

DOWNTOWN OFFICE SPACE WITH HISTORIC CHARM AVAILABLE FOR LEASE



SALT LAKE HARDWARE

📍 155 North 400 West,
SLC UT 84101

a **KBS** property

Property Highlights

- \$37.00 RSF, full service lease rate
- 2/1,000 RSF parking ratio
- Fantastic creative space with scenic views
- Recent lobby renovations
- On-site TRAX/FrontRunner transfer station
- Within walking distance of the Gateway outdoor mall and many amenities including restaurants, shopping, hotels and banking
- Fiber Providers: CenturyLink, SenaWave, XO, ELI (with redundant connections to the bldg)
- New Fitness facility with showers and locker rooms
- Shared tenant lounge and conference rooms on the main floor

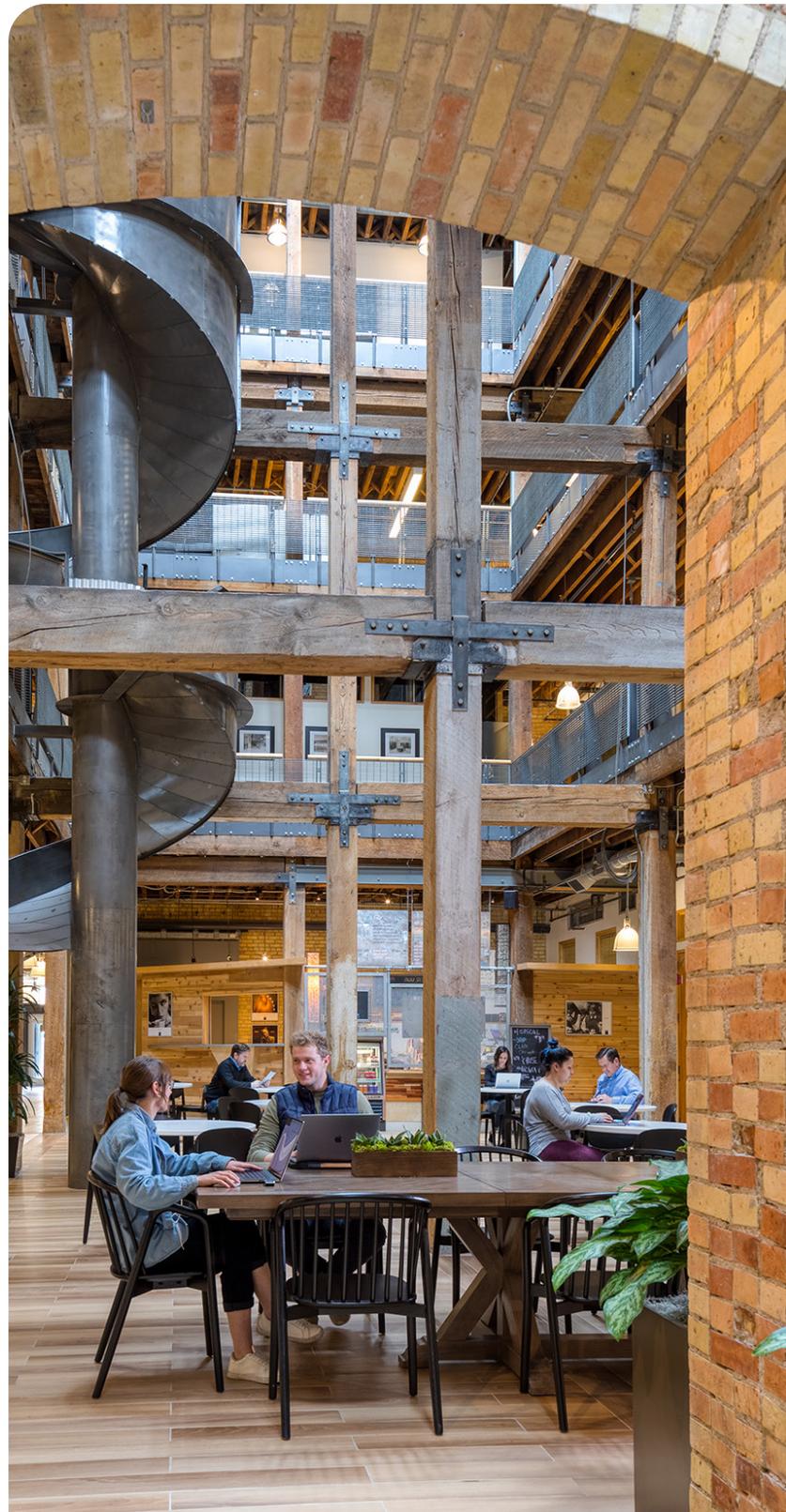
First-Class Building Amenities



AMENITIES

Salt Lake Hardware is a creative space that provides a unique tenant experience in the Salt Lake City area. The beautiful brick exterior coupled with the brick and timber interiors provide a desired and compelling creative work space with unbeatable amenities including:

- Fitness Center
- Teanant Lounge
- Bike Storage
- Conference Room
- TRAX Light Rail and UTA Bus Line
- Gateway shopping, dining, entertainment
- Hotel accomodations steps from the building



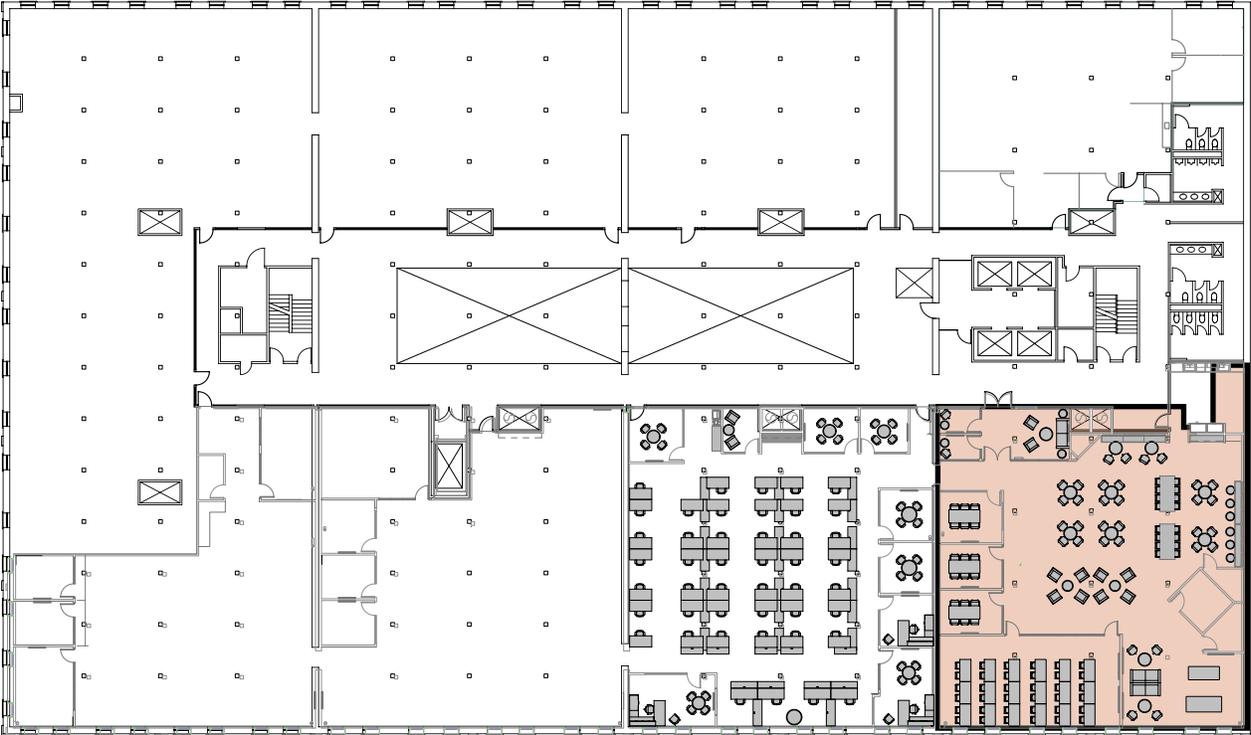
Third Floor Availability

Suite 300

6,242 RSF

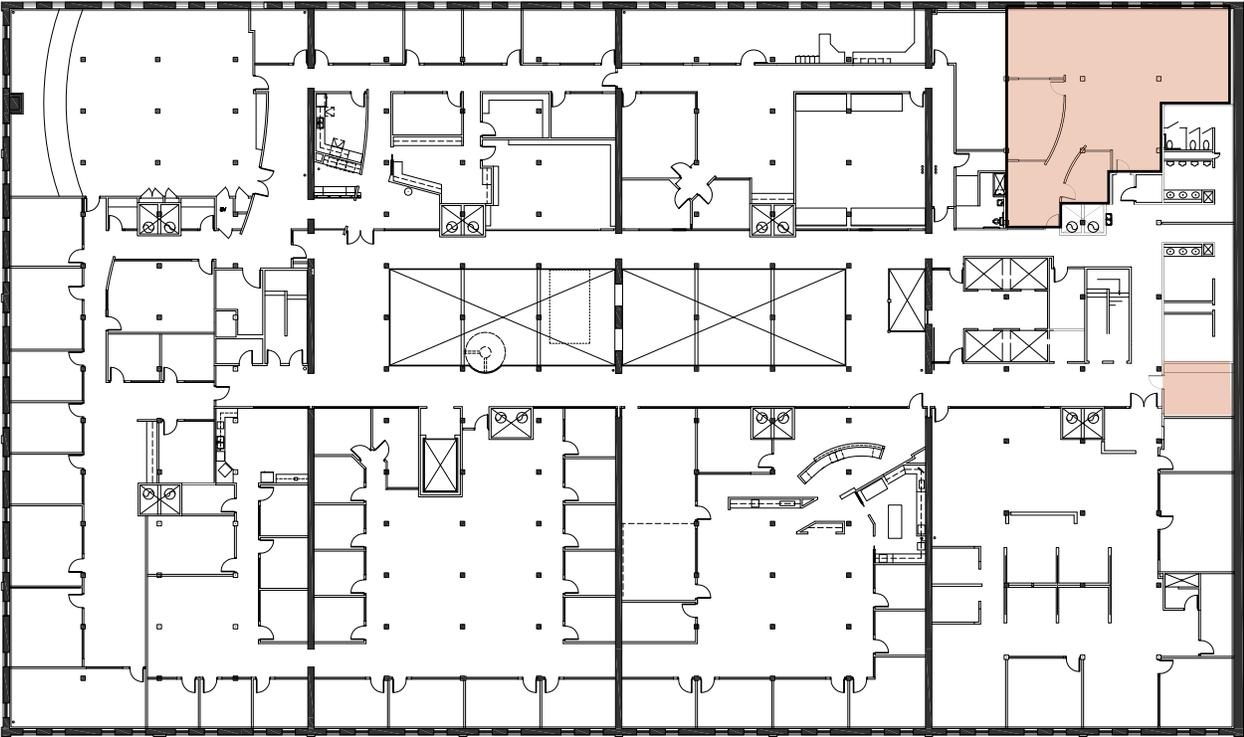
Available Now

*Sample furniture show, furniture not available



Fourth Floor Availability

Suite 410
2,593 RSF
Available 12/1/25

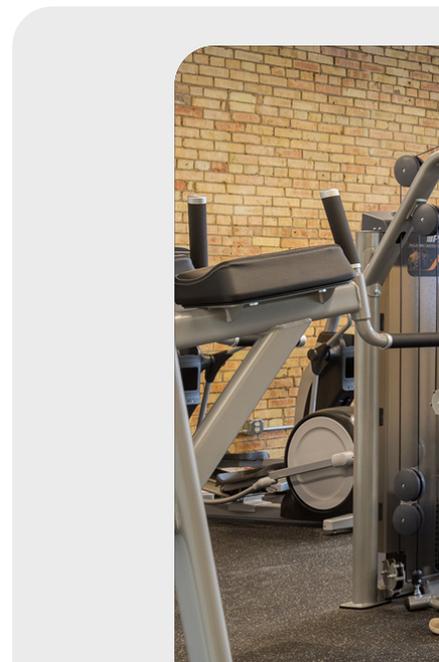


Fifth Floor Availability

Suite A, B, C - Total Available 24,073 RSF
Available Now



[VIRTUAL TOUR - SUITE 510](#)



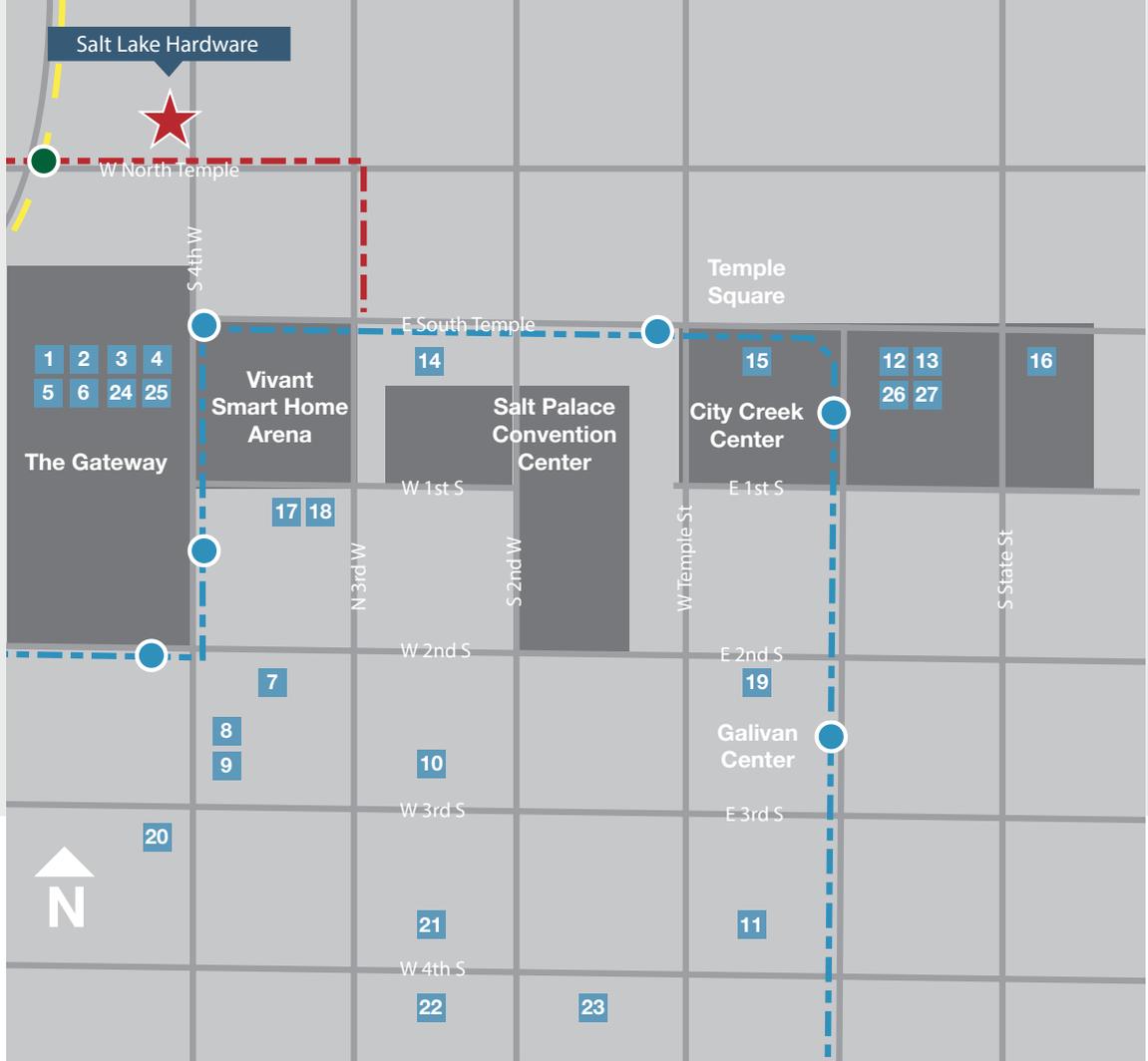
LOCATION

Located in a transit-oriented area featuring both light rail and rapid transit access adjacent to its parking lot, Salt Lake Hardware tenants can easily access the airport, the downtown core, the University of Utah, and surrounding suburban areas spanning from Orem to Ogden. The building is in a newly developed area of the Central Business District's west periphery, with high-end multifamily to the north and a reinvigorated entertainment district to the south.



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Go from
work to play
in minutes

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RESTAURANTS

01. Tucanos Brazillian Grill
02. California Pizza Kitchen
03. Bout Time Pub & Grub
04. Fleming's Steakhouse
05. MidiCi
06. Panda Express
07. Cucina Toscana
08. Pallet
09. Sáme Sushi
10. Red Rock Brewing
11. Market Grill Street
12. Blue Lemon
13. The Cheesecake Factory

HOTELS

14. Radisson Hotel
15. Marriot
16. Carlton Hotels
17. Courtyard Marriot
18. Hyatt House
19. Hilton
20. Homewood Suites Hilton
21. Residence Inn Marriott
22. Hampton Inn
23. Sheraton Hotel

RETAIL

24. DownEast Home & Clothing
25. Bath & Body Works
26. Nordstrom
27. Macy's

UTA TRAX

-  Salt Lake/Sandy Line
-  Front Runner Line
-  Airport Line



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