

THE SALT LAKE HARDWARE BUILDING

OFFICE FOR LEASE

UNIQUE HISTORIC DOWNTOWN

CUSHMAN & WAKEFIELD

155 NORTH 400 WEST
SALT LAKE CITY, UTAH



HISTORIC SURROUNDINGS

The historic **Salt Lake Hardware** building features a dramatic, five-story atrium, exposed brick and ceilings, and 10" wood columns on the main floor.

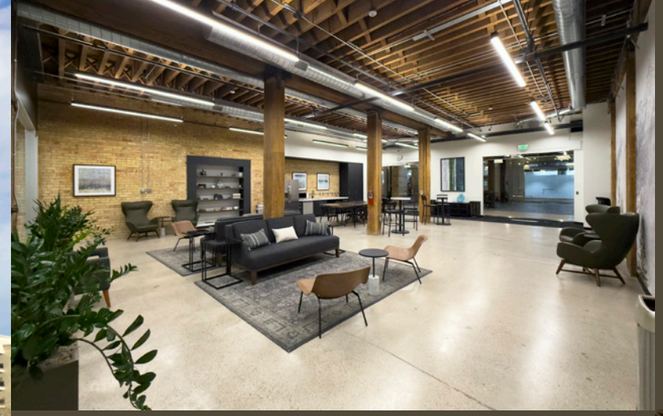
The 210,938 sf office building is located close to the Delta Center, Gateway outdoor mall, restaurants, hospitality, entertainment, parking and transit options.

On-site property management, 24/7 security and a cafe, in addition to a fitness facility, tenant lounge, training center are all part of this unique office property.

- **Creative spaces with scenic views**
- **5,573 sf - 21,139 sf**
- **$38.00 psf**
- **2/1,000 sf parking**
- **On-site TRAX and FrontRunner stations**
- **Fiber Providers: Centurylink, SenaWave, XO, ELI**

AVAILABLE DIRECT LEASE SUITES:		
150	8,660 RSF	Immediately
300	6,241 RSF	Immediately
510A	8,862 RSF	Immediately
520-550	12,069 RSF	Immediately

AVAILABLE SUBLEASE SUITES:		
170	5,573 RSF	Thru 7/31/2030
500	12,358 RSF	Thru 12/31/2032
580	5,837 RSF	Thru 7/31/2030



TENANT LOUNGE
WITH KITCHENETTE
AND TRAINING ROOM

FITNESS FACILITY
FEATURING CARDIO, FREE WEIGHTS, LOCKER ROOMS AND PRIVATE SHOWERS

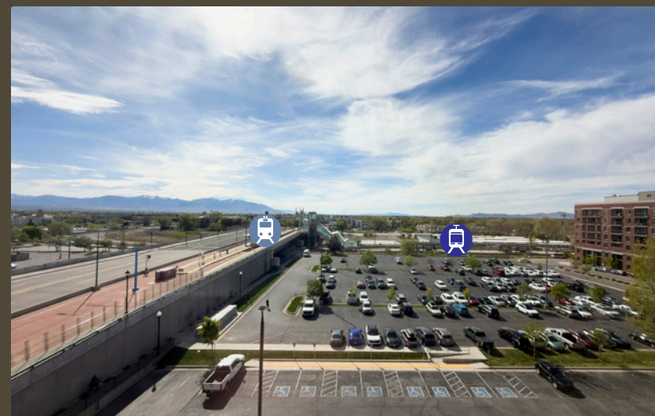


MODERN CONVENIENCE



ON-SITE CAFE
PROPERTY MANAGEMENT
AND SECURITY

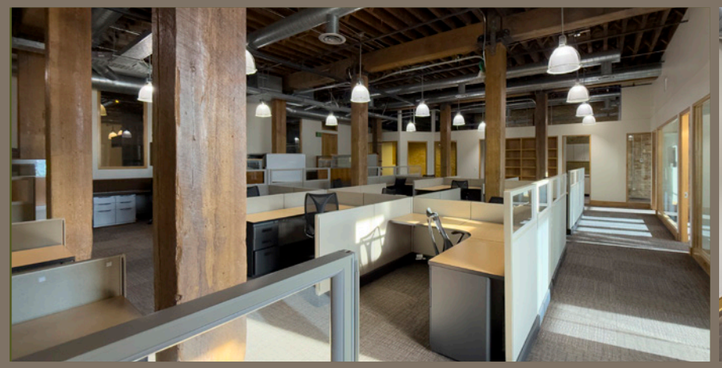
AREA AND ON-SITE PARKING PLUS IMMEDIATE ACCESS TO TRAX AND FRONTRUNNER



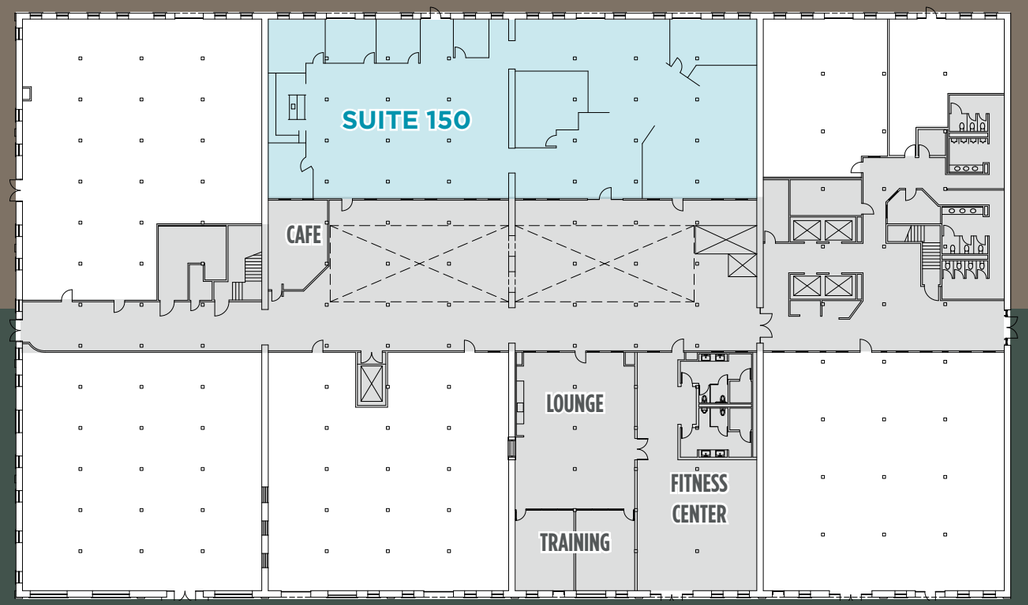
SUITE 150 8,660 SF

- Exposed brick and ceiling
- Abundant natural light
- Private offices and open space
- Kitchenette
- 2 Conference rooms
- Available immediately









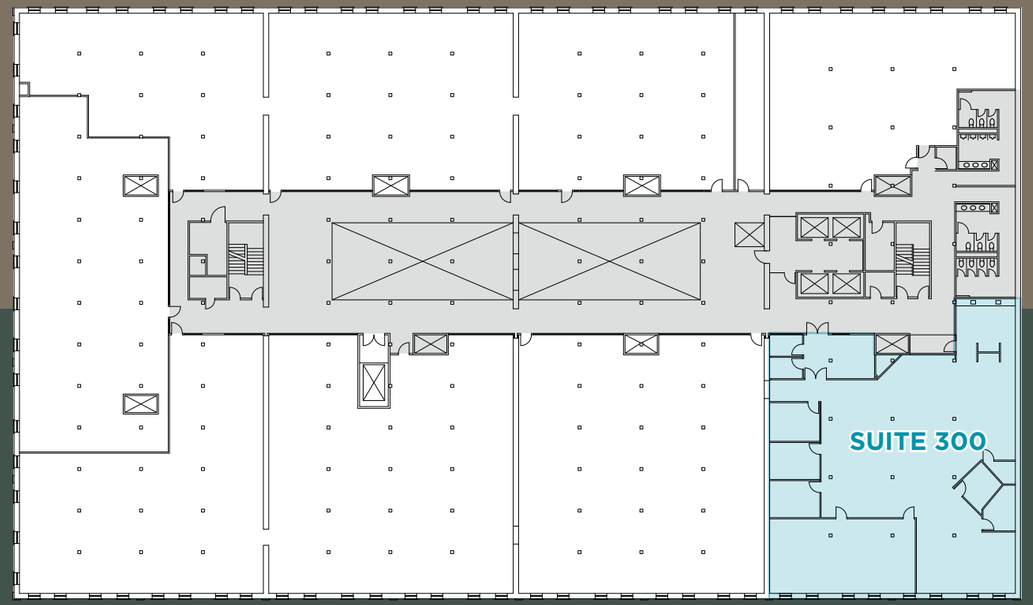
SUITE 300 6,241 SF

- Exposed brick and ceiling
- Eastern views
- Private office
- Kitchenette
- Conference room
- Available immediately









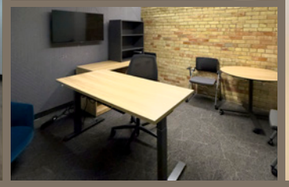
SUITE 500 5,837 SF

- Exposed brick and ceiling
- Private offices and open space
- Kitchenette
- Conference rooms
- LED 12/31/2032









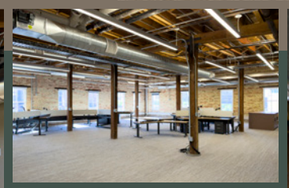


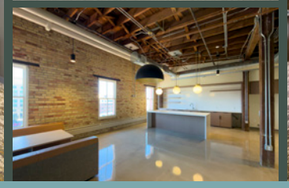
SUITE 510A 8,862 SF

- Exposed brick and ceiling
- Southern and eastern views
- Private offices
- Kitchenette and lounge
- Conference rooms











SUITES 520-550 12,069 SF

- Exposed brick and ceiling
- Western views
- Private offices
- Conference rooms
- Demisable
- Available immediately







SUITE 580 5,837 SF

- Exposed brick and ceiling
- Eastern views
- Private offices
- Demisable
- Sublease thru 7/31/2030

PHOTOS COMING SOON

FIFTH FLOOR OPTIONS

SUITE 500
5,837 RSF

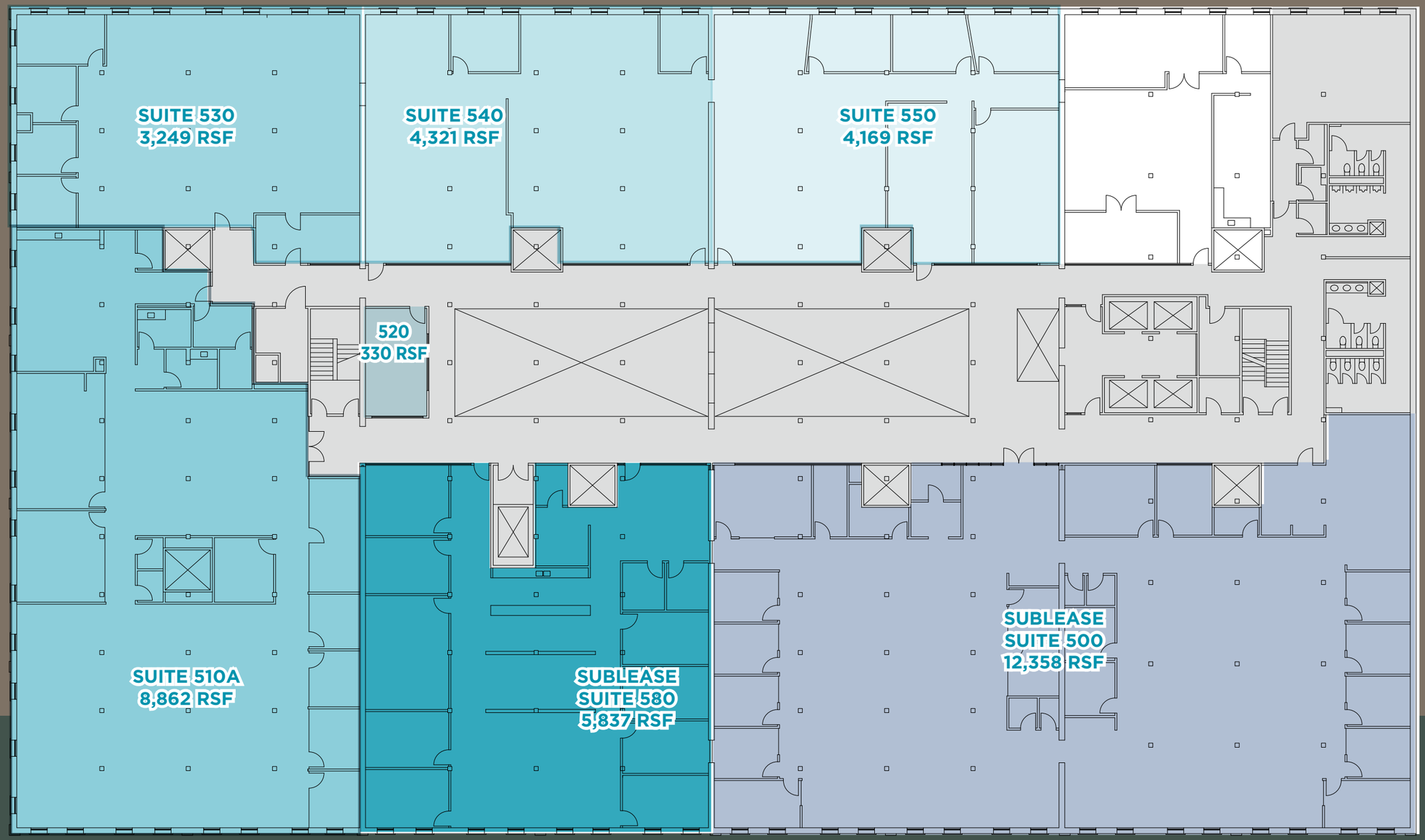
SUITE 510A
8,862 RSF

SUITES 520-550
12,069 RSF

SUITE 580
5,837 RSF

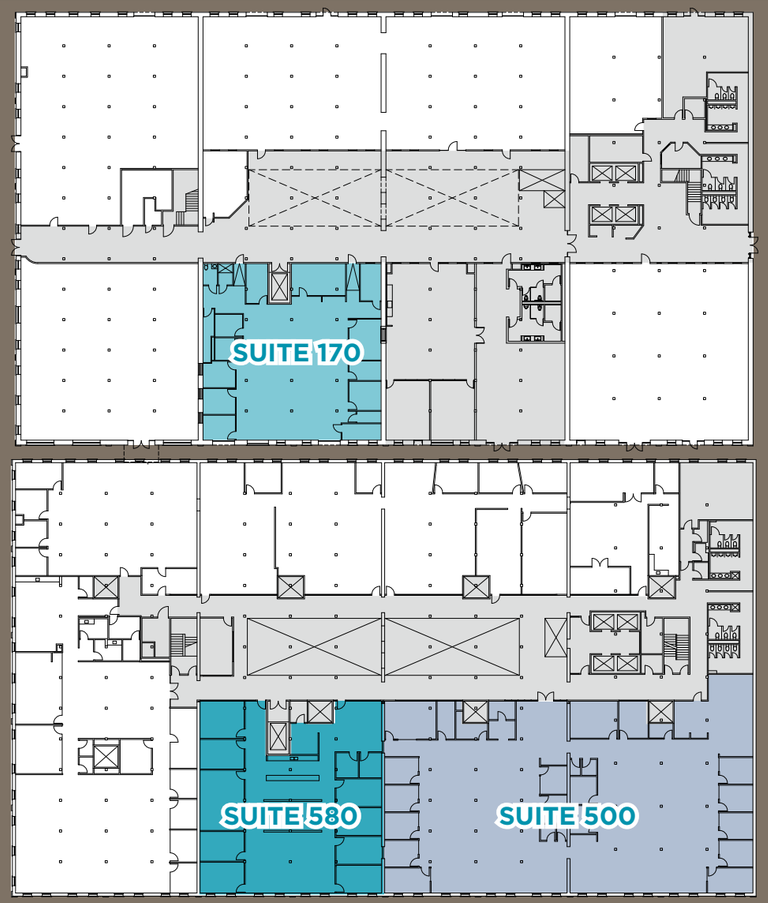
SUITES 500-580
Can be combined
for 39,126 RSF





SUBLEASE SPACES

CONTACT BROKER FOR MORE INFORMATION



SUITE 170
5,573 RSF

SUITE 500
12,358 RSF

SUITE 580
5,837 RSF





DOWNTOWN LOCATION AND IMMEDIATE AREA





DELTA CENTER EXPANSION

The Delta Center expansion is a multi-billion-dollar plan to transform three downtown Salt Lake City blocks into a unified sports, entertainment, culture, and convention district, anchored by a fully renovated, dual-sport arena.

Salt Lake City and Salt Lake County are advancing a $3 billion private investment from Smith Entertainment Group (SEG), paired with $600–$900 million in public funding, to redevelop the area surrounding the Delta Center into a connected, walkable district that blends sports venues, cultural attractions, hospitality, retail, and public space.

At the heart of the plan is a multi-year renovation of the Delta Center, designed to support both the NBA's Utah Jazz and Utah's new NHL franchise.



DOWNTOWN SLC

*The **Hardware Building** sits just west of downtown Salt Lake City. Main street is home to* The City Creek Center, Temple Square, Eccles Theater, Capital Theater, *and a wide mix of dining, entertainment, and nightlife.*

All of it is only a quick drive—or an easy TRAX ride—away.



THE GATEWAY CENTER

*The Gateway Center, located just south of the **Hardware Building**, hosts a mix of dining, entertainment, retail, fitness, the arts, and residential. Tenants include: Urban Arts Gallery, Wasatch Touring, Dave & Buster's, Fleming's Prime Steakhouse, Hallpass Food Hall, Costa Vida, Bout Time Pub & Grub, The Store Fine Foods, Megaplex Theatres, Clark Planetarium, Discovery Gateway Children's Museum, Dreamscapes, and more.*

CENTRAL VALLEY LOCATION



The Salt Lake Hardware Building is located at on the northwest corner of North Temple and 400 West. The Green Line, UTA light-rail, stop is located directly to the south along North Temple, and the FrontRunner commuter rail station is located directly west of the building. I-15 access is just over 1 mile south to 400 South or 1 mile north to the 600 North on/off ramps.

5 MINUTES
I-15 & I-80 Freeway Ramps

10 MINUTES
Salt Lake City International Airport

IMMEDIATE
UTA Light Rail TRAX/FrontRunner

30 MINUTES
Area Resorts and Canyons

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