

OFFICE BUILDING FOR LEASE

2090 E 2100 S

Salt Lake City, UT 84109



Property Description

Turnkey Garden-Level Office in the Heart of Sugar House

This 1,500 SF office suite offers a rare blend of privacy, affordability, and plug-and-play convenience in one of Salt Lake City's most sought-after submarkets. Located at the corner of 2100 S and 2090 E, the space features updated finishes, included office furniture, and strong signage visibility—making it ideal for businesses ready to move in and get to work.

Professionally landscaped and surrounded by established tenants, this suite is perfectly positioned for users seeking a cost-effective, fully equipped workspace without sacrificing location or image.

Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,500 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	665	1,735	6,478
Total Population	1,834	4,696	16,612
Average HH Income	\$180,061	\$167,498	\$156,493

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Property Type	Office
Property Subtype	Office Building
APN	16221060030000
Building Size	5,906 SF
Lot Size	14,447 SF
Building Class	B
Year Built	2000

Move-In Ready Office | ±1,500 SF | Turnkey & Furnished

This space is ideal for small professional teams looking for a quiet, polished office environment without the hassle of a build-out. With furniture already in place, tenants can hit the ground running on day one. The suite offers functional layout, natural light, and direct entry—perfect for businesses that want convenience, image, and walkable Sugar House amenities, all at a competitive price point.

- Lease Rate: \$13.00/SF NNN
- Term: 5 years (preferred)
- Furniture: Included—fully furnished, turnkey setup
- Condition: Clean, professional, and ready for immediate occupancy
- Access: Private entry with well-maintained landscaping and lighting

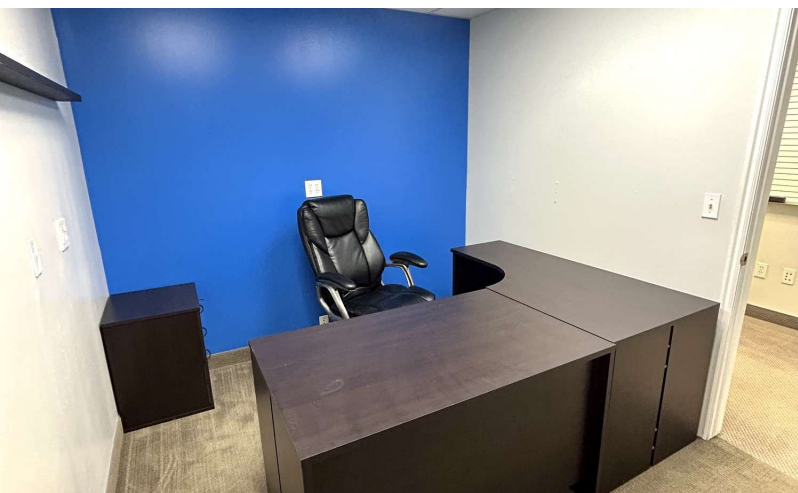
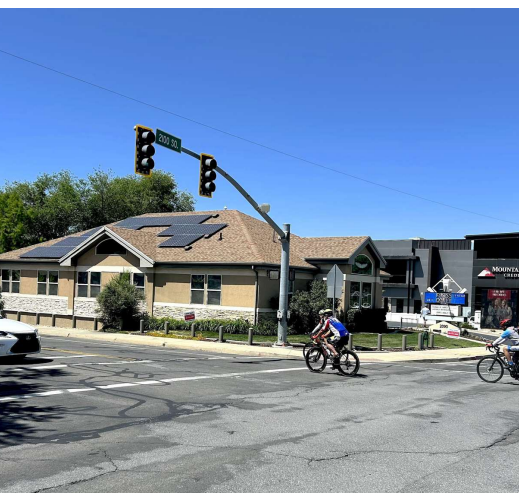


Turnkey Office Space - Furniture and Furnishings Included

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