

201 TOWER

NOW LEASING
201 SOUTH MAIN STREET
SALT LAKE CITY, UTAH



2026 is going to be a big year...
MAJOR LOBBY RENOVATION
NEW FITNESS CENTER
TENANT LOUNGE



BOYER



**CUSHMAN &
WAKEFIELD**



201 TOWER - 24-STORY, 420,000 SF GRANITE & GLASS BUILDING

201 TOWER is one of Downtown Salt Lake City's premier office towers, located at 201 S Main Street, with unparalleled views of the Salt Lake Valley. The 24-story, 420,000-square-foot granite and glass building was built in 1991 and houses prominent tenants including Chase Bank, Morgan Stanley, Parsons Behle & Latimer, Manning Curtis Bradshaw & Bednar, Economic Development Corporation of Utah (EDCU), Salt Lake Chamber, and Utah Sports Commission. The project includes a connected underground parking structure, a building amenity

conference center, on-site fitness and locker room facility, 24-hour security, and an on-site building manager.

Located in the interior of the block is the beautiful Gallivan Center—a public green space and gathering place. The Utah TRAX rail stop, Gallivan Plaza Station, is steps from 201 Tower for auto-free commuters. Salt Lake City International Airport is within eight miles also accessible via TRAX. The 201 Tower boasts superior highway connectivity, as Interstate 15, Interstate 80, and Interstate 215 are within a 7-minute drive.



201 FEATURES

BUILDING HIGHLIGHTS

High-speed elevators
(9 passenger, 1 freight)

Award-winning, three-stage
cooling system

Connected to fiber optic carriers
with access at each floor

High-speed Internet, satellite TV

Building amenity conference center

Fitness center

PARKING

2.5 stalls per 1,000 SF
1,000-stall underground structure

PROXIMITY

Steps from Gallivan Center

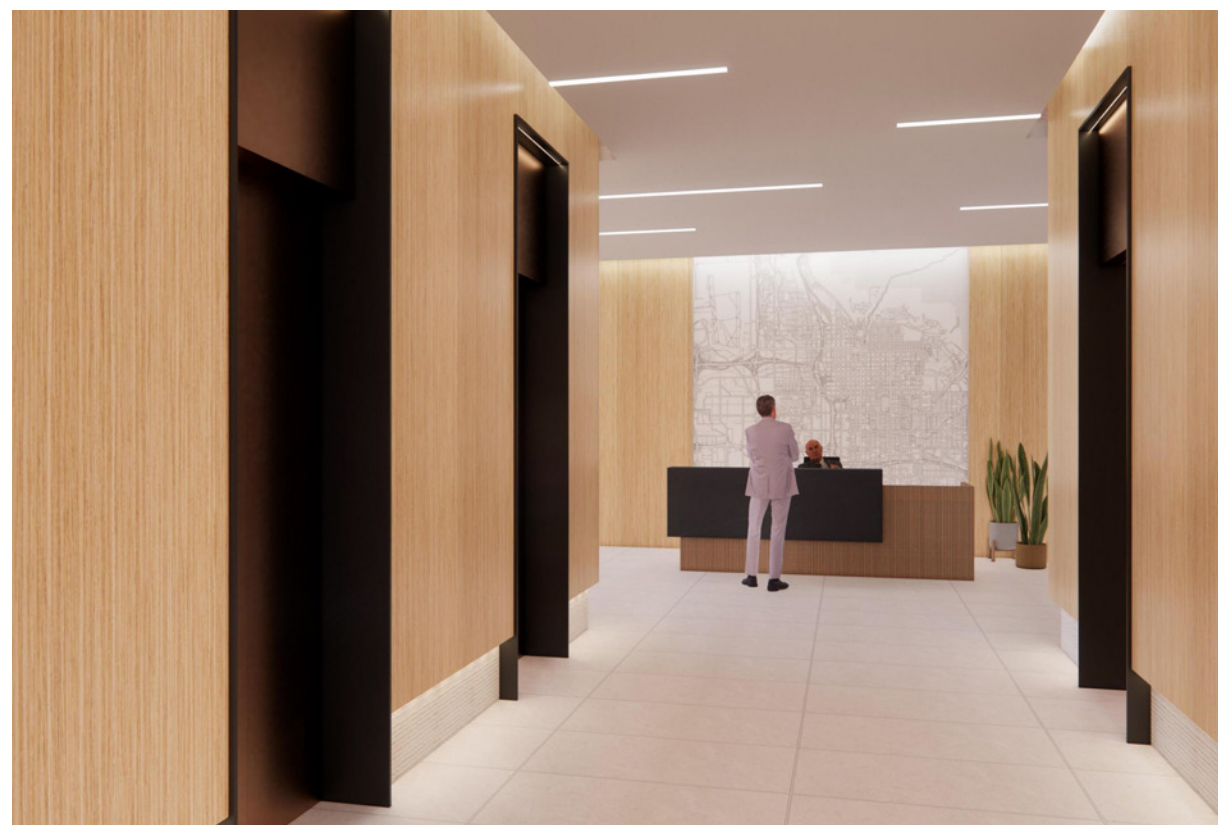
Adjacent to Plaza Marriott Hotel,
restaurants, theater

Access to TRAX in front of building

Close to Federal & State Courts

Less than 1 mile from I-15 access

Unbeatable views of downtown and
the surrounding mountains



201 AMENITIES



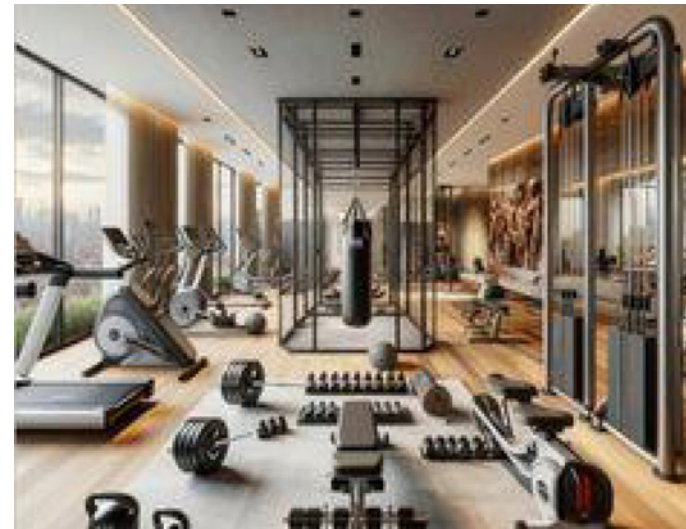
BUILDING AMENITY CONFERENCE CENTER



COMMON BUILDING TENANT LOUNGE



NEW
FITNESS CENTER
2026



CURRENT FITNESS CENTER

201 AVAILABILITIES

FLOOR 1



SPEC SUITE 215
4,175 RSF

COMING SOON
COMMON BUILDING
FITNESS CENTER

SUITE 160 - 18,694 RSF

FLOOR 2

SUITE 210
2,595 RSF

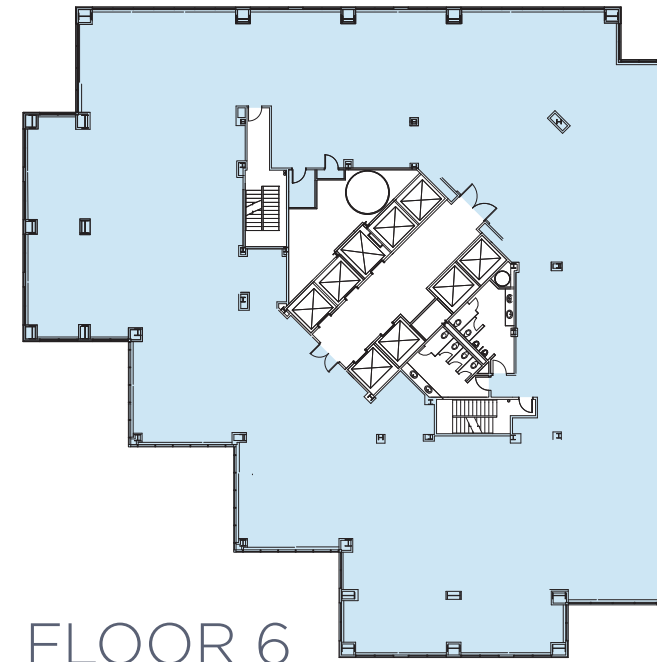
SPEC SUITE 200
4,733 RSF

COMMON BUILDING
CONFERENCE CENTER

COMMON BUILDING
TENANT LOUNGE

FLOOR 3

18,335 RSF (FULL FLOOR)
AVAILABLE DECEMBER 1, 2026



FLOOR 6
18,386 RSF (FULL FLOOR)



FLOOR 14

SUITE 1402
2,781 RSF

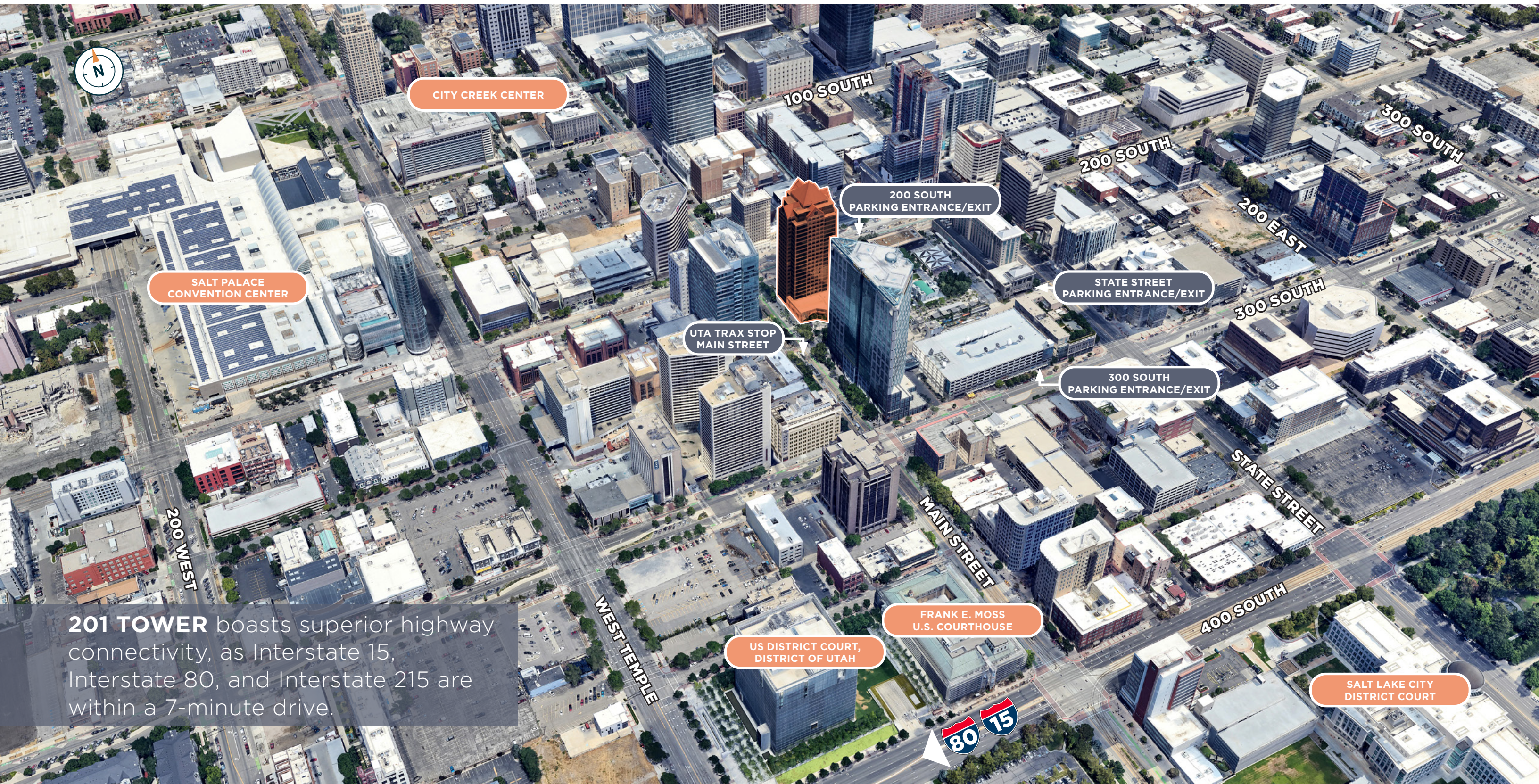


24TH FLOOR COMMON BOARDROOM



COMMON BUILDING TENANT LOUNGE

201 LOCATION



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SALT LAKE CITY, UTAH

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