



Own instead of lease
for the same cost

Colliers

Price Reduced

Office for Sale

Asking Price:

\$3,100,000

10,328 SF

546 S 200 W

Salt Lake City, UT 84101

Stand-Alone Downtown Creative Owner-User Office in an Opportunity Zone

- Flexible 6,792 SF and 3,382 SF for multi-tenant, growth and expansion options
- Immediate freeway accessibility provides access to the Salt Lake valley
- Live-work-play environment
- Move in ready, creative, & above standard building improvements
- Private outdoor patio & professionally landscaped grounds
- 2.13 parking ratio with 22 spaces
- Available for occupancy Q1 2026
- Building signage

Accelerating success.

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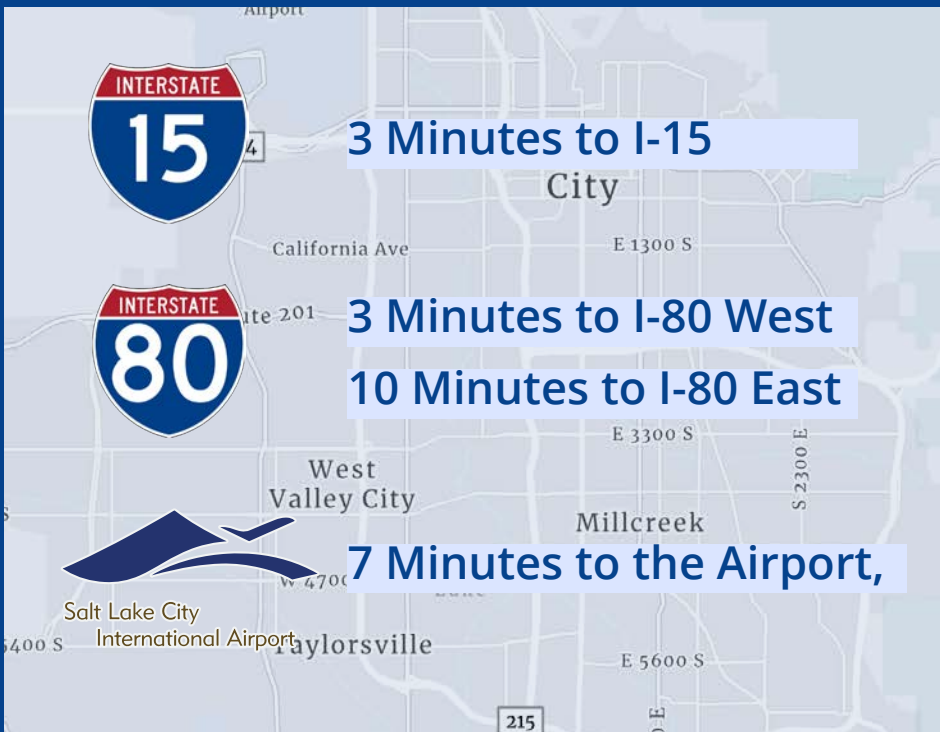
Amenities



Property Information

Building Size - 10,328 RSF
First Floor - 8,575 SF
Second Floor - 1,753 SF
Site Size - 0.52 Acres
Zoning - D-2 with future development opportunity
Secure outdoor storage

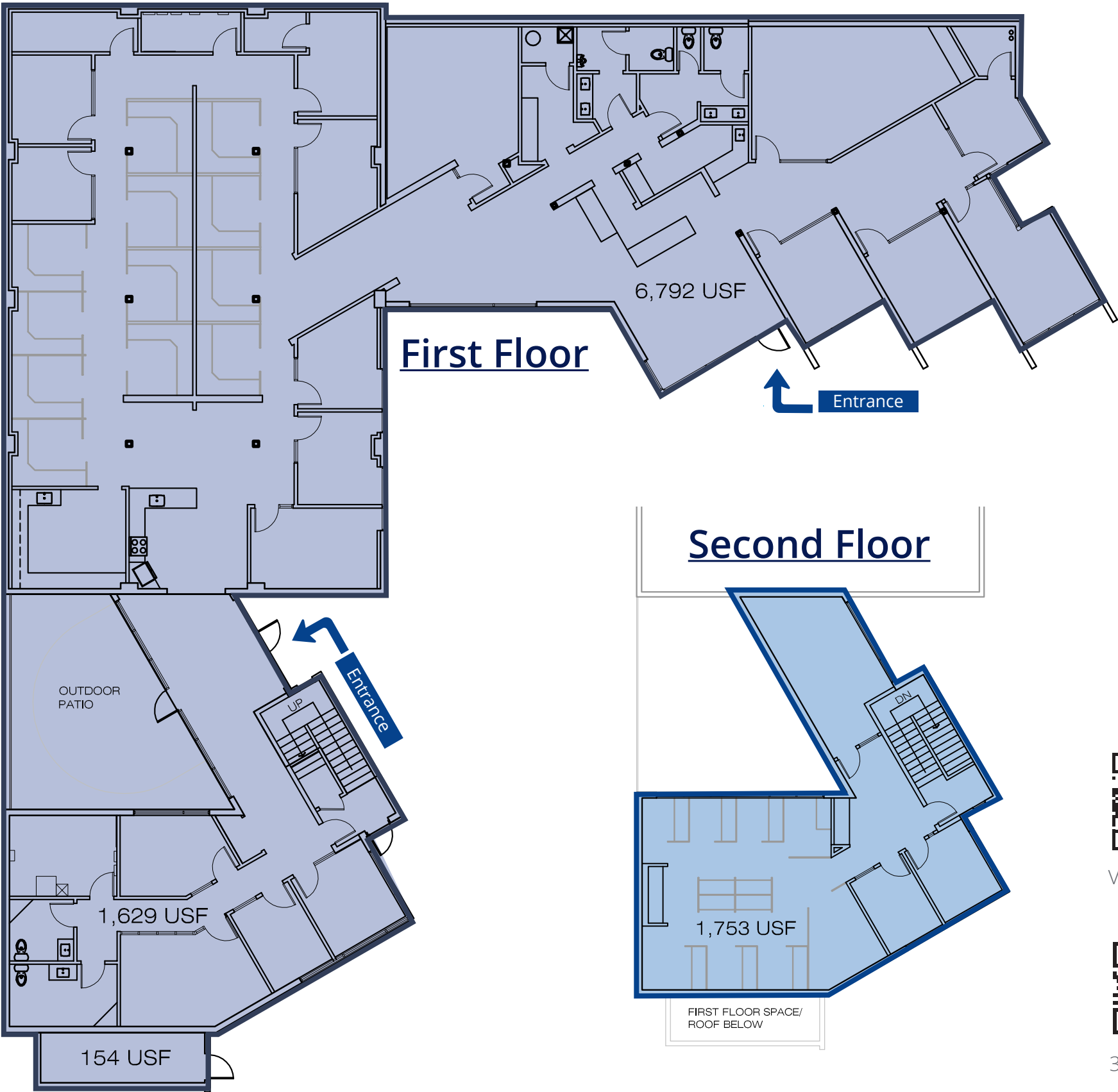
Drive Times



Easily Demisable for Multiple Tenants

546 S 200 W | For Sale

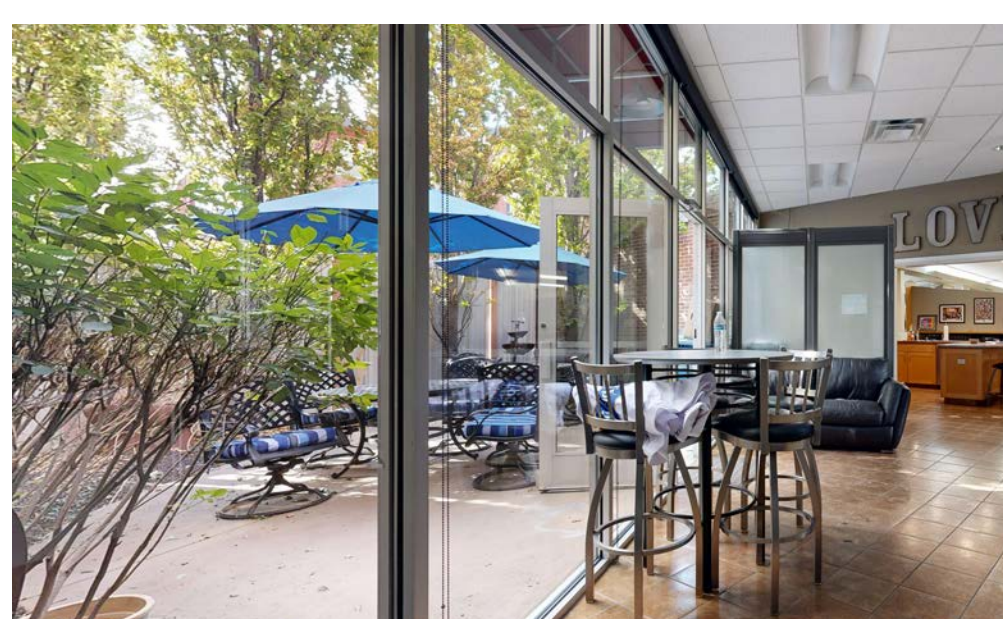
Floor Plans & Information



Virtual Tour



360* Aerial Tour





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