

FOR SALE // BEAUTIFUL MID-CENTURY MODERN OFFICE BUILDING

555 South 300 East

Salt Lake City, UT 84111



PROPERTY DESCRIPTION

Stand alone office building located on the periphery of the Salt Lake City, downtown CBD.

12,243 sf. on .45 acres ,featuring 2 levels with abundant natural light, 23, private offices, open bull pen work areas, conference and media rooms, large break room with full kitchen, and off-street parking for 30 spots. Easy to access from I-15 freeway, with 3 minute drive time to and from the I-15 on/off ramps at 5th & 6th South.

DEMOGRAPHICS

	0 - 1 Miles	1 - 3 Miles	3 - 5 Miles
Population			
Est. Total (2025)	30,708	126,704	110,635
Projected (2030)	34,981	133,018	113,374
Households			
Est. Total (2025)	17,877	56,041	42,424
Projected (2030)	21,012	60,710	44,757
Household Income			
Median Income (2025)	\$63,998	\$79,602	\$86,446
Avg. Income (2025)	\$95,711	\$123,412	\$124,854

Source: ESRI forecasts for 2025 and 2030.



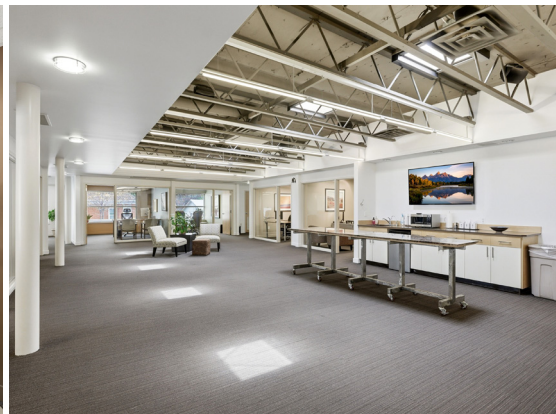
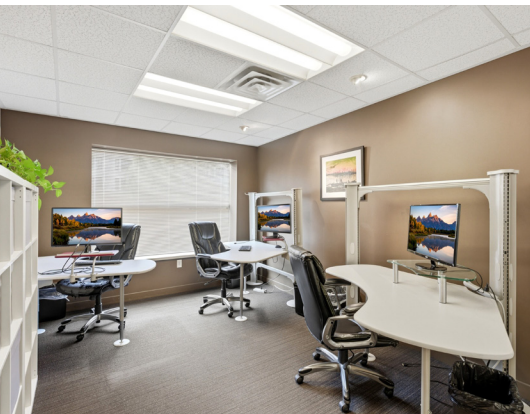
Camron Carpenter

801.259.2355
camron@wincre.com

Scan for more photos,
information, & 3D Tour



Offered at \$3,900,000



PROPERTY DESCRIPTION

Walking Distance to the downtown CBD, Trax stations, and surrounded by hundreds of retail and service amenities, bars and restaurants. Ten-minute drive from parking lot to SLC International Airport.

Move in ready with beautiful and highly functional building finishes & above standard details.

See bullet points for additional specs.

Great opportunity for a growing company's new H.Q. or an Investor's newest asset in Salt Lake City.

PROPERTY HIGHLIGHTS

- › 23 private offices across two levels
- › 4,556 SF of open bullpen / workstation space
- › 4 private phone rooms
- › Dedicated IT room

MEETING & COMMON AREAS

- › 2 conference rooms with media capability
- › Beautiful reception area with built-in large screen TV
- › 2 break rooms, including a large break room with full kitchen

PARKING & ACCESS

- › 30 parking spaces (2.5 / 1,000 SF ratio)
- › 3 minutes to I-15 via 5th & 6th South
- › 10 minutes to SLC International Airport
- › Walking distance to downtown, CBD, TRAX, restaurants, and retail

ADDITIONAL DETAILS

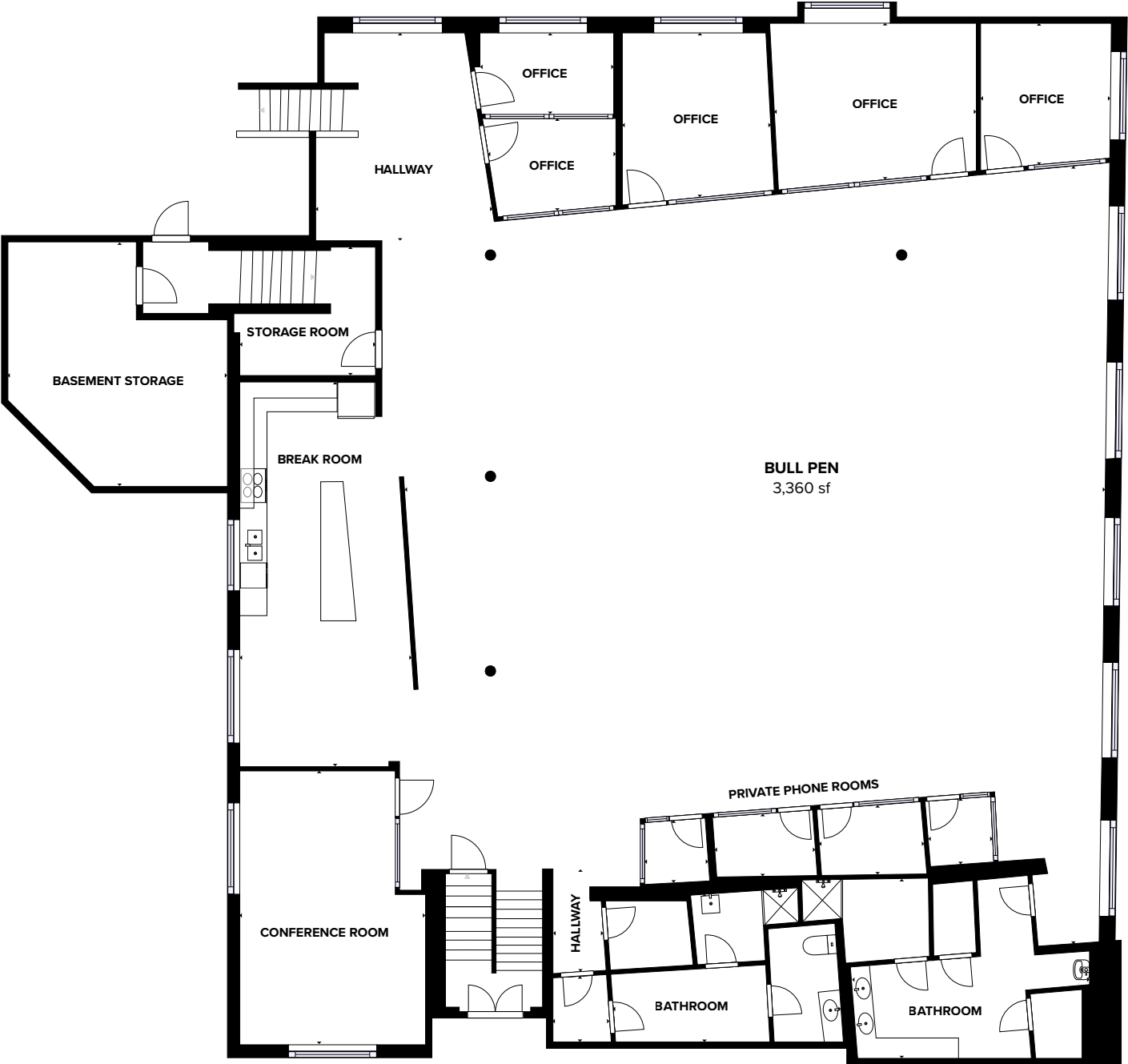
- › Built in 1965, fully remodeled in 2009
- › Move-in ready with above-standard finishes
- › Tours available through listing agent, Camron Carpenter

BUILDING FEATURES

- › ADA accessible with interior wheelchair lift
- › 4 restrooms, including larger restrooms with men's and women's showers
- › Cat 5e wiring throughout
- › Google Fiber and Xfinity available
- › Security doors in place
- › Professionally landscaped grounds
- › Building signage available

Floor Plan

LOWER LEVEL

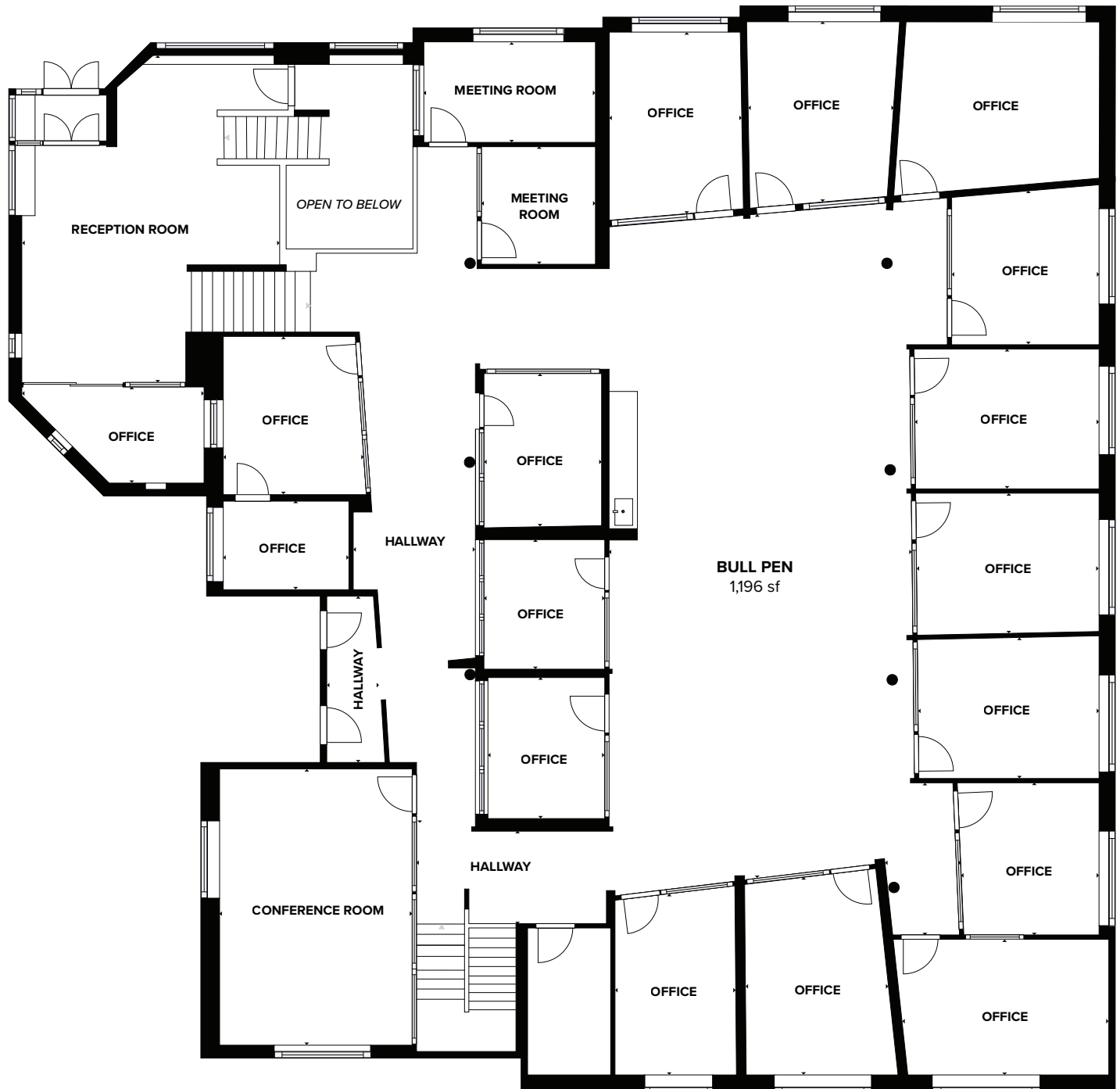


Scan to to view the virtual Matterport tour



Floor Plan

MAIN LEVEL



Scan to view the virtual Matterport tour





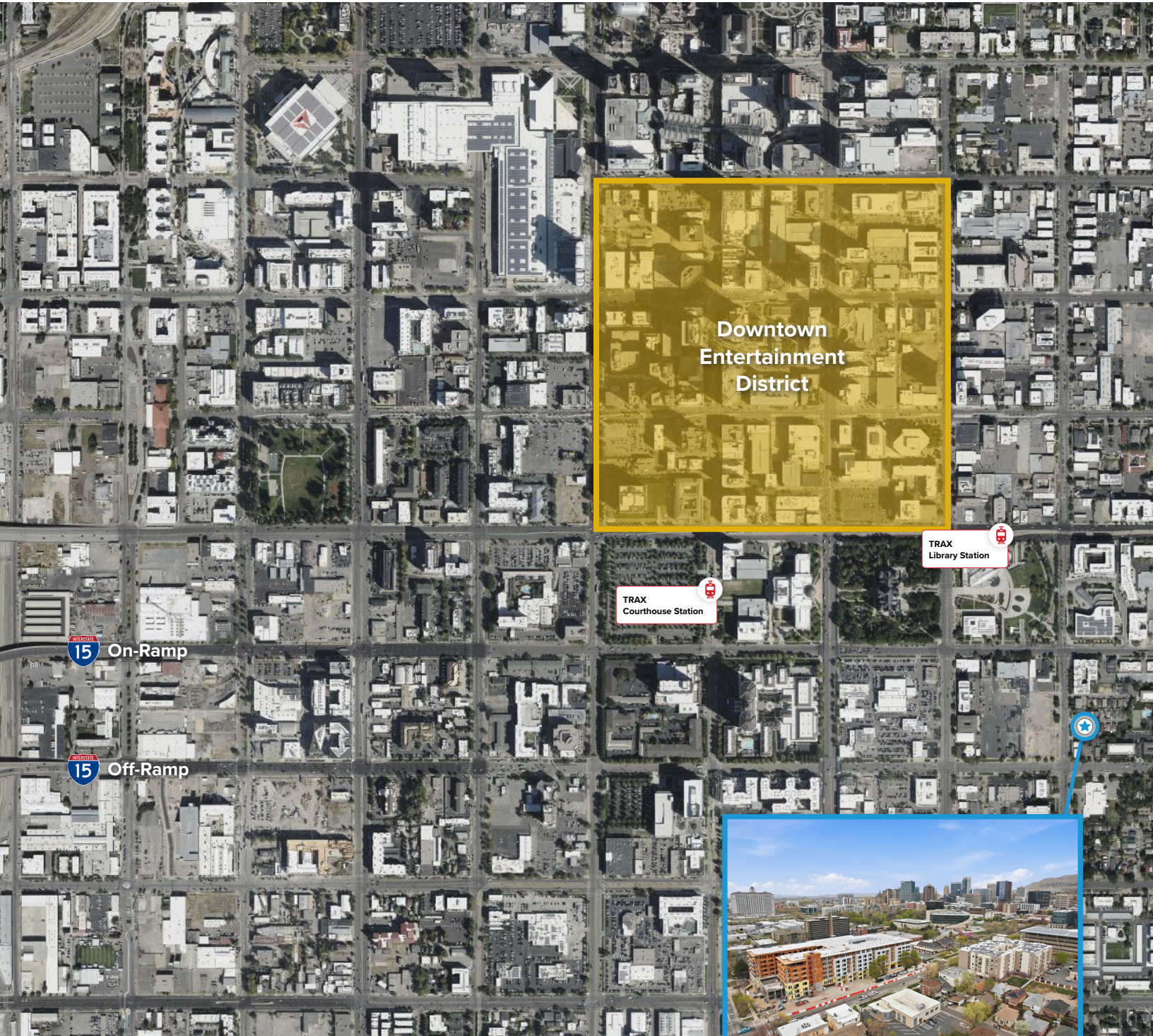
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📍 LOCATION & AMENITIES



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