

Unique Opportunity

For Sublease

650 S 500 W | Salt Lake City, UT 84101

PRIME LOCATION. HEAVY POWER. SIGNIFICANT INFRASTRUCTURE.

±61,206 SF Divisible

FULLY CONDITIONED. MODERN LAB & OFFICE.

CONTACT BROKER FOR PRICING

POWER SPECS

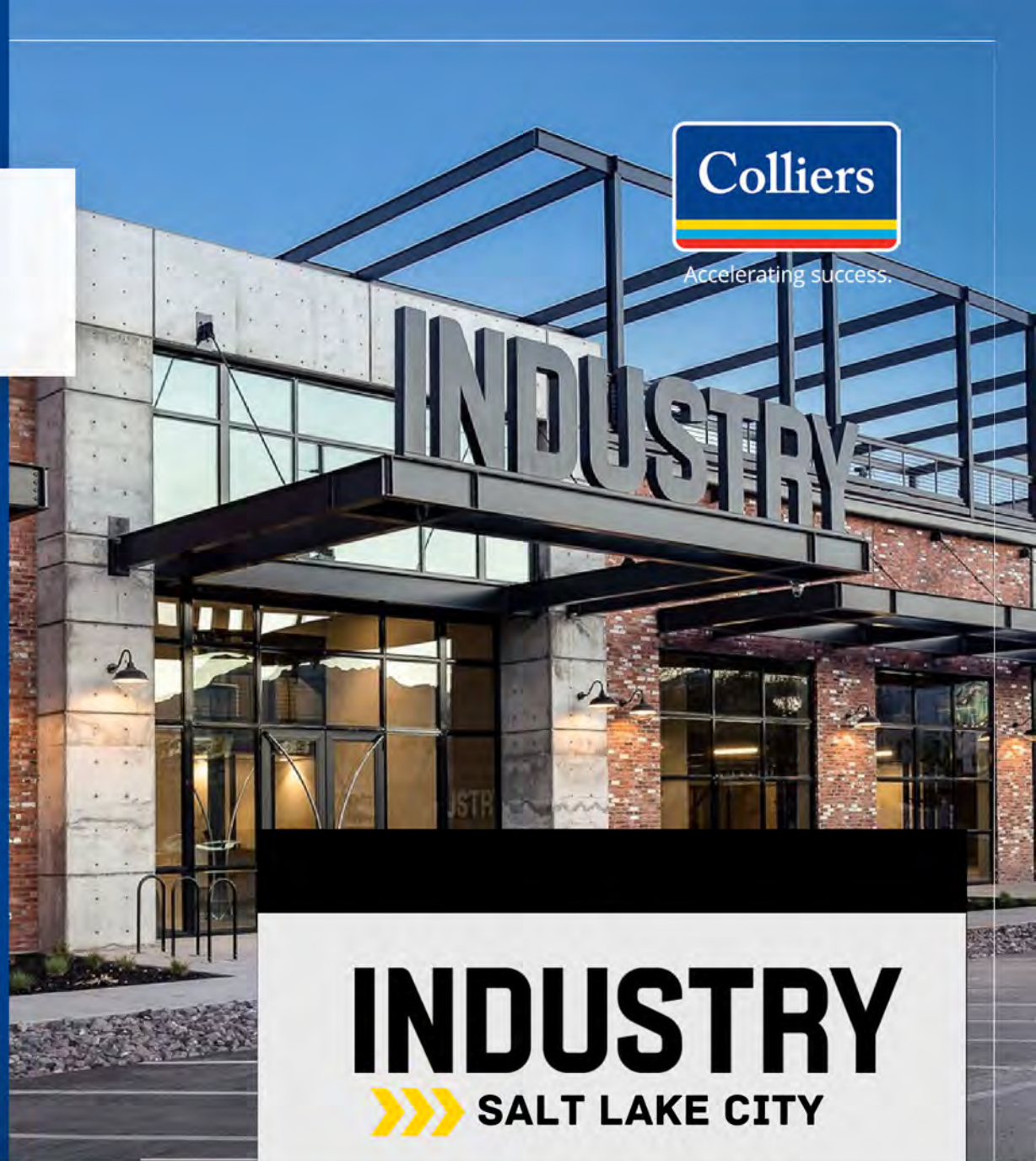
- Multiple 208/120 V, 400 Amp electric panels
- Additional 400 Amp panels available
- Two service panels with 4 disconnect switches, (400 amps, each)
- Kohler 150 Generator: 120/208 V, 154 kW
- Glycol Cooling System
- Air Compression System in the lab
- 2 plumbed Hydraulic Power Units

POTENTIAL TECH USES

- Advanced Manufacturing
- Research and Development
- Biotech / Lab
- Powered Data Center
- Robotics / AI
- Call Center



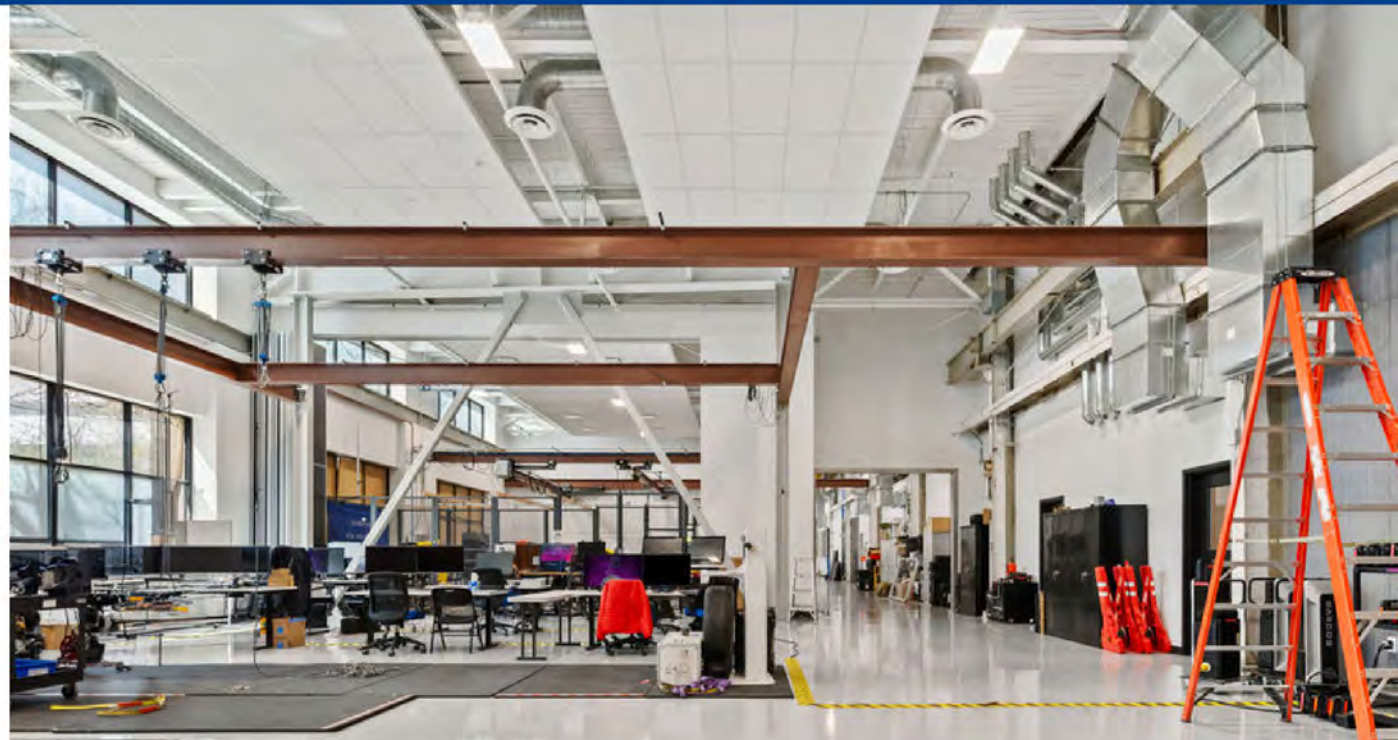
Accelerating success.



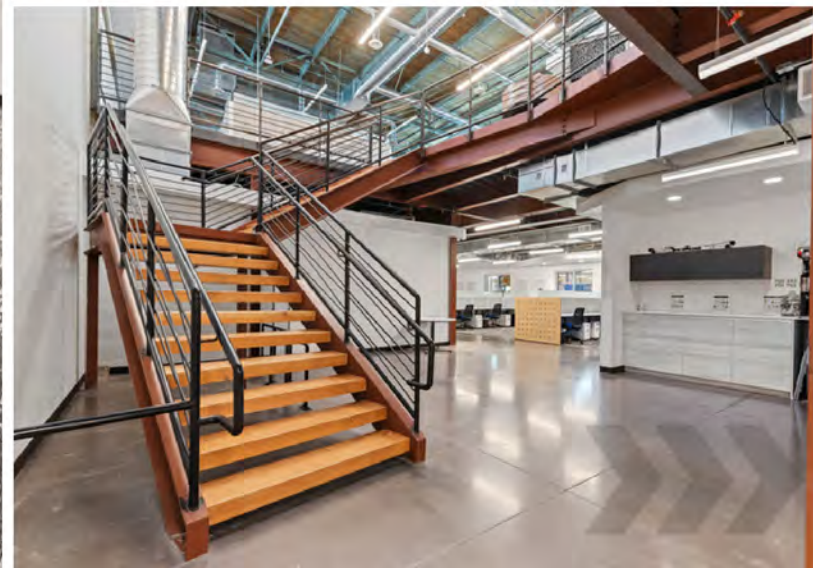
INDUSTRY
 **SALT LAKE CITY**

Chris Kirk, SIOR
Managing Director
+1 801 947 8385
chris.kirk@colliers.com

Thoughtfully
designed with
heavy power



Transformative **office** and **lab** environments





NEW PARKING GARAGE





AMENITIES



Conference Rooms | Event Space | Kitchens | Outdoor Space | Recreation Areas | Dog Friendly

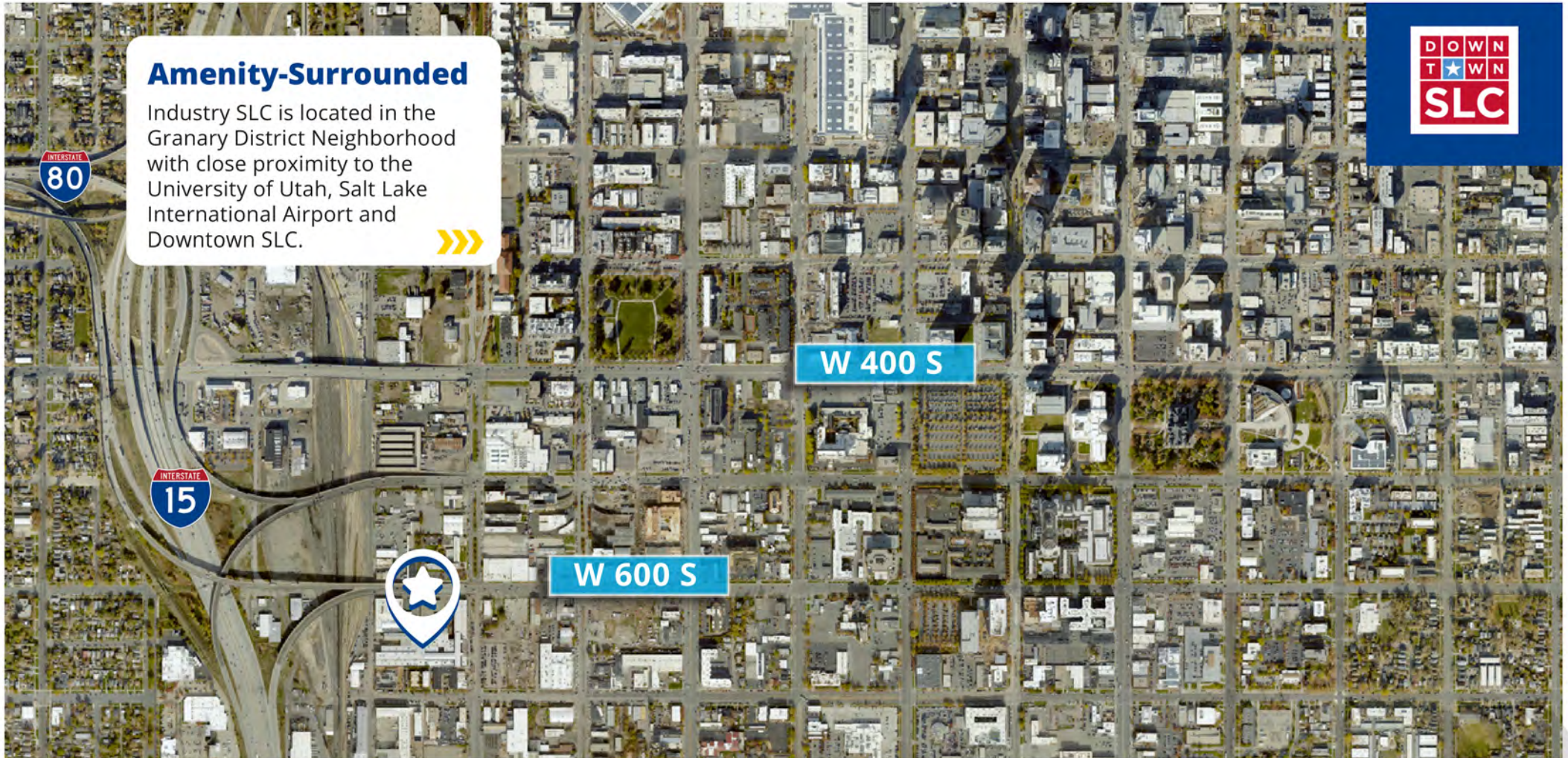
5S™ Security, Infrastructure & Connectivity



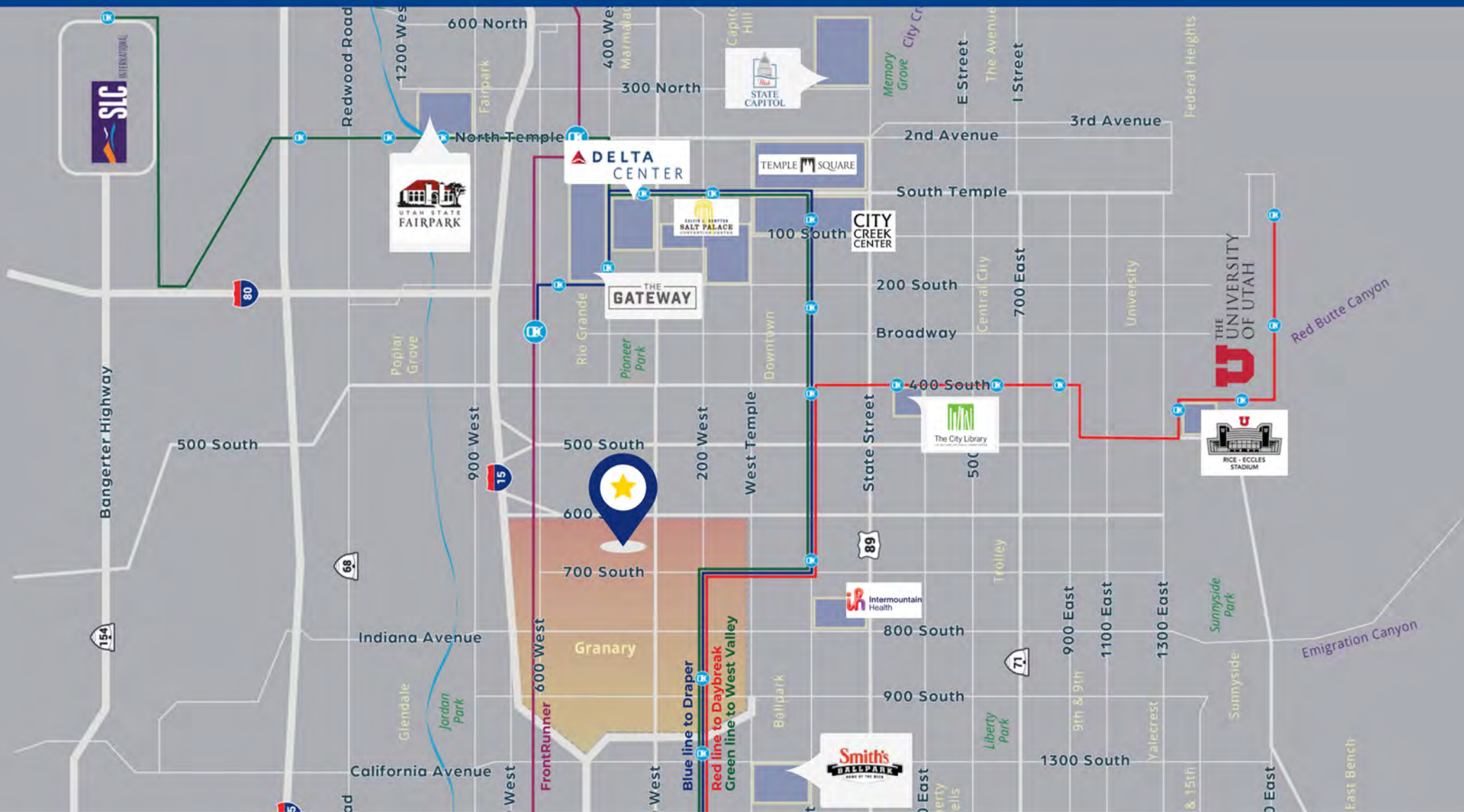




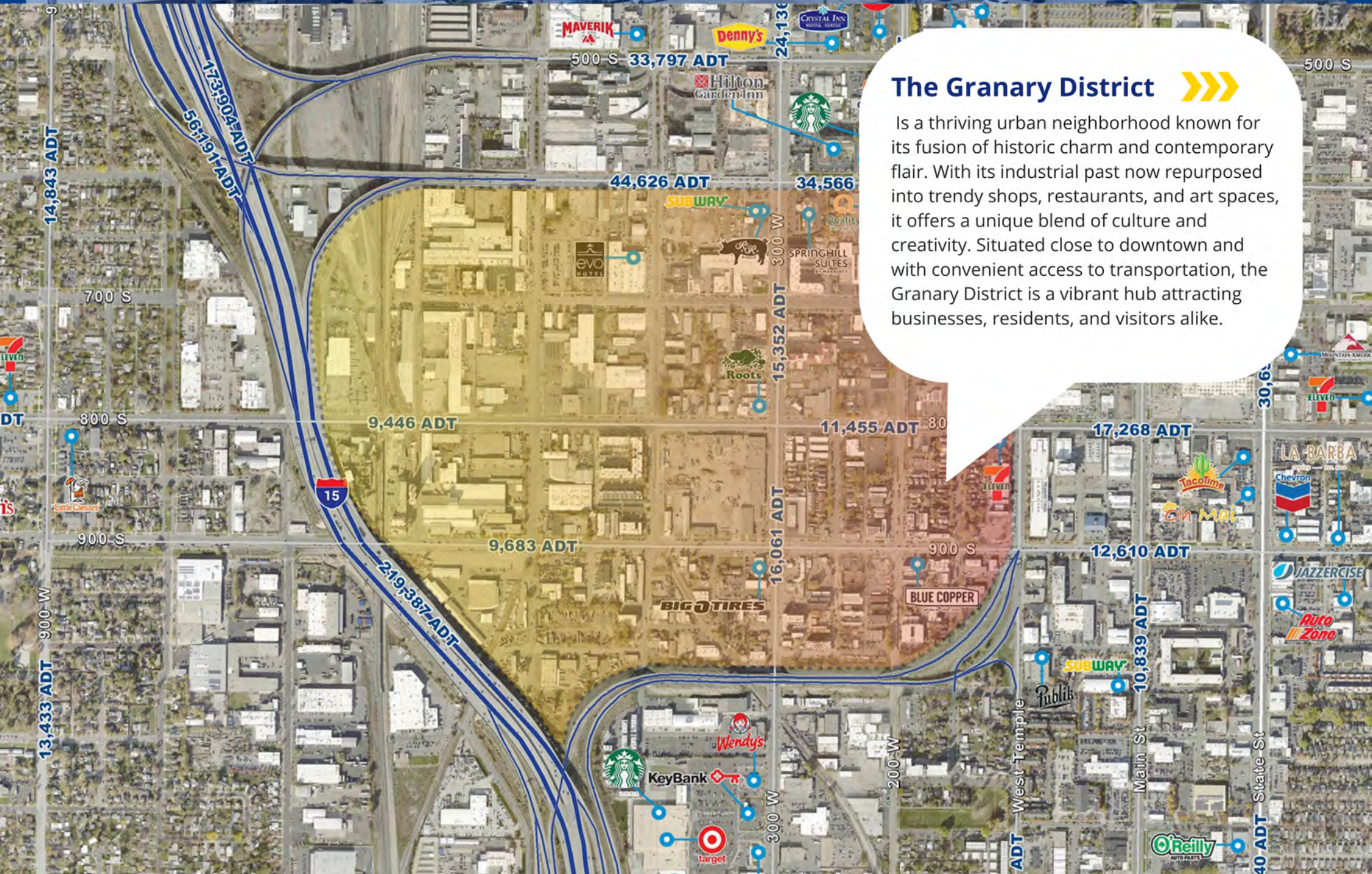
Prime Proximity: Airport, University, & Downtown SLC



Prime Proximity: Airport, University & Downtown SLC



Granary District



The Granary District >>>

Is a thriving urban neighborhood known for its fusion of historic charm and contemporary flair. With its industrial past now repurposed into trendy shops, restaurants, and art spaces, it offers a unique blend of culture and creativity. Situated close to downtown and with convenient access to transportation, the Granary District is a vibrant hub attracting businesses, residents, and visitors alike.

Site Plan & Layout



W 600 S

500 W

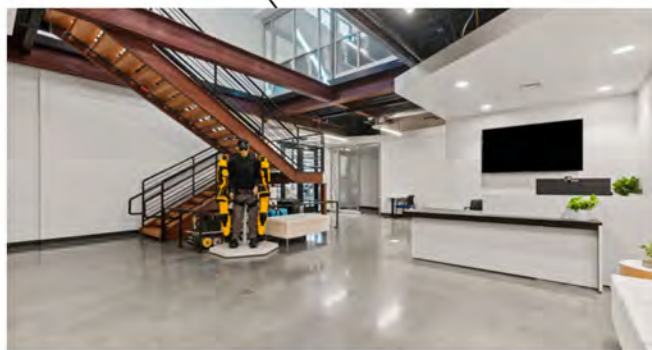
INDUSTRY
SALT LAKE CITY

61,206 SF
Available

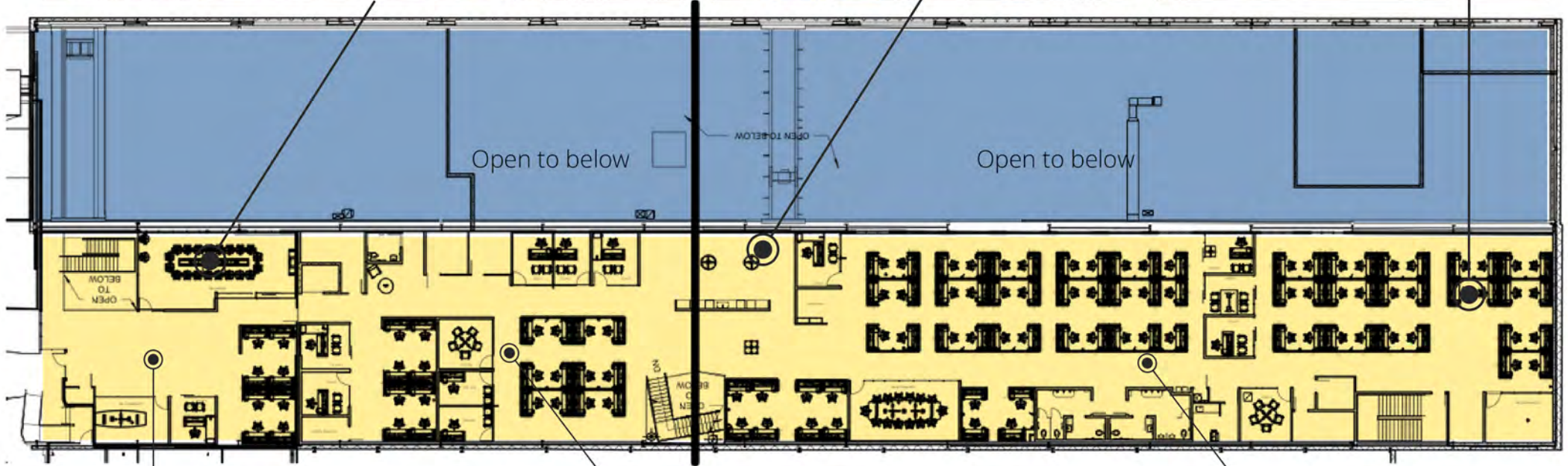
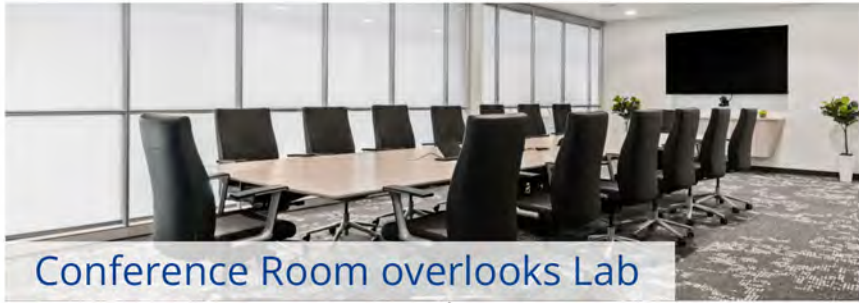
600 W

W 700 S

First Floor

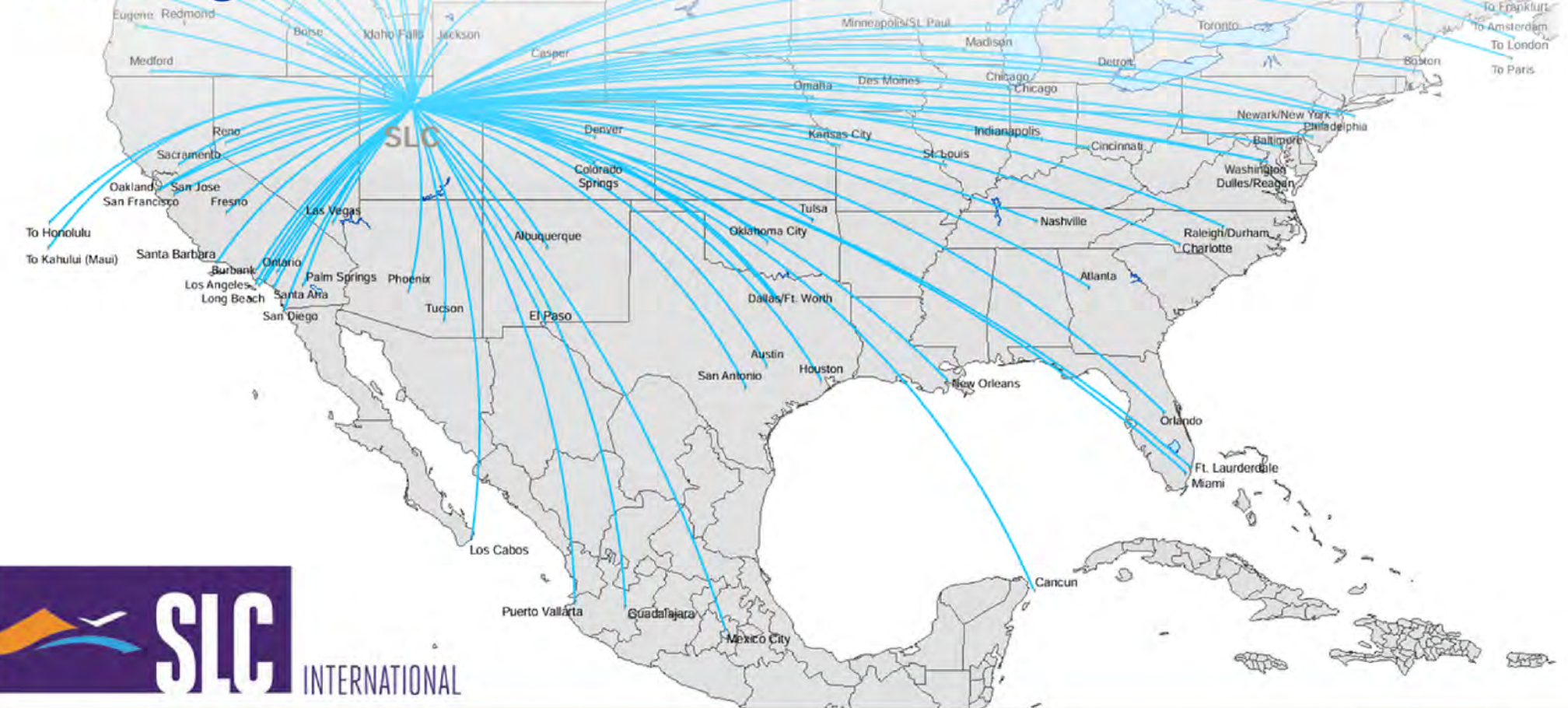


Second Floor



SALT LAKE CITY

direct flights nationwide



Getting here is a snap, thanks to easy access by road, rail and air. (They don't call Salt Lake the "Crossroads of the West" for nothing.) Salt Lake City International Airport is just 10 minutes from downtown. And Delta Airlines, official partner of Visit Salt Lake, flies nonstop to Salt Lake from over 100 cities.

- 5 minutes to Downtown
- 13 Minutes to University of Utah
- 30 minutes to Utah Olympic Park & Park City Area
- 40 minutes to Ski Resorts

91 Direct Flight Destinations

- 11 International Direct Flights
- 80 Domestic Direct Flights
- Served by 12 Major Airlines



INDUSTRY

»»» SALT LAKE CITY

presented by

CHRIS · KIRK

Managing Director

+1 801 947 8385

chris.kirk@colliers.com

Colliers

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.