



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
- 2,593 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 SUITES:

300	6,241 sf	Immediately
460	2,593 sf	Immediately
510	8,862 sf	Immediately
520-550	12,778 sf	Immediately



**TENANT LOUNGE
WITH KITCHENETTE
AND TRAINING ROOM**

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



MODERN CONVENIENCE



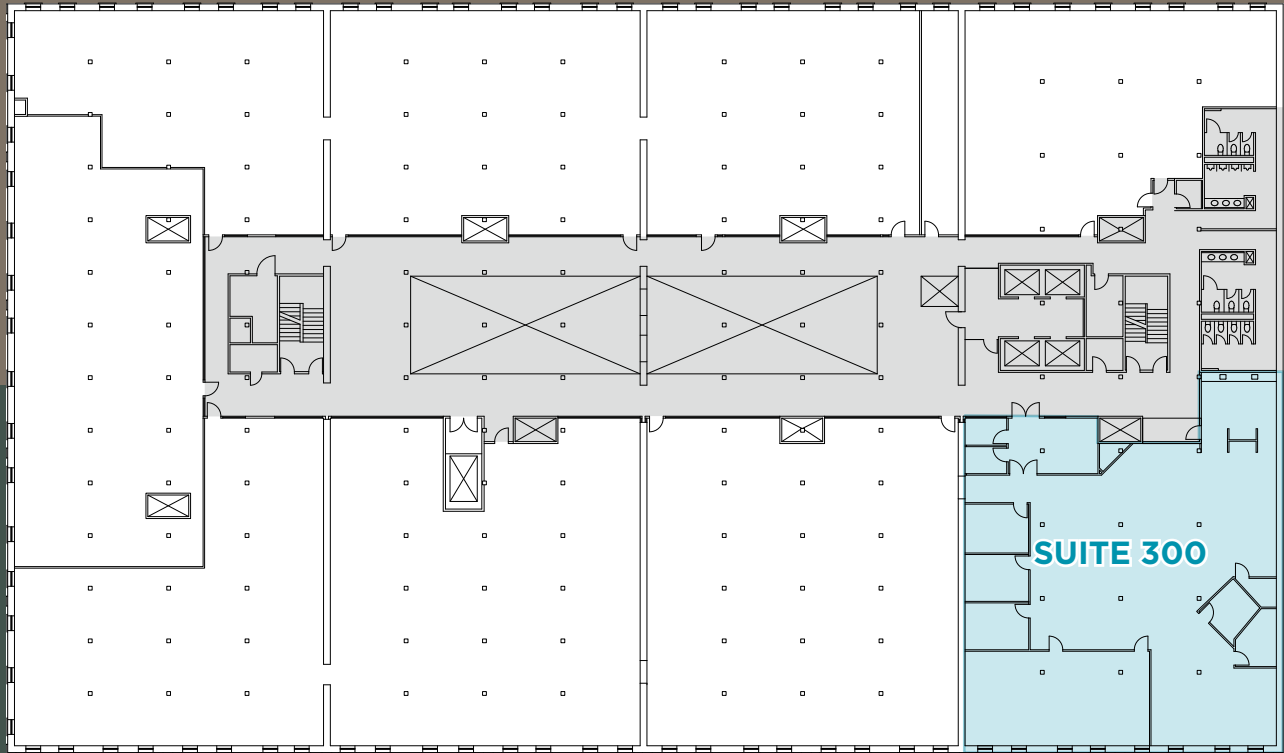
**ON-SITE CAFE
PROPERTY MANAGEMENT
AND SECURITY**

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



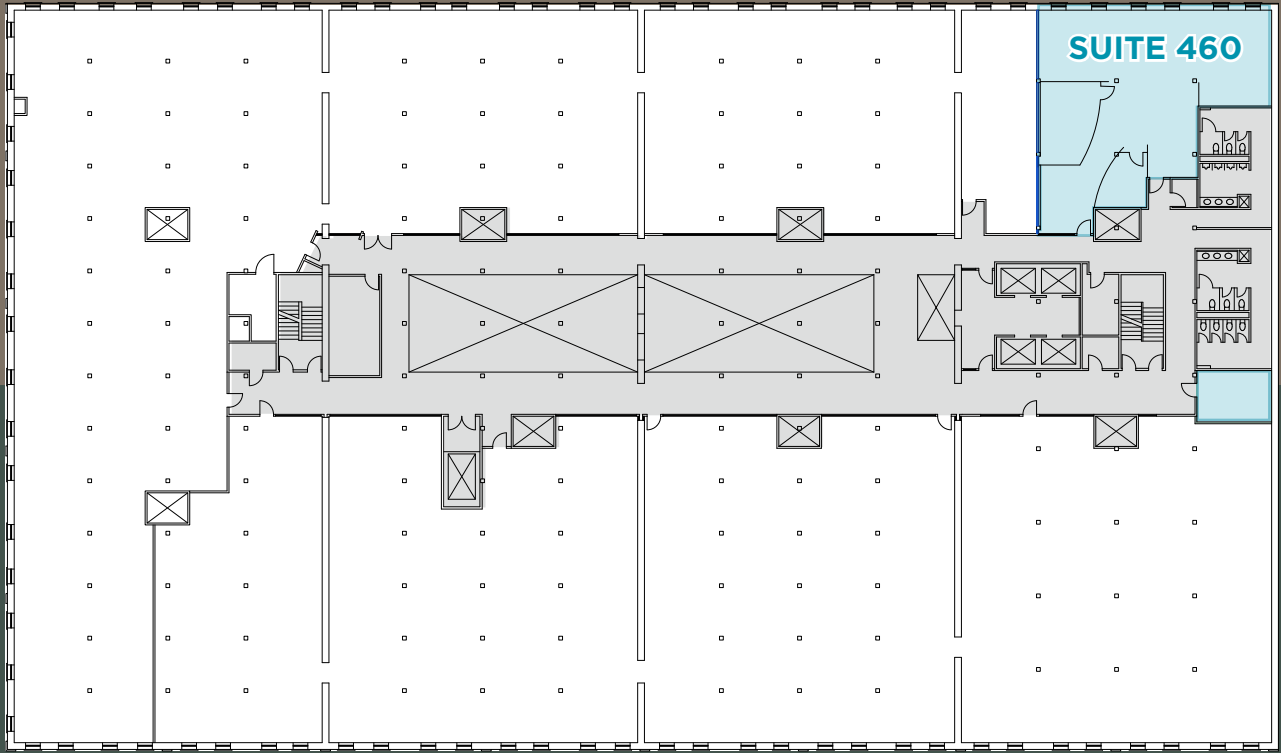
SUITE 300 6,241 SF

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



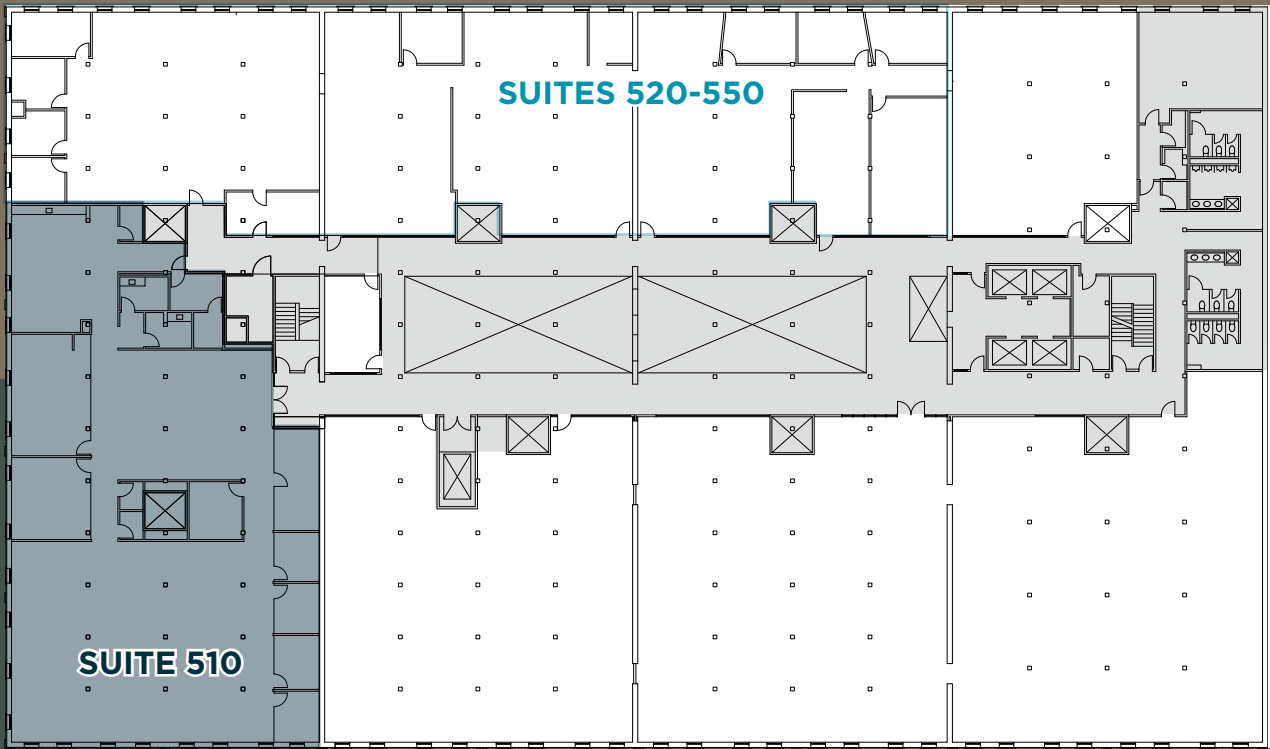
SUITE 460 2,593 SF

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



SUITE 510 8,862 SF

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

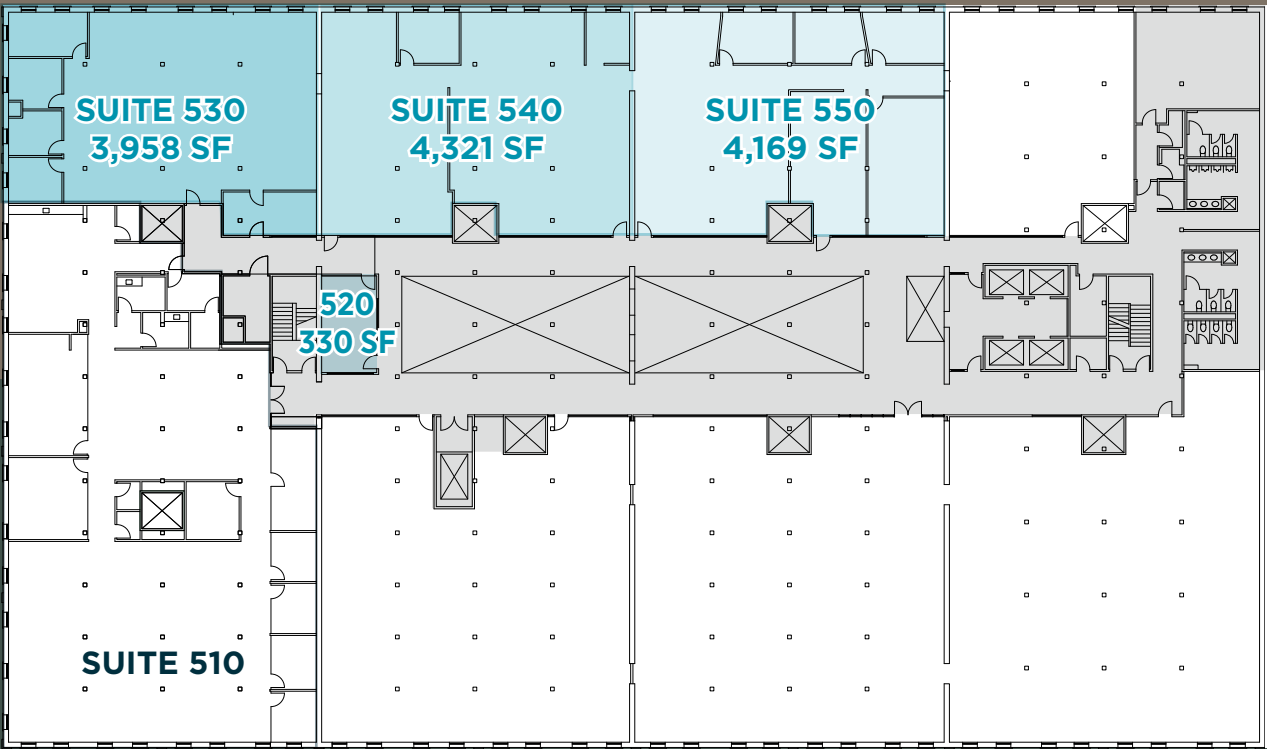


SUITES 520-550 12,778 SF

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



SUITES 510-550 CAN BE COMBINED TO 21,640 SF



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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