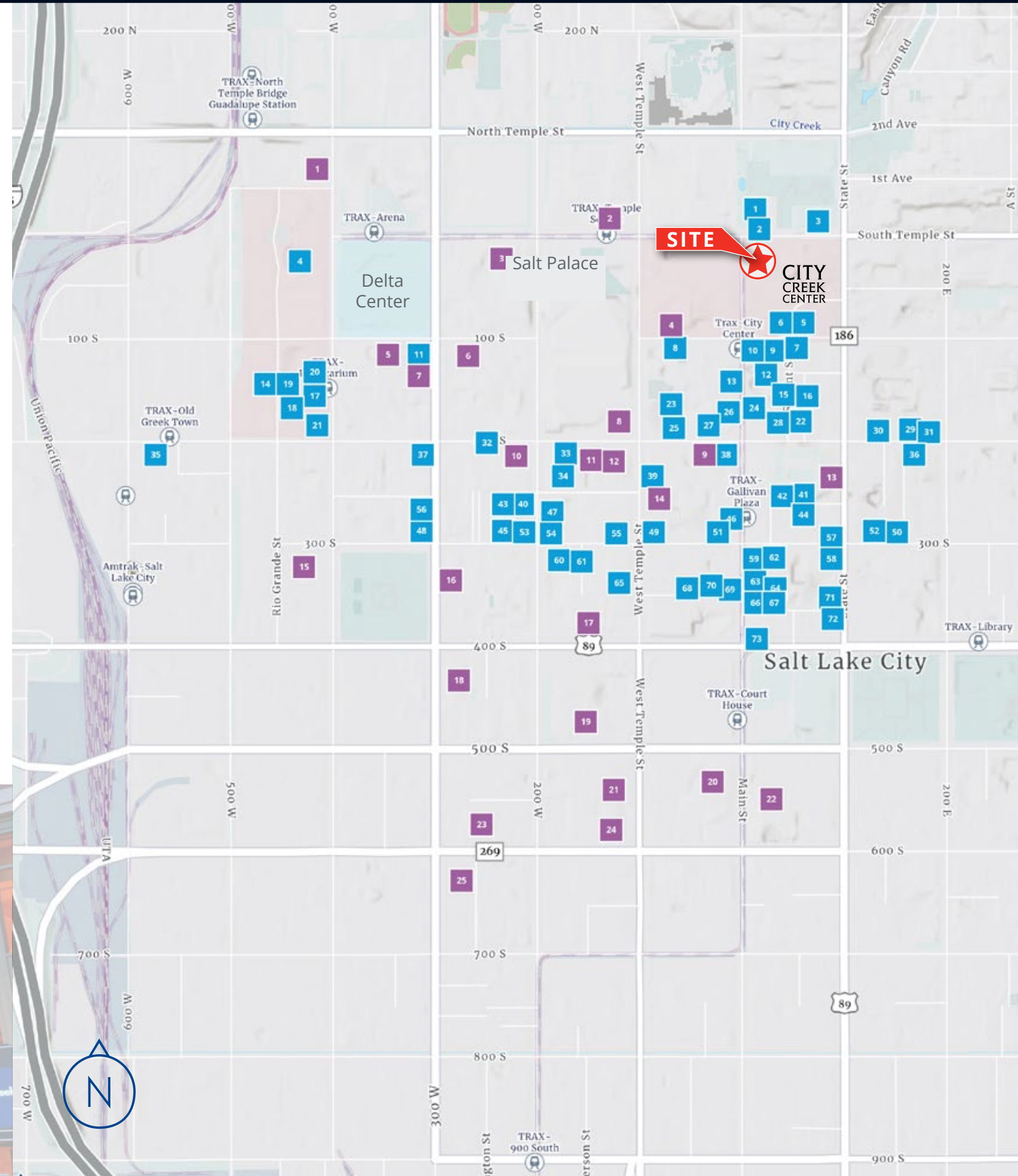
- 1. Roof Restaurant
- 2. Garden Restaurant
- 3. Lion House Pantry
- 4. Fleming's Prime Steakhouse
- 5. Cheesecake Factory
- 6. Brio Tuscan Grille
- 7. Capital Grille
- 8. Ivy and Varley
- 9. Martine
- 10. O'Shucks Bar & Grill
- 11. Rib and Chop House
- 12. Tin Angel Cafe
- 13. Michelangelos on Main
- 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
- 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**





# ZIONS BANK BUILDING

## AT CITY CREEK

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