

THE
WALKER CENTER

175 S. Main St. | Salt Lake City, UT



Accelerating success.



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Welcome to the Walker Center

The Walker Bank Building opened in 1912 and at the time was the tallest building between Chicago and San Francisco. With its multi-color, 64-foot weather tower, the Walker Center is an icon in the downtown Salt Lake City skyline.

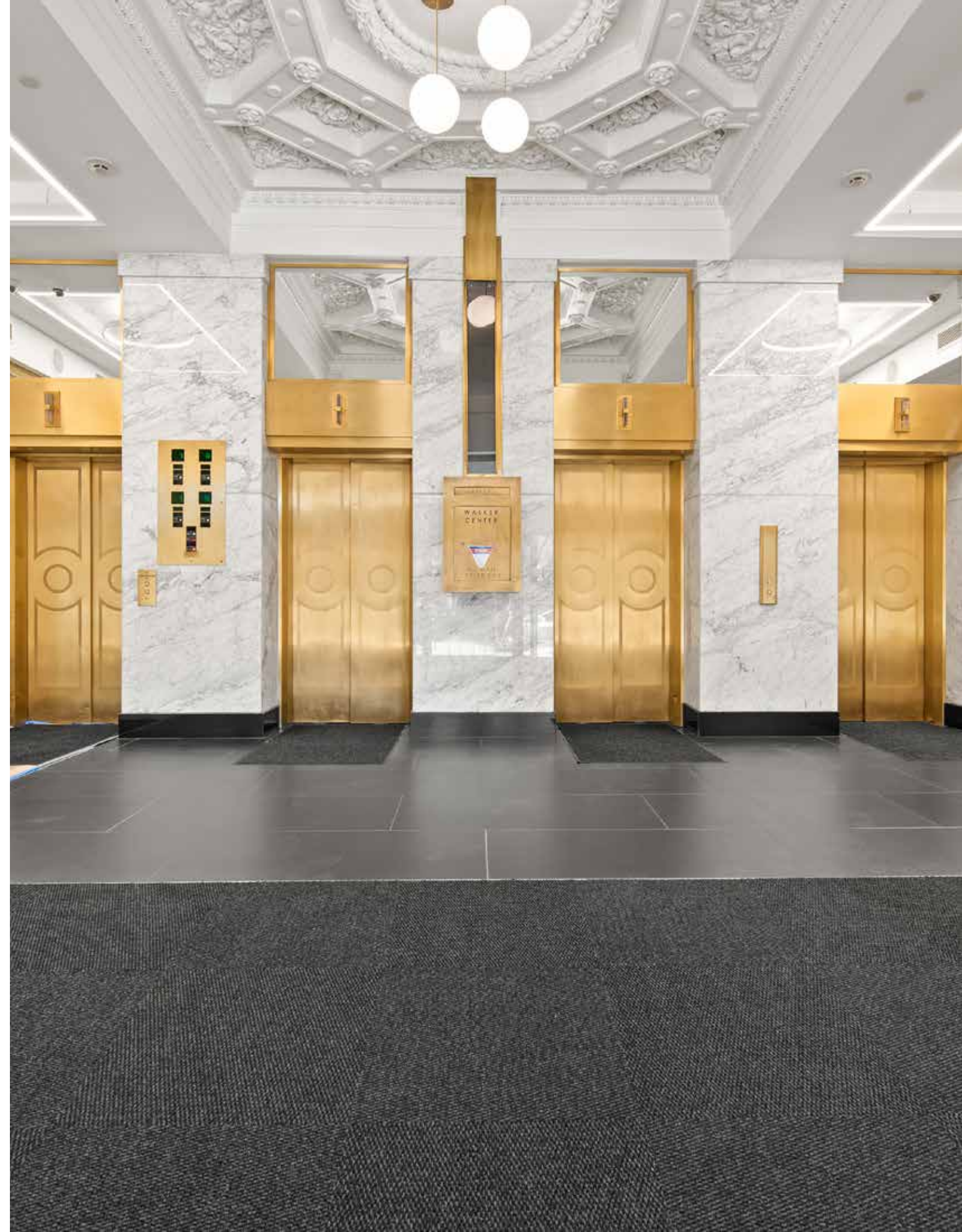


Building Features

- Completely renovated in 2007 with state-of-the-art mechanical/HVAC systems that provide tenant-controlled zones for optimal comfort
- Significant Lobbies and Fitness Center Upgrades completed in 2023
- Operable windows
- Onsite garage with unbeatable 3.4/1,000 parking ratio
- Direct access to UTA TRAX

Onsite Amenities

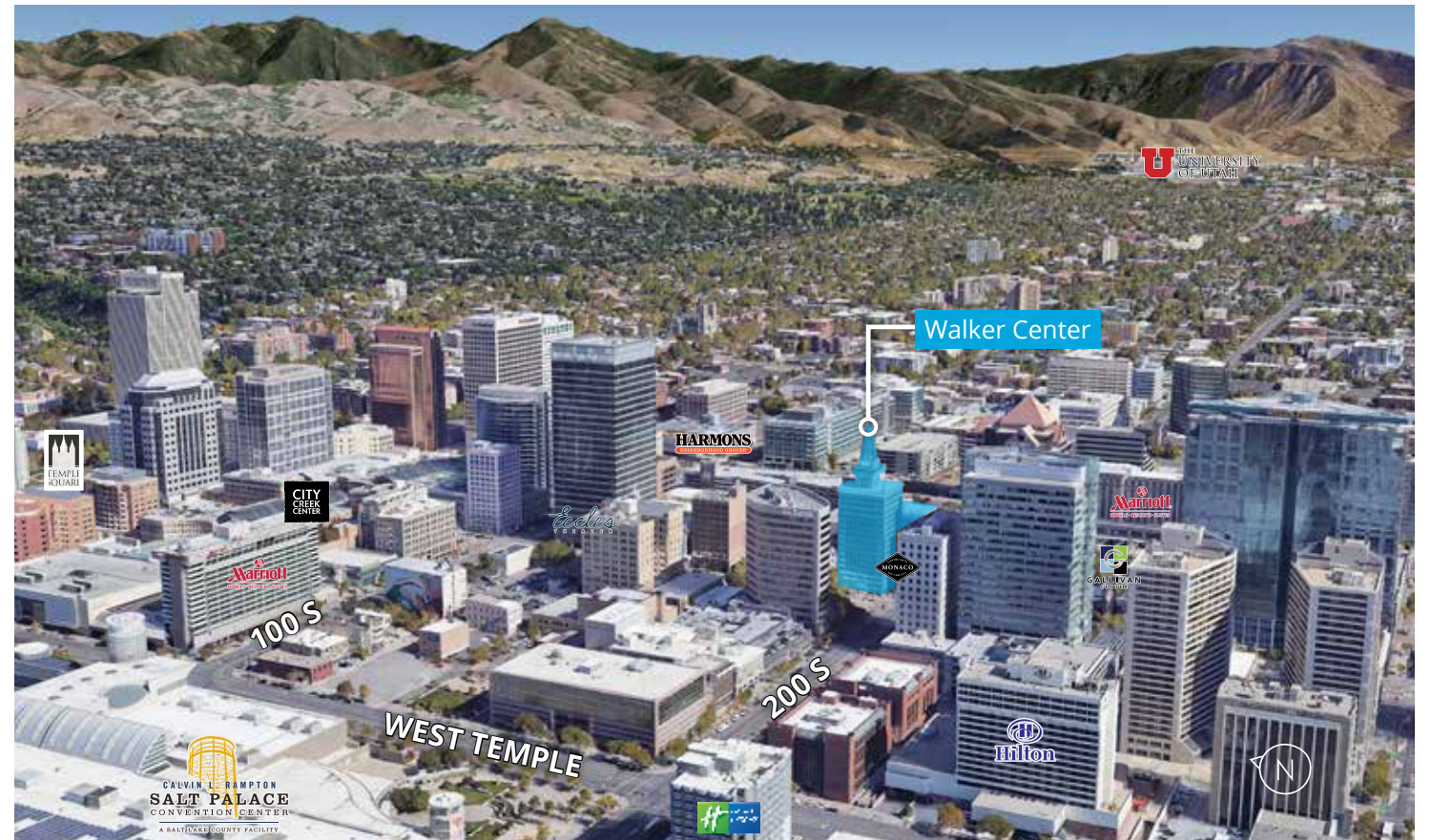
- First class fitness center
- Altabank
- Repeal
- Multipurpose amenity, conference, training and event space
- Property management and security on site



Fitness Center



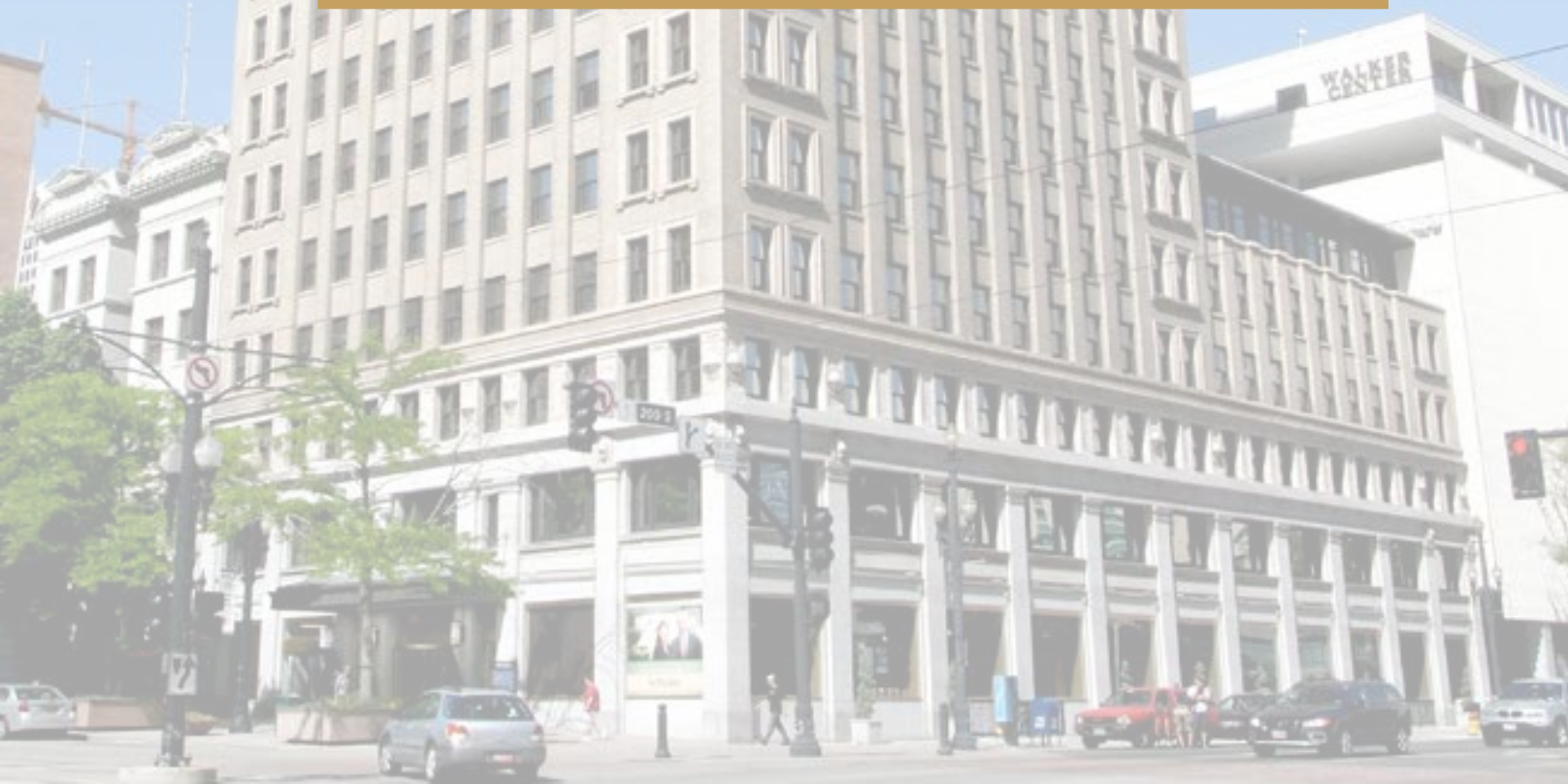
Multipurpose Area



Available Space

Please Contact Broker for Current Promotional Lease Rates

| | |
|---------------------------|-----------|
| Fitness Level - Suite 001 | 1,316 RSF |
| Suite 220 | 8,182 RSF |
| Suite 700 | 5,618 RSF |
| Suite 850 | 2,097 RSF |
| Suite 860 | 2,305 RSF |
| Full 11th Floor | 5,464 RSF |
| 12th Floor | 724 RSF |
| Full 15th Floor | 5,521 RSF |

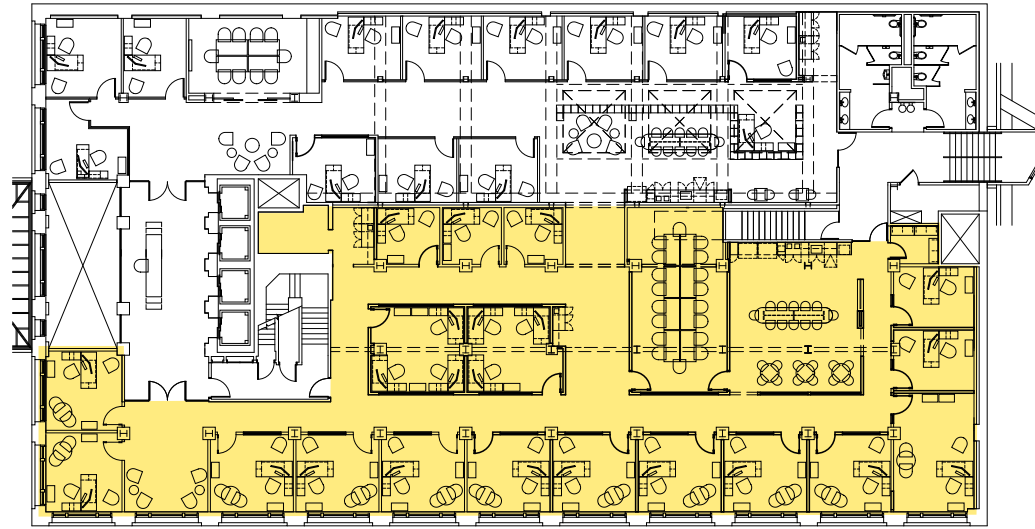


Level 2

Floor Features

Suite 220: 8,182 SF

- Full suite available or divisible
- Coworking / Executive suites available
- Double glass door entrance with strong presence
- Premier executive office overlooking 2nd South & Main
- Window line with natural light along 2nd South
- Large open collaborative areas
- Mix of private offices with sidelights for premium suites



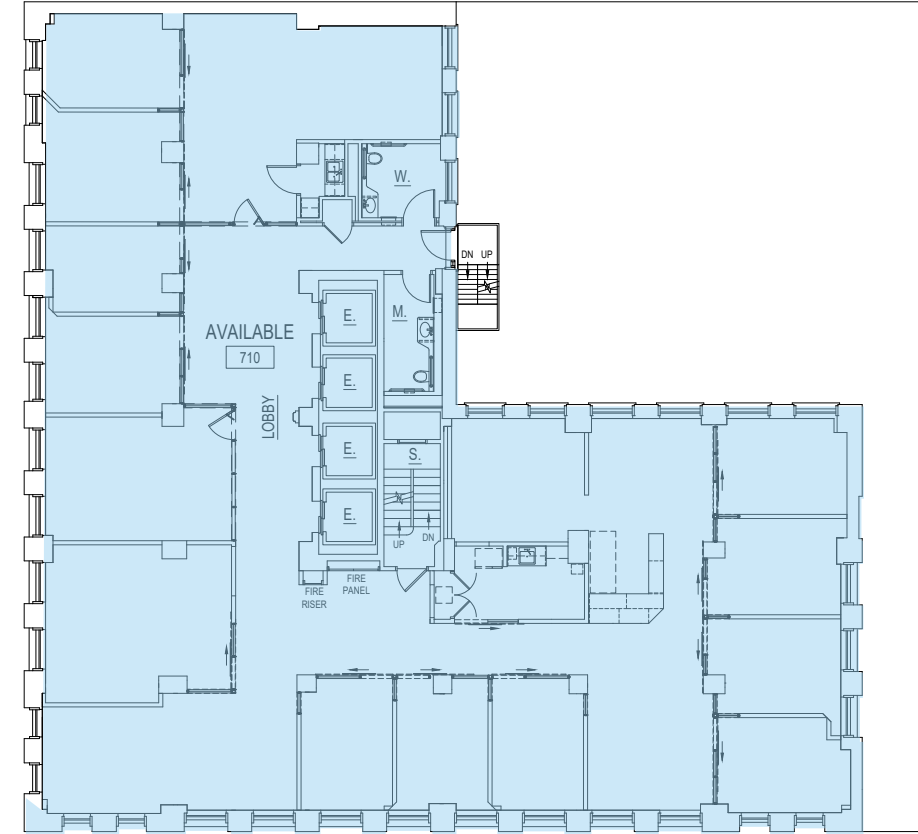
Suite 220



Level 7

Floor Features

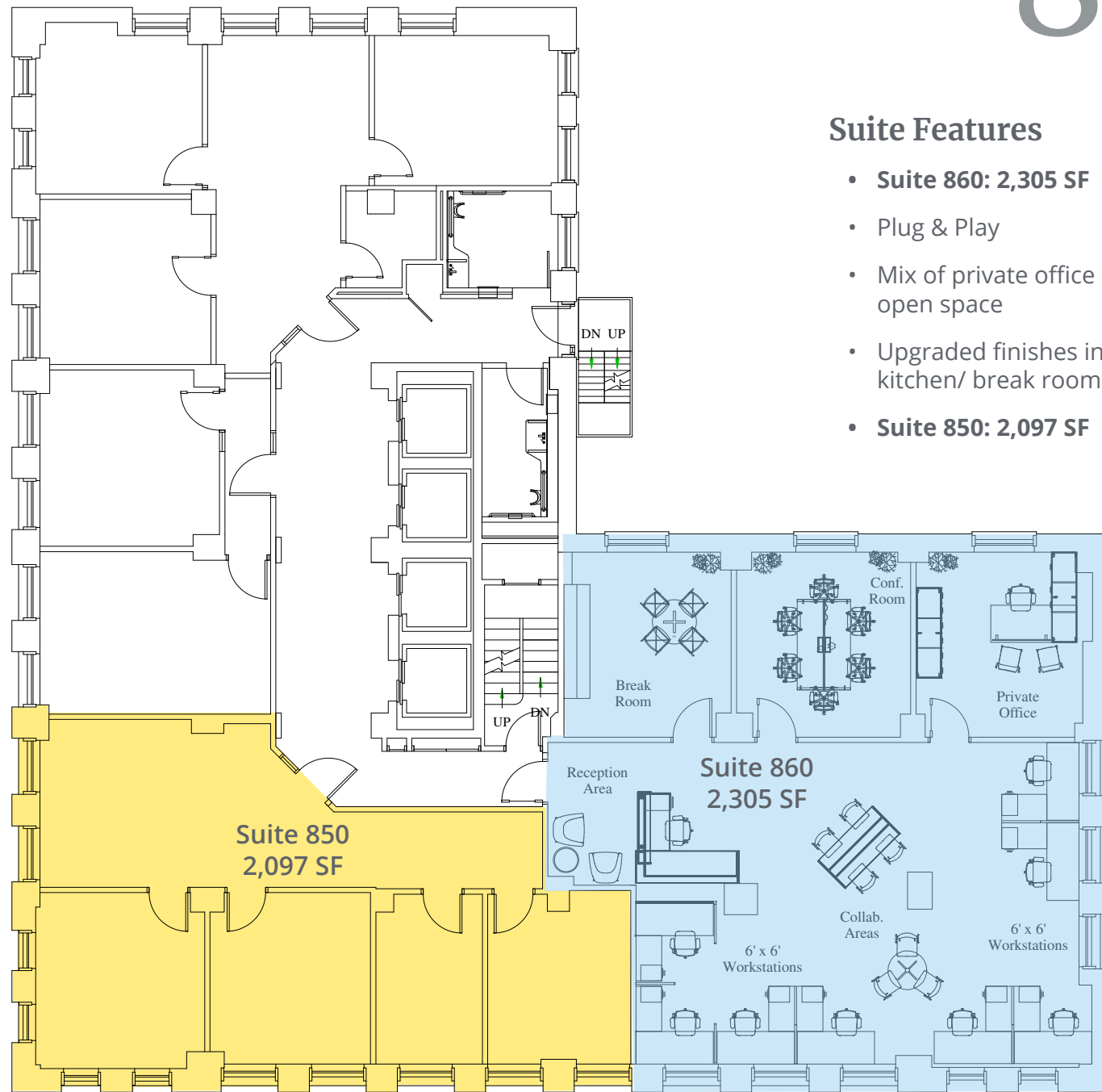
- **Suite 700: 5,618 RSF**
- Ready to occupy
- Full floor
- 11 Private Offices
- 2 Conference Rooms
- Breakroom
- Open work space



Level 8

Suite Features

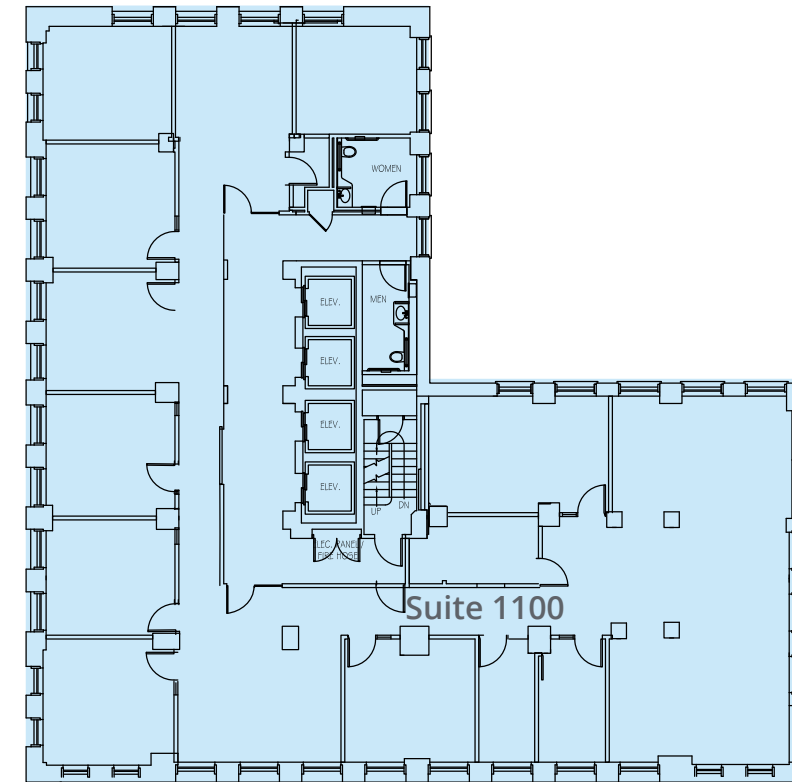
- Suite 860: 2,305 SF
- Plug & Play
- Mix of private office and open space
- Upgraded finishes in kitchen/ break room
- Suite 850: 2,097 SF

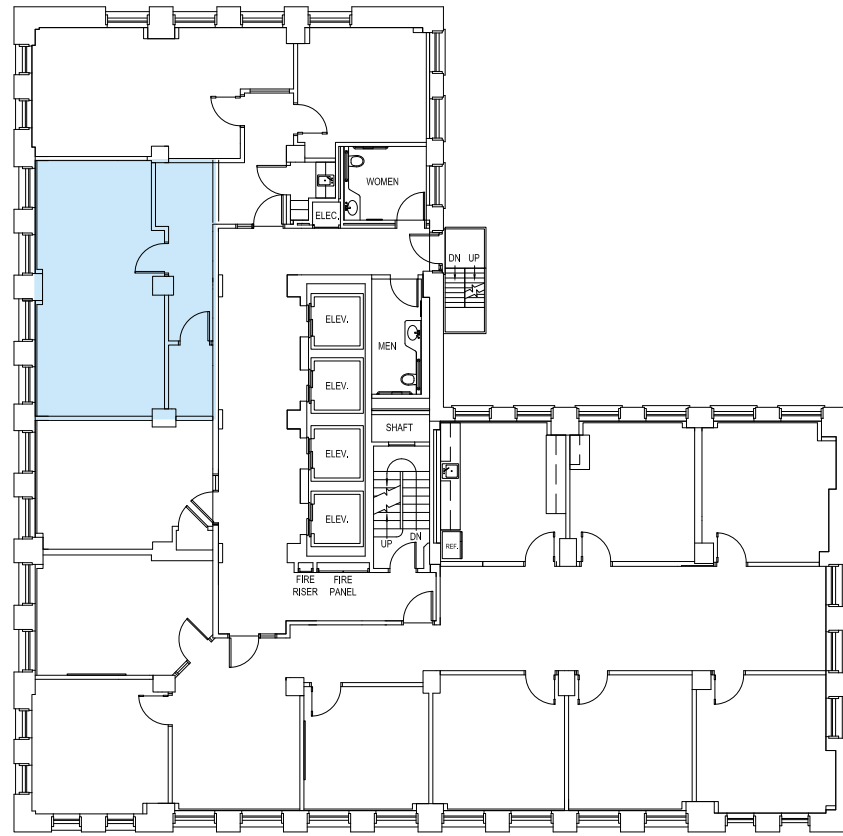


Level 11

Floor Features

- Suite 1100: 5,464 SF
- Ready to occupy
- Full floor
- Large, open collaborative space
- Beautiful window line with amazing views
- Executive office overlooking 2nd South and Main
- Large break room

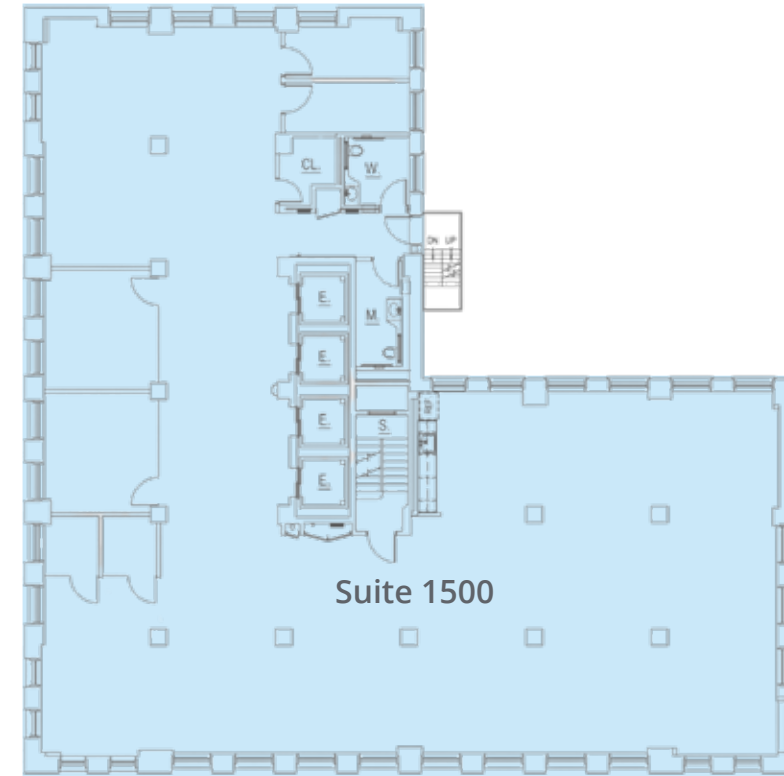




Level 12

Floor Features

- 724 SF
- Ready to occupy
- Beautiful window line with amazing views
- Executive office overlooking 2nd South and Main



Level 15

Floor Features

- 5,521 SF
- Large, open collaborative area
- Polished concrete floor
- New paint
- Exposed ceiling
- Abundant natural light
- Beautiful southeast and southwest views
- Floor to ceiling glass throughout
- Private restrooms
- Large, open break room
- New lighting



Area Overview

DOWNTOWN SHOPPING MALLS

- City Creek Center
- The Gateway
- Trolley Square

RESTAURANTS

- Repeal
- Ivy & Varley
- From Scratch
- Calter's Osteria
- Takashi
- Oquirrh
- Bambara
- Monarca
- HSL
- The Copper Onion
- Eva
- The Garden Restaurant
- The Robin's Nest
- Caffe Molise

SOCIAL/ENTERTAINMENT

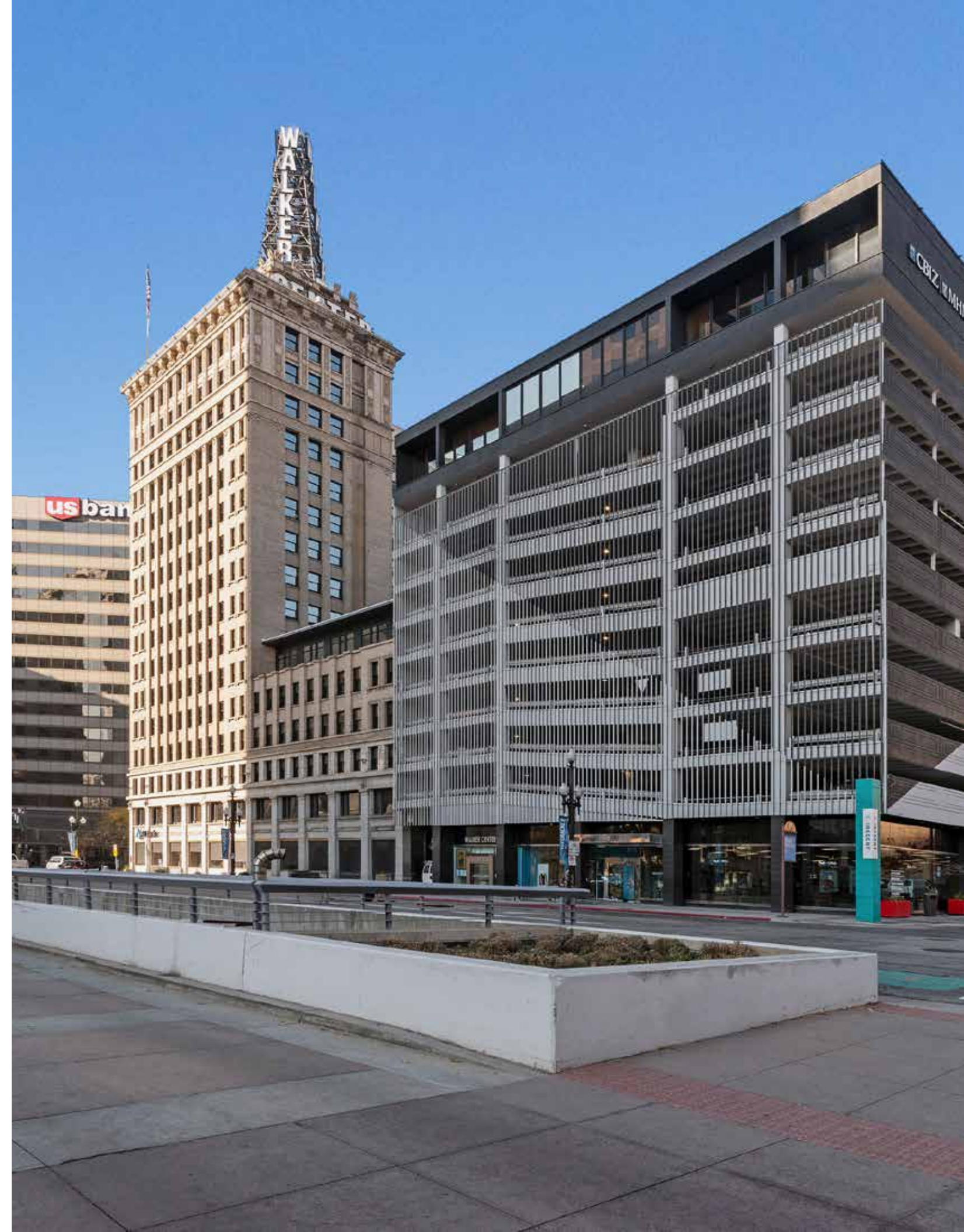
- Broadway at the Eccles
- Abravanel Hall
- Gallivan Center
- The Depot
- Capitol Theatre
- Vivint Area
- Urban Lounge
- Brewvies Cinema Pub
- Wiseguys Comedy Club
- The Leonardo
- Smith's Ballpark
- Natural History Museum of Utah
- Red Butte Garden
- Utah Museum of Fine Arts
- Pioneer Theatre Company
- Kingsbury Hall



Eccles Theatre



The Gateway





WALKER
CENTER

WALKER
CENTER



Area Overview

DOWNTOWN SALT LAKE CITY

Located in the heart of Salt Lake City's Central Business District, the Walker Center offers unmatched access to the energy and convenience of downtown life. As Utah's capital and largest city, Salt Lake is a thriving hub for business, finance, outdoor recreation, and an evolving culinary scene.

Tenants and visitors can enjoy walkable access to award-winning farm-to-table restaurants, global cuisine, breweries, and vibrant nightlife. Just steps away are major attractions like City Creek Center, The Gateway, and historic Trolley Square. Throughout the summer, "Open Streets" transforms Main Street into a pedestrian-friendly experience with expanded outdoor dining, live entertainment, and local vendors.

Now open on the ground floor of the Walker Building is Repeal, a modern American bar and bistro offering craft cocktails, elevated fare, and a timeless atmosphere.



Demographics



143,023
Total Population



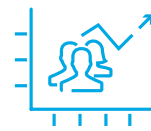
237,073
Daytime
Population



\$555,982
Median Home Value



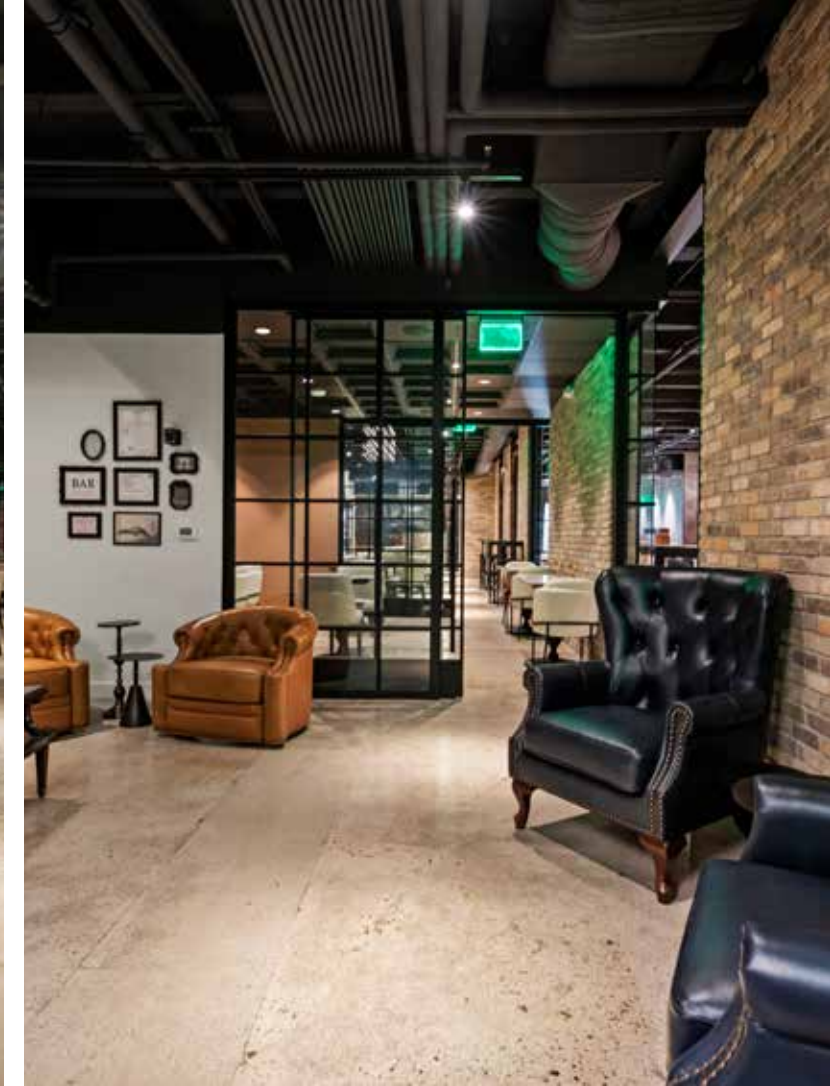
\$73,155
Median Household
Income



12.66%
Population Change
Since 2010



33
Median Age



2018 Kilowatt Cup



2017 & 2019 TOBY Award Winner

2016 CCIM Award Winner
Property Manager of the Year



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