

— THE ICONIC — **Ford** BUILDING

280 SOUTH 400 WEST SALT LAKE CITY, UTAH

3,182 - 42,503 RSF **AVAILABLE**



JONES LANG LASALLE BROKERAGE, INC.



*Rendering of reception area- to be completed by Fall 2024



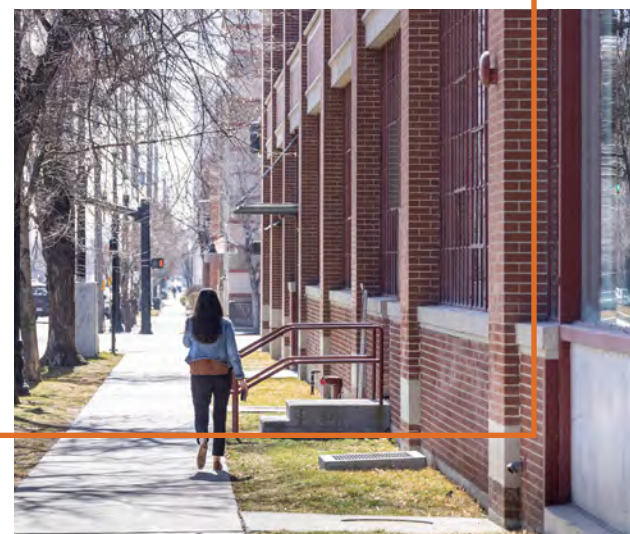
BE INSPIRED BY **history.**

The Ford Building was originally designed for efficiency and forward thinking as a hub for the Ford Motor Company in 1924. The building has since been fully restored into a 84,000 SF modern, creative office building surrounded by the best that downtown Salt Lake City has to offer.

Now under new ownership - Exciting plans to further improve the common areas while preserving the building's character.



*Rendering of lobby and elevator area- to be completed by Fall 2024



BUILDING FEATURES & **upgrades**



\$30.00/SF
Full Service



Building signage
available



On-site structured
parking at 2/1,000



On-site security



Common area
upgrades coming soon



Multiple skylights
provide an abundance
of natural light



High ceilings, modern
finishes and exposed
mechanical systems



Immediate access to
I-15, I-80 and
public transportation



Close proximity to The
Gateway, numerous
restaurants, retail stores
and hotels

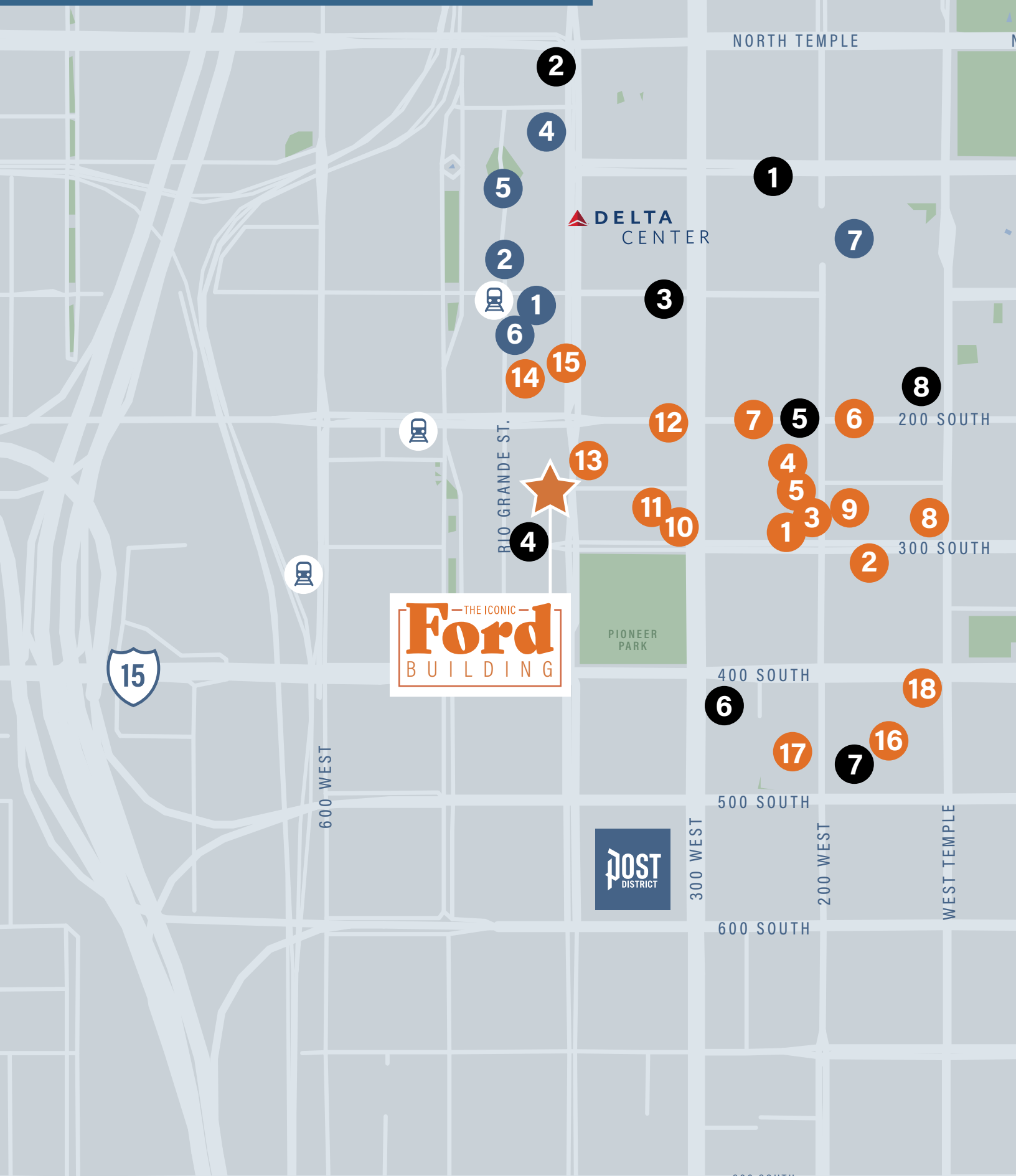


Learn more about
Asana Partners here:



*Image from recent tenant buildout

Easy access INTO THIS GREAT DOWNTOWN PROPERTY





Restaurants

- 1 Buca di Beppo Italian Restaurant
- 2 Squatters Pub Brewery
- 3 Settebello Pizzeria Napoletana
- 4 Poplar Street Pub
- 5 Red Rock Brewing - Downtown Salt Lake City
- 6 Patrick's Pub
- 7 Nacho Daddy - Salt Lake City
- 8 Christopher's Prime + Sonoma Wine Bar & Grill
- 9 P.F. Chang's
- 10 Cucina Toscana
- 11 Caputo's Market & Deli
- 12 Chile-Tepin
- 13 The Rose Establishment
- 14 Costa Vida
- 15 Italian Graffiti
- 16 Starbucks
- 17 McDonald's
- 18 Caff   Molise

Entertainment

- 1 Clark Planetarium
- 2 Discovery Gateway Children's Museum
- 3 Downtown Farmers' Market
- 4 The Depot
- 5 The Gateway
- 6 Megaplex Luxury Theatres at The Gateway
- 7 Salt Palace Convention Center

Hotels

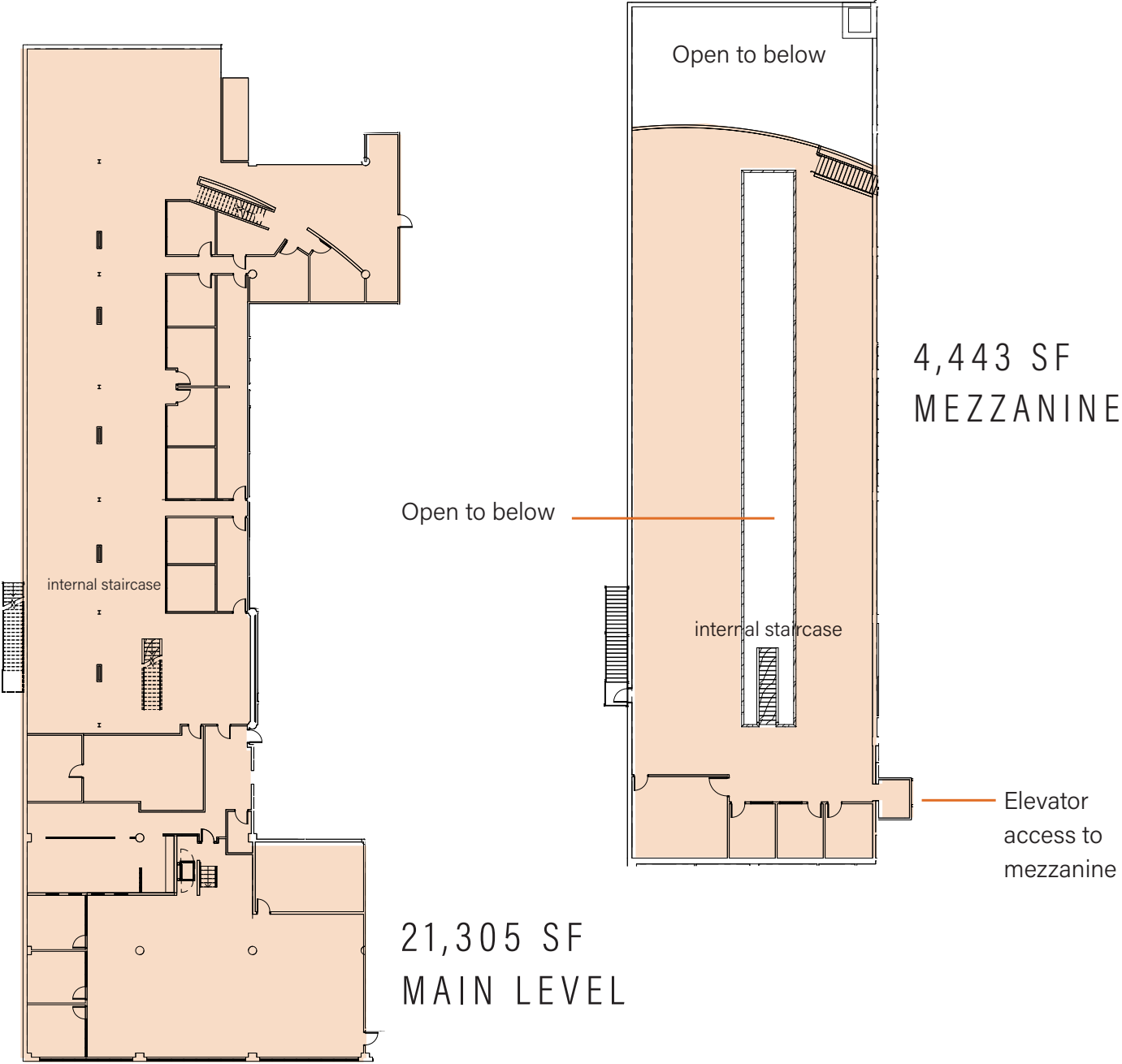
- 1 Radisson Hotel Salt Lake City Downtown
- 2 Hyatt Place Salt Lake City/Downtown/The Gateway
- 3 Hyatt House Salt Lake City/Downtown
- 4 Homewood Suites by Hilton Salt Lake City-Downtown
- 5 AC Hotel by Marriott Salt Lake City Downtown
- 6 Hampton Inn Salt Lake City-Downtown
- 7 Sheraton Salt Lake City Hotel
- 8 Hyatt Regency Salt Lake City



Available SPACE AND FLOORPLANS

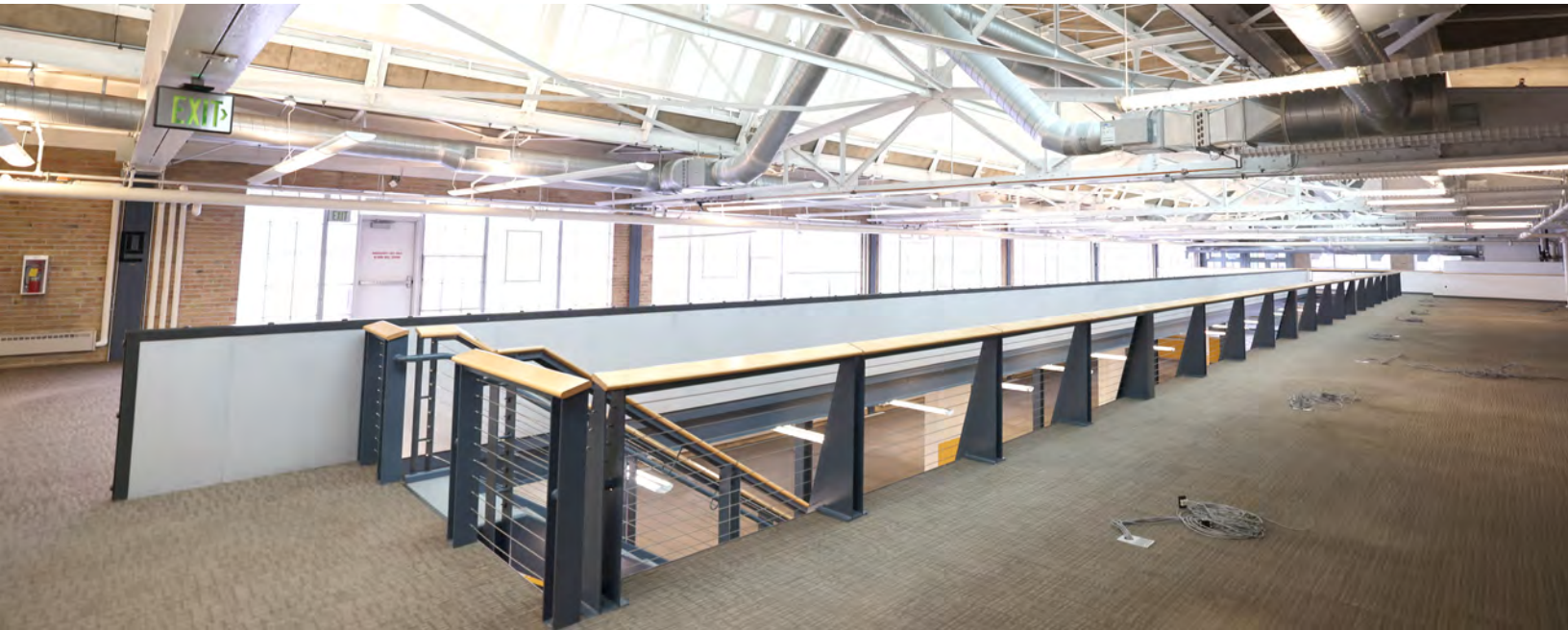
Floor 1 & Mezzanine

25,748 SF TOTAL AVAILABLE





*Breakroom option rendering



Available SPACE AND FLOORPLANS

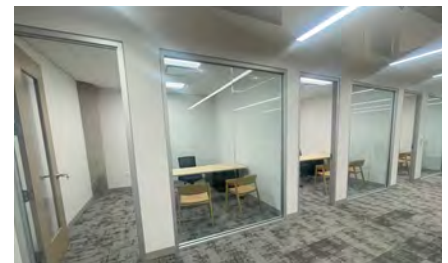
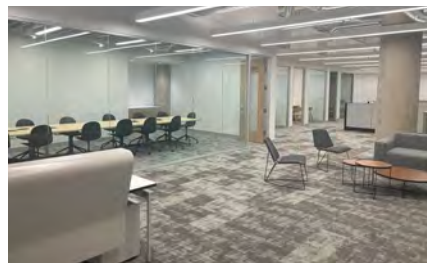
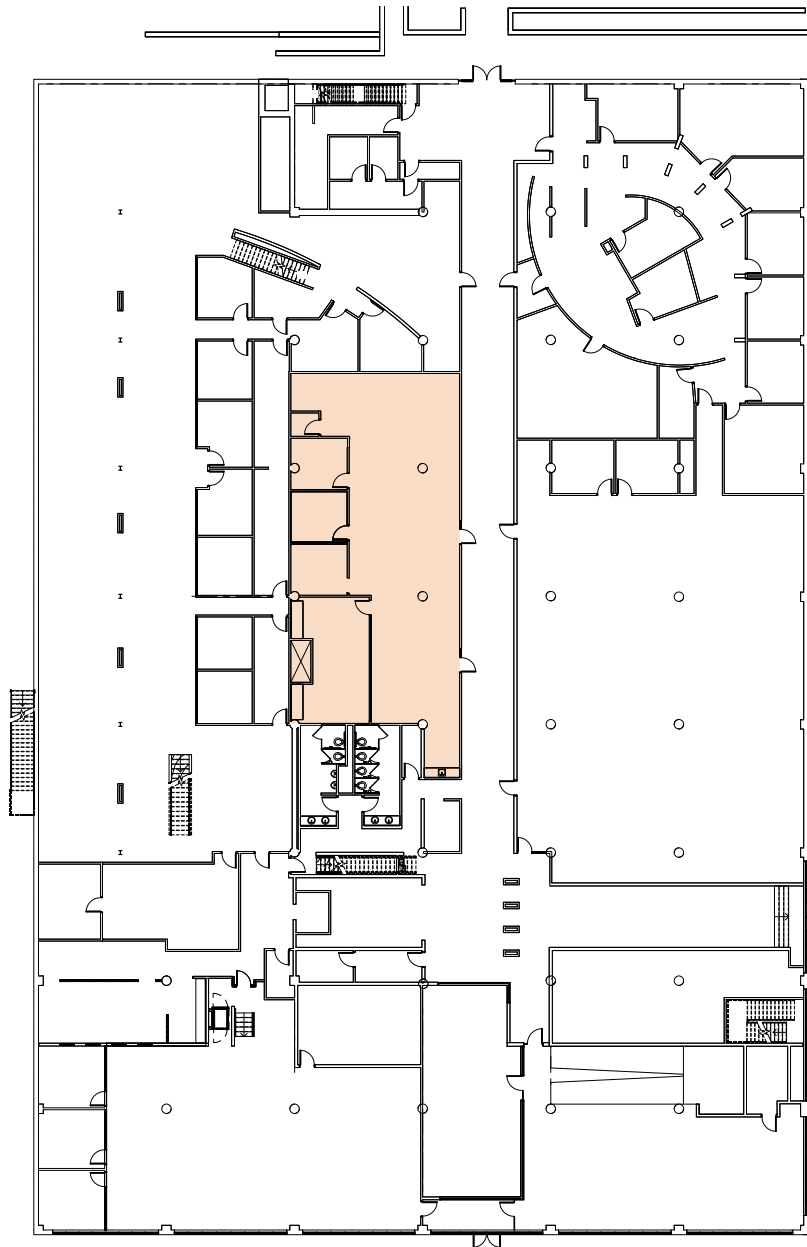
Floor 1

3,182 SF

\$26.00/SF

Full service

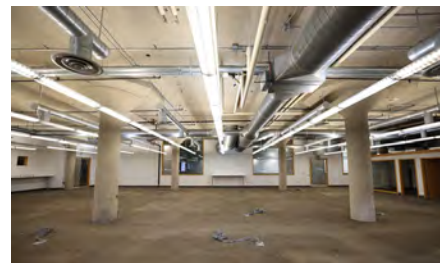
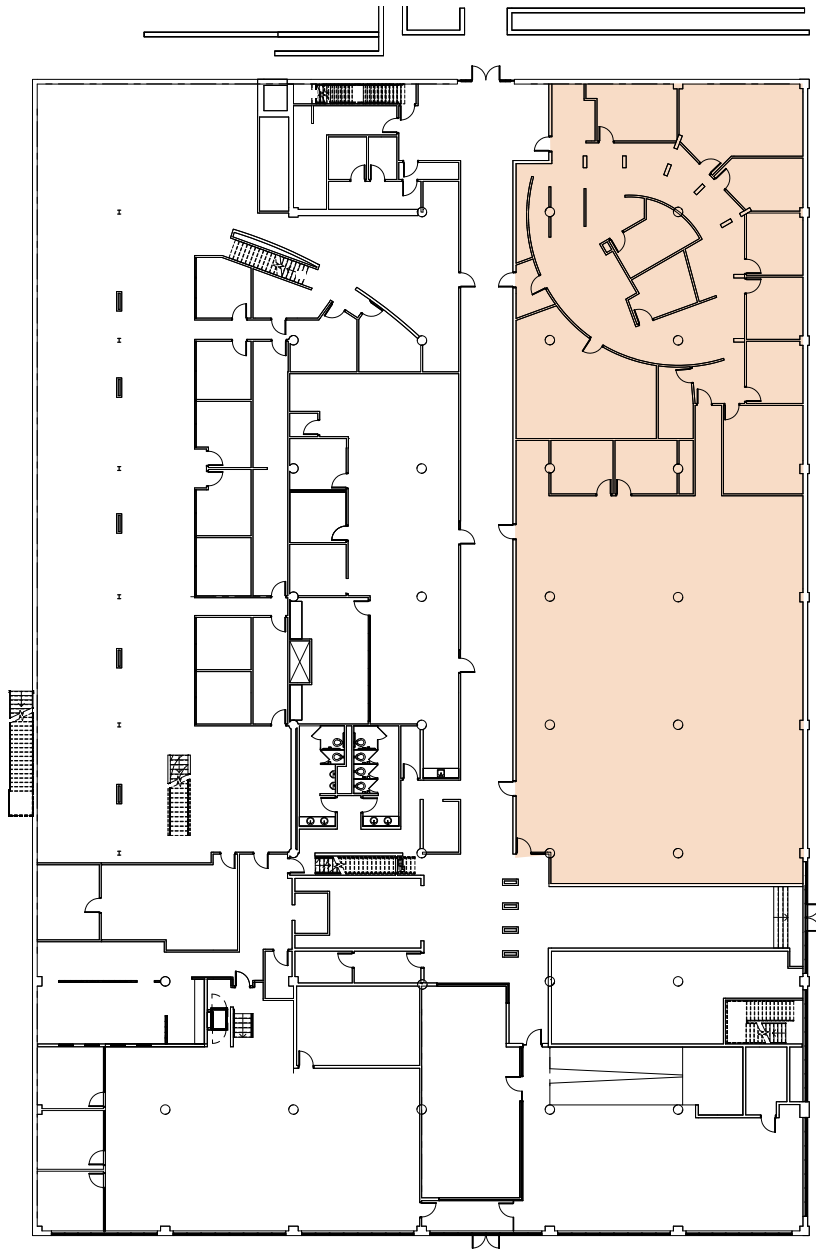
PLUG & PLAY
SPEC SUITE



Available SPACE AND FLOORPLANS

Floor 1

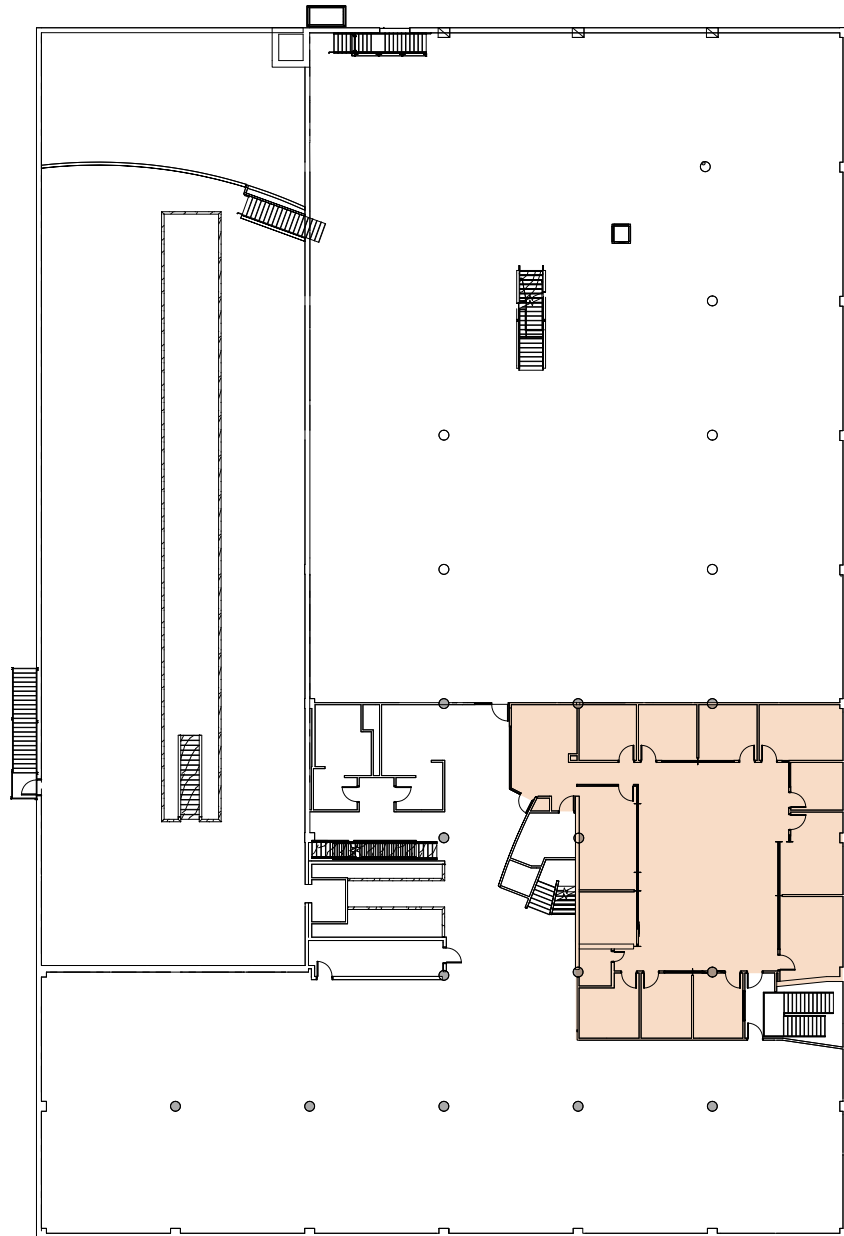
12,949 SF
DIVISIBLE



Available SPACE AND FLOORPLANS

Floor 2

4,282 SF
BRAND NEW
SPEC SUITE

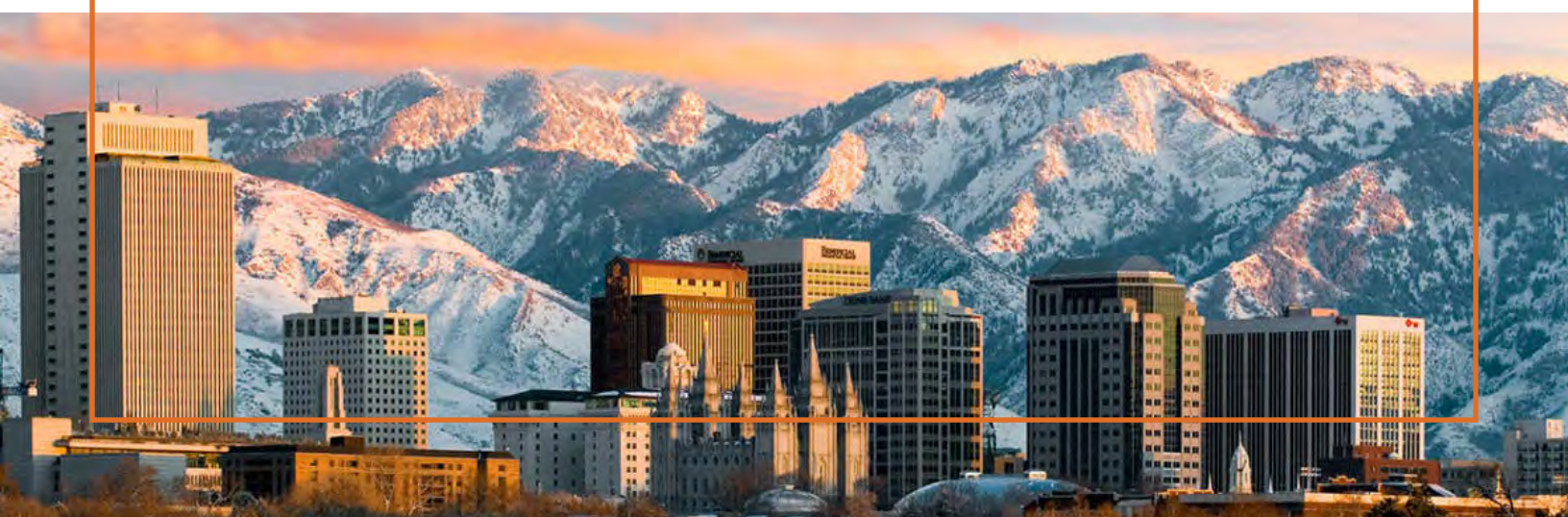




UTA'S RAIL SYSTEMS, **TRAX & FRONTRUNNER**

TRAX is electrically powered via a pantograph that connects the train to overhead catenary wires. Trains can range in length from one to four cars depending on time, day and projected ridership. Fare must be purchased before boarding at an on-platform ticket vending machine or UTA customer service location. Riders can also pay using FAREPAY cards or other forms of electronic payment by tapping the card on the card reader before boarding and after exiting the train.

UTA's High-Speed Rail, Frontrunner, connects the entire Wasatch Front, spanning from Ogden to Provo. With frequent train services, the North Temple stop is conveniently located just a five-minute walk from the Ford Building. Commuters can easily reach Ogden or Provo within 60 minutes of boarding the train, presenting tenants with abundant opportunities to access and connect with a diverse talent pool.





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