

The Guthrie



156 E 200 S
Salt Lake City, UT 84111

Elevate Your Brand at The Guthrie

- + Located in the heart of Salt Lake City, **The Guthrie** is a premier retail destination surrounded by a vibrant mix of shops, restaurants, and office space. **The Guthrie** offers retailers a high-visibility location within a dynamic urban that fosters strong foot traffic – ideal for brands ready to grow and engage with a diverse customer base.
- + Beyond its retail diversity, **The Guthrie** offers unmatched convenience for both retailers and customers. Its prime location places it just steps away from an array of popular restaurants, boutique stores, and entertainment, ensuring easy access to amenities that complement the retail experience and cater to personal and lifestyle needs.

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Leasing Contact :
Jerry@TheLeeGrp.com



Property Summary

- **Stories:** 1
- **Rentable Area:** 3,000 sq ft (2,000 sq ft retail + 1,000 sq ft basement storage)
- **Space Condition:** Turnkey ready. Grease interceptor available.
- **Access:** Storefront along 200 South
- **Flooring:** Restored hardwood floors in retail area
- **Parking Spaces:** Free, ample shared parking available
- **Average Traffic:** 11,000 vehicles per day



Building Access

- **Regular Business Hours:** Monday – Friday: 7am – 6pm; Saturday 7am – 1pm
- **Building Access For Tenants:** 24/7, 365

Property Amenities

- + Prominent Signage On 200 South
- + Restored hardwood floors
- + Large Storefront Windows along 200 South
- + Dedicated patio space on 200 S
- + Expansive Retail and Basement Storage Areas
- + Free Shared Parking
- + Tall, open ceilings in retail space
- + Grease interceptor available





Prime downtown locale

- + Located on the vibrant 200 South corridor where foot traffic and vehicle traffic give prime exposure retailers need to thrive.
- + With its strategic location and proximity to popular retailers, restaurants, and attractions, The Guthrie provides an ideal setting for businesses looking to capture local shoppers.

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DELTA CENTER

CALVIN L. RAMPTON SALT PALACE CONVENTION CENTER A SALT LAKE COUNTY FACILITY

CITY CREEK CENTER

HARMONS NEIGHBORHOOD GROCER

Liberty Sky 272 units

Liberty Crest 272 units

Eccles THEATER

HYATT REGENCY

CAPITOL THEATRE

Astra Tower 377 units

BEER BAR BAR-X JOHNNYS

THE PEOPLE'S COFFEE

CROWN BURGERS

200 S

Site



The Randi 61 units

The Morton 137 units

Holiday Inn

Hilton

MONACO SALT LAKE CITY

Marriott

FRANKLIN AVE Cocktails & Kitchen

The Aster 190 units

The Worthington 359 units

GOURMANDISE THE BAKERY

Bruges BELGIAN BISTRO

zest kitchen & bar

RUTH'S CHRIS STEAK HOUSE

SPITZ

American Towers 357 units

The Aster 190 units

THE COPPER ONION

DOWNTOWN

Valter's OSTERIA

Melting Pot

Gracie's

TAKASHI

Laziz KITCHEN

GREEN PIG

planet fitness

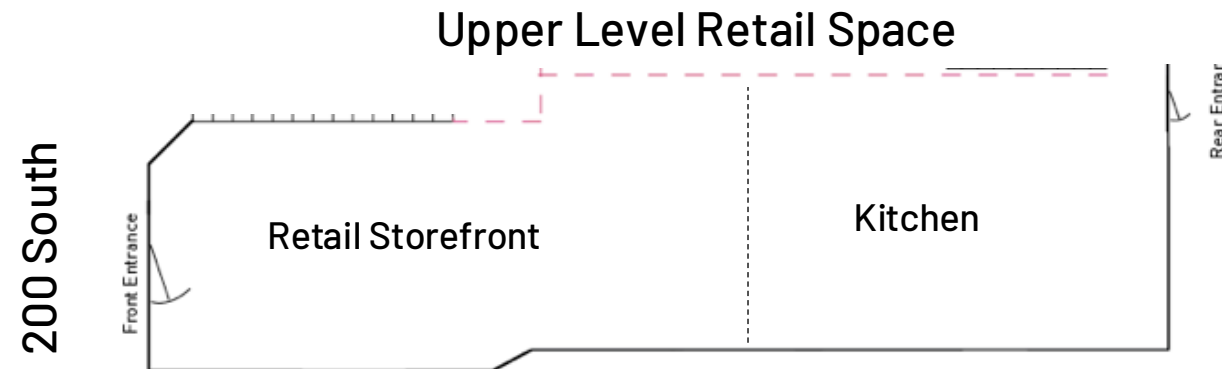
Centrally located on 200 South within walking distance to over 50 restaurants, coffee shops, and retail shops

Floor Plan/ Pricing

Address	Size	Pricing
156 E 200 S Salt Lake City, UT 84111	3,000 square feet	\$24.50/sq ft NNN

Property Stats:

- + Retail Storefront along 200 South
- + 2,000 square feet of retail space with 1,000 square feet of basement office and storage space
- + 2 Private restrooms
- + 14' tall ceilings in retail space
- + Outside Seating Area
- + Grease interceptor, range hood, and 3 compartment sink



About Us / Contact

For more than two decades, we have worked extensively in acquiring and stabilizing real estate assets, developing new projects, rehabilitating and repositioning existing properties, taking over underperforming portfolios, and managing assets to higher value.

We focus exclusively on investments that promote smart growth, urban revitalization and sustainability in urban and high-density suburban submarkets of select "Gateway Neighborhoods" within Salt Lake and Los Angeles. Our objective: to achieve investment success while making a positive impact in the communities in which we invest.

Contact info:

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