





40 East

Class - B Office Building

39,185 square feet | 3 Stories | Built in 1971

ADDRESS

40 E 100 S State Street, Salt Lake City, UT 84111

WELCOME

40 East is located in the heart of downtown Salt Lake City's central business district. Convenient access to City Creek, one of the nation's largest redevelopment projects. This unique environment features a retractable glass roof, food court, a creek that runs through the property, a pedestrian bridge, and more. City Creek boasts world class fashion and dining destinations with over 100 stores and restaurants.

ELEVATE AT CITY CREEK

All City Creek office tenants have access to the amenity center, Elevate. Equipped with fitness center, showers, pickle ball, golf simulator, and basketball court.

PARKING

Underground, covered, and surface parking available at prevailing market rates.

LEASE RATES

Modified gross lease

\$28.00-\$32.00/RSF

[Click here for virtual tour of 40 East →](#)



Suite 200

RENTABLE SQUARE FEET

11,431

STATUS

Available

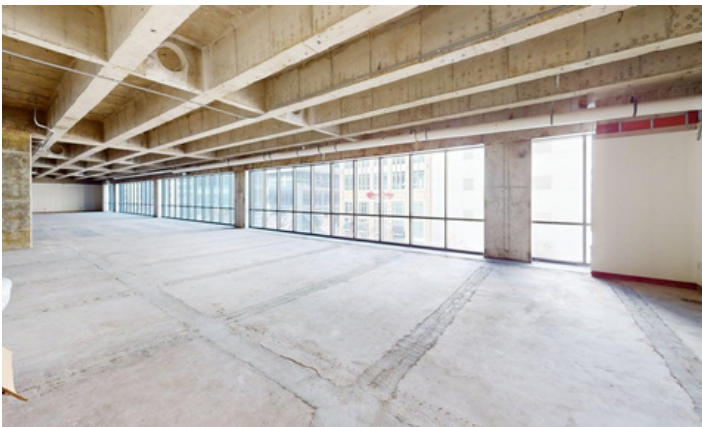
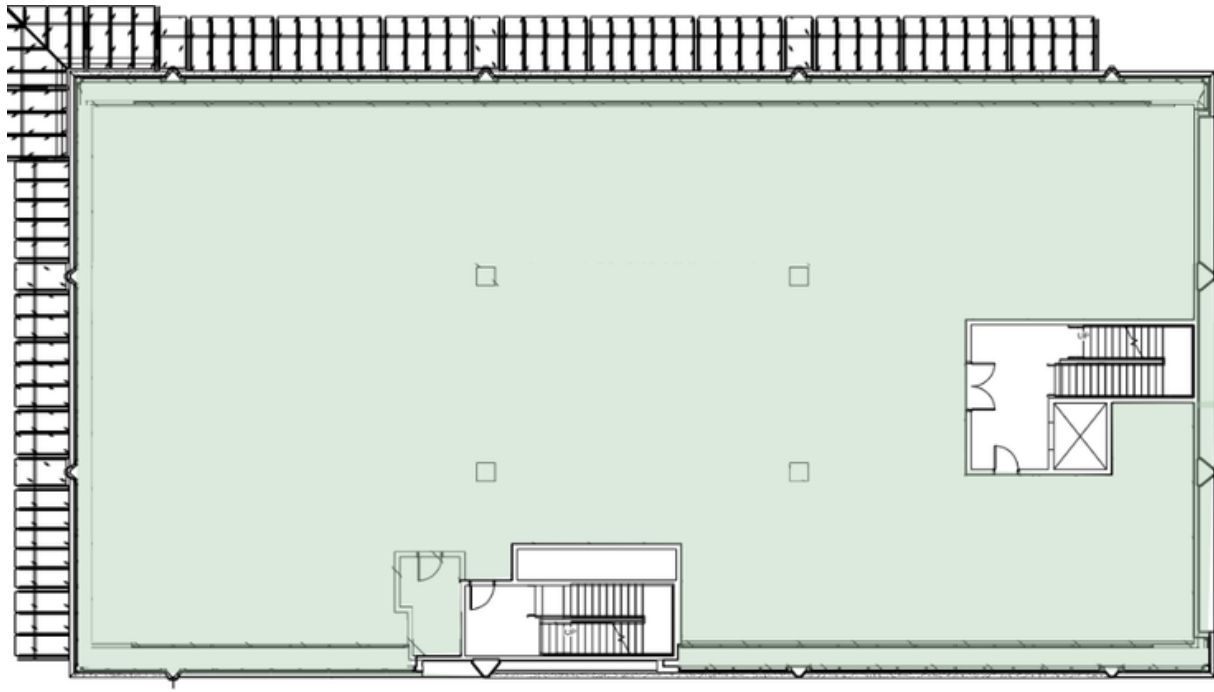
LEASE RATES

\$28.00 - \$30.00/RSF

[Click here for virtual tour of suite 200 →](#)

CONDITION

White Box



JORDAN JOHNSON

801.321.8711 | Jordan.Johnson@propertyreserve.org

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Suite 300

RENTABLE SQUARE FEET

11,431

STATUS

Available

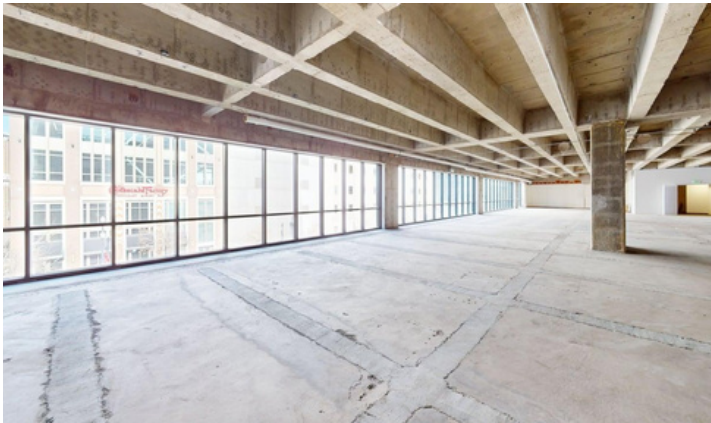
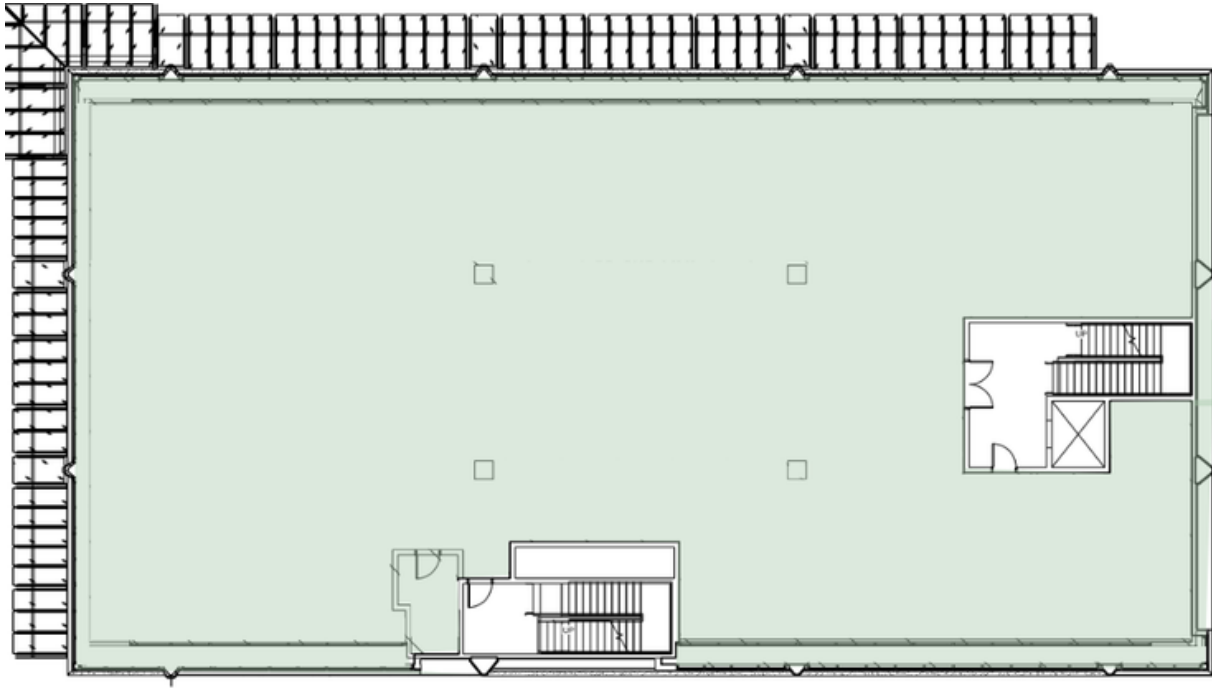
LEASE RATES

\$30.00 - \$32.00/RSF

[Click here for virtual tour of suite 300 →](#)

CONDITION

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In the Heart of Salt Lake City

● Food & Drink

■ Experience

🏠 Lodging



Utah State Capitol

300 North

North Temple

South Temple

300 West

TRAX

Delta Center ■

■ Abravanel Hall

■ Salt Palace Convention Center

Clark ■
Planetarium

● Seven Brothers
■ City Creek Center

Jdawgs ●

■ City Creek Center
● Cheesecake Factory
● Brio

● Harmons

40 east
● Capital Grille
● Rockwell
● Honest Eatery
● Chinese Bistro
● UGC Urban Gyro
● Fresh Fin

West Temple

🏠 Hilton SLC City Center

🏠 Marriott City Center

● Spitz

● The Copper Onion

● Caputo's

← ✈️
To SLC
International
Airport
10 Minutes

→ 🏔️
Six World
Famous
Resorts
30 Minutes

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PROPERTY
RESERVE