

33 N RIO GRANDE ST

FOR LEASE



PRIME OPEN BOX SPACE LOCATED IN THE GATEWAY



22,004 RSF suitable for retail, office, or lab use



Prime location in The Gateway



Controlled structured parking onsite



Frontrunner High Speed Rail and Trax Light Speed Rail are both within a two minute walk



Bike storage facilities



On-site security patrols



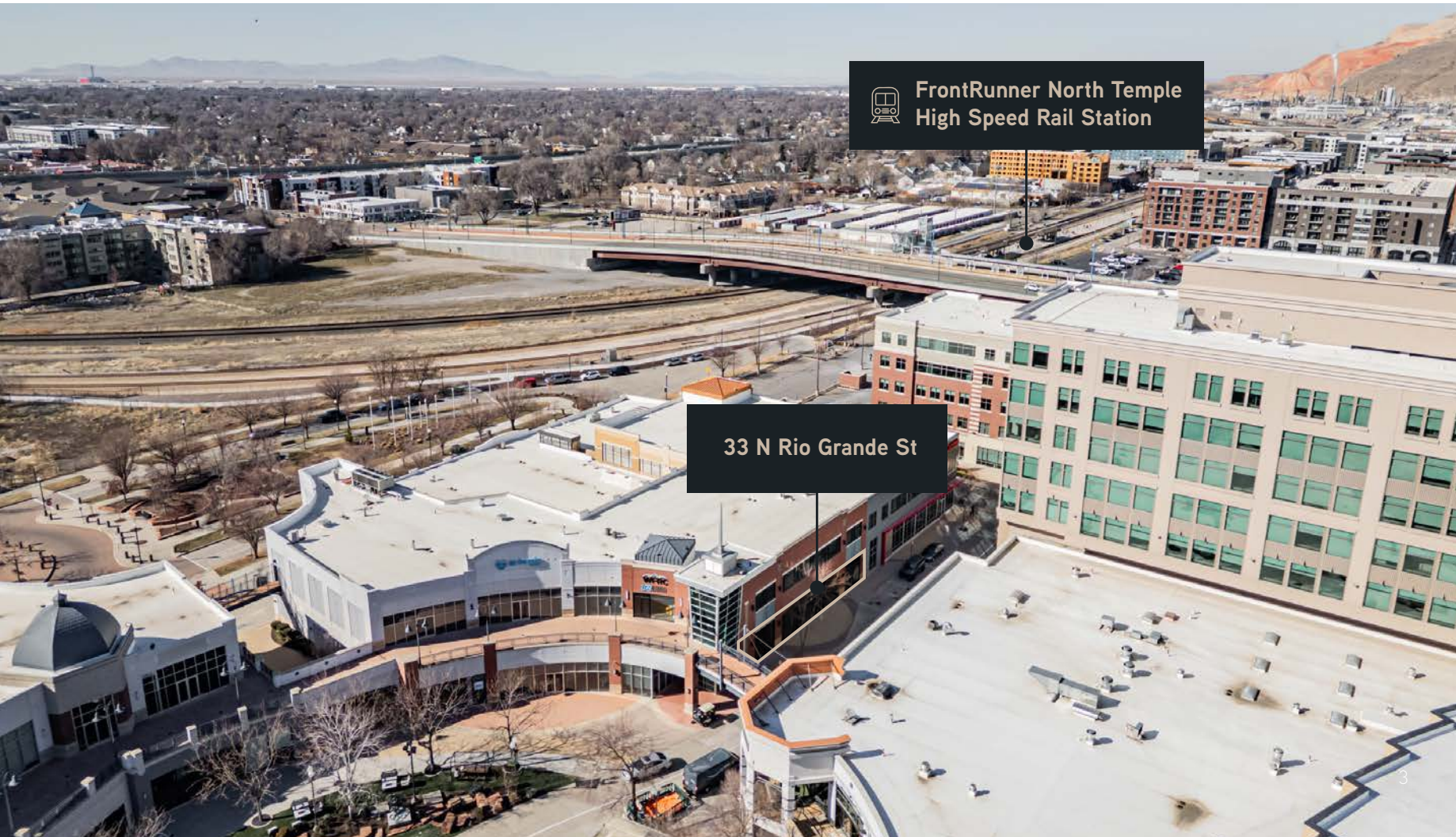
Proximity to the Delta Center, Home of the Utah Jazz and Utah Hockey Club, as well as various headlining concerts and events.

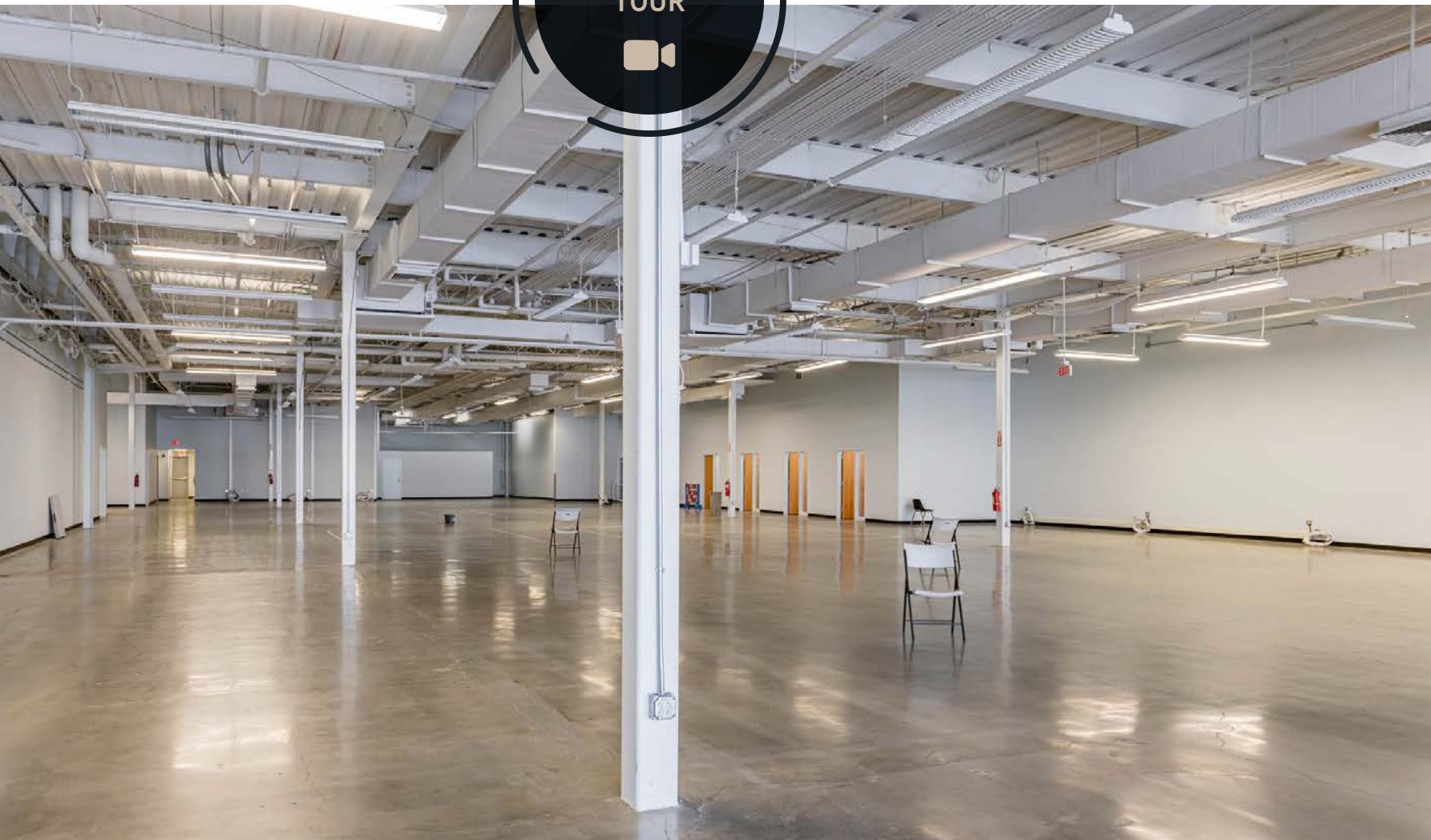


Flexible layout for easy customization



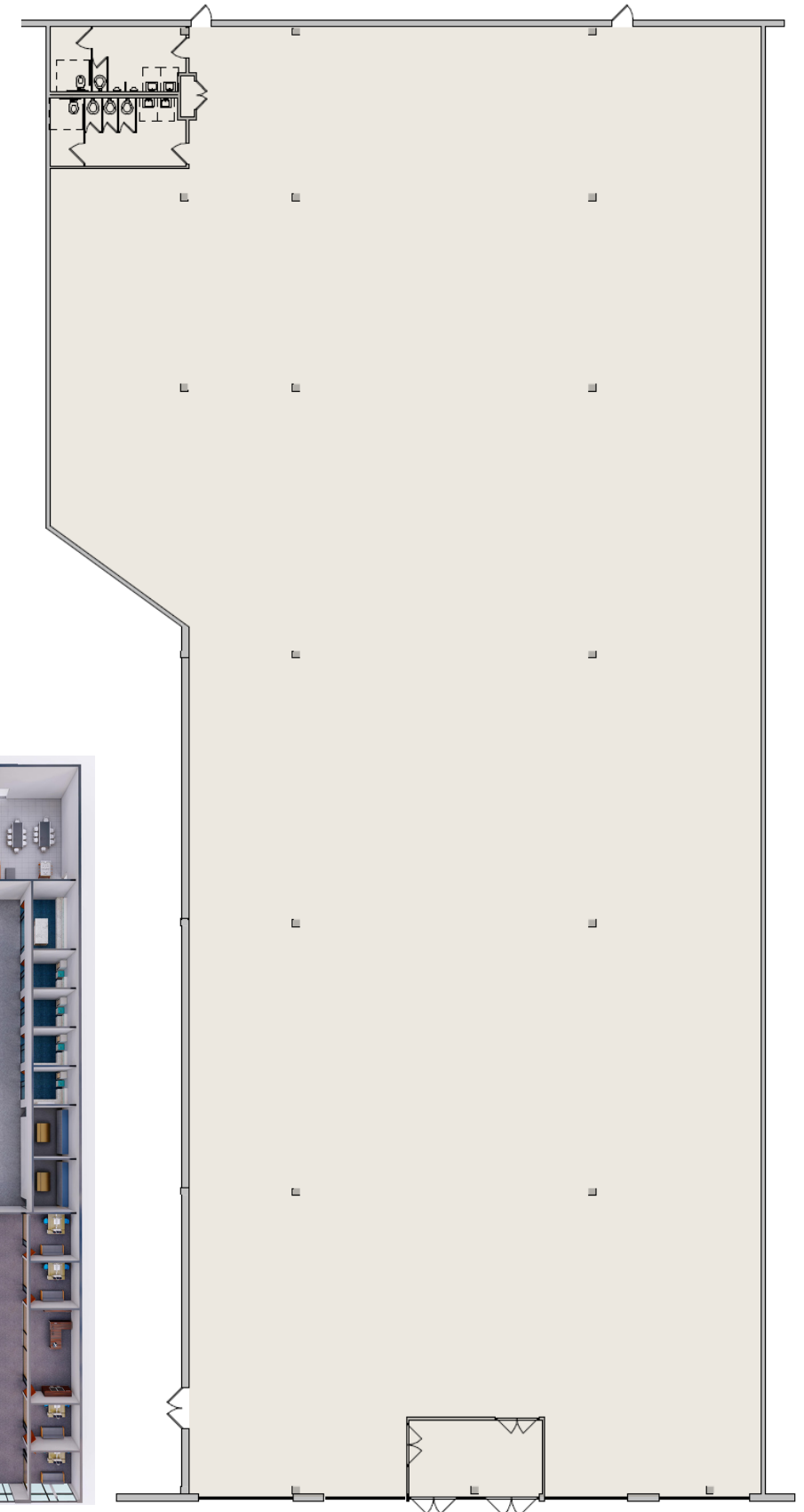
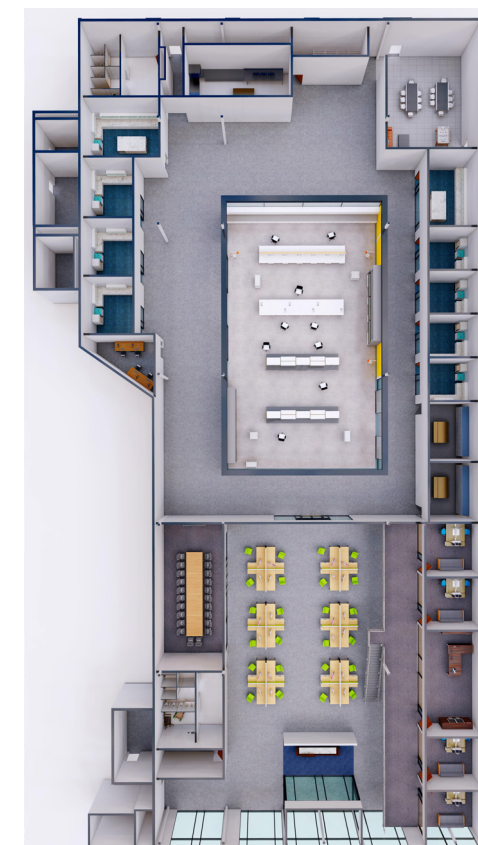
12-minute drive to Salt Lake City International Airport

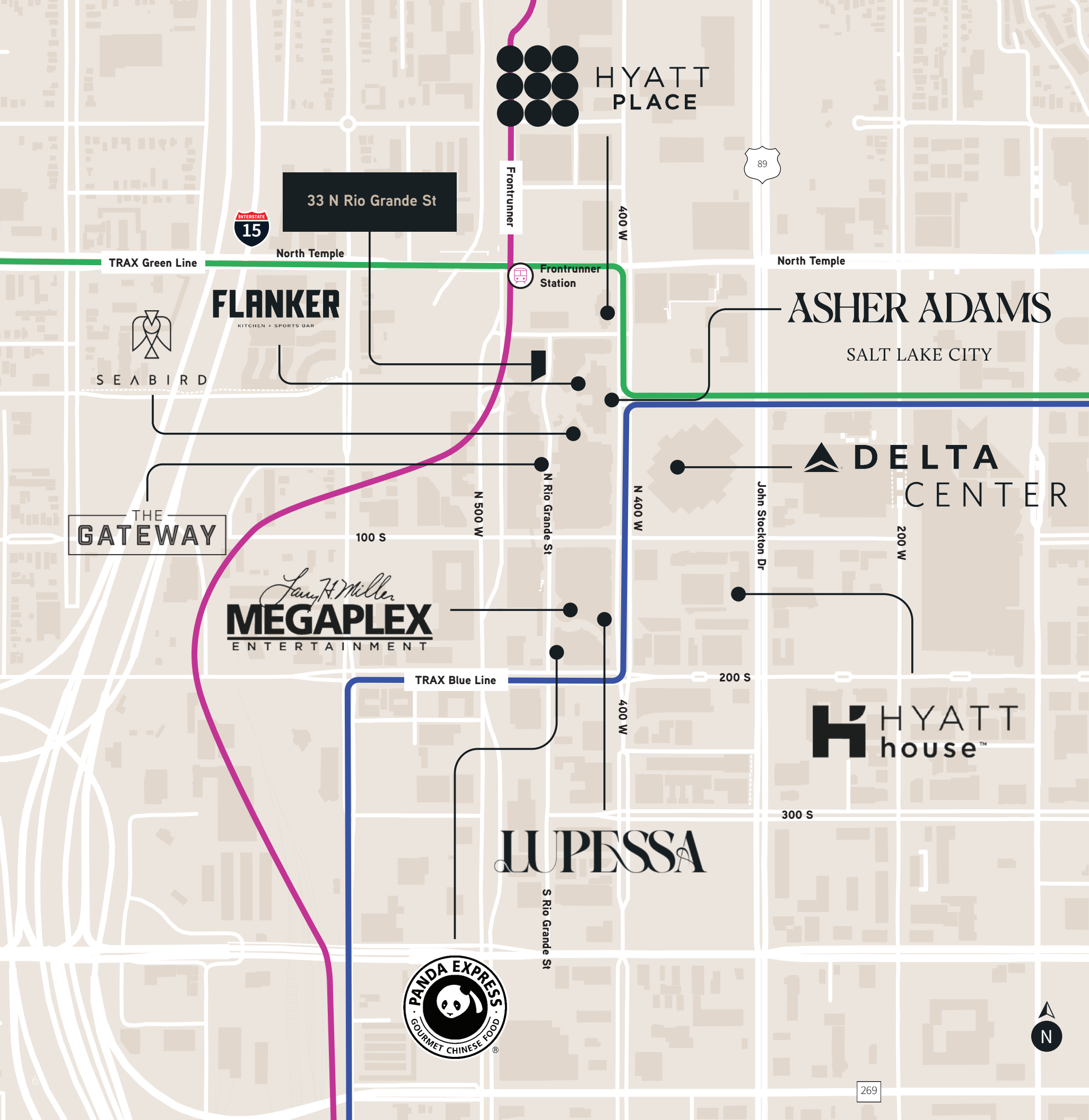




AVAILABLE NOW

22,004 SF
GROUND FLOOR
SUITABLE FOR
RETAIL, OFFICE,
OR LAB USE





PRIME DOWNTOWN LOCATION

Situated in the heart of The Gateway, 33 N Rio Grande St offers unparalleled access to downtown Salt Lake City’s vibrant amenities and transportation options. With its central location and proximity to high-speed rail, it provides the perfect blend of urban convenience and connectivity for businesses and visitors alike.



81

Walk Score



67

Transit Score



99

Bike Score

DEMOGRAPHICS



POPULATION

5 miles

111,030



DAYTIME POPULATION

382,993



GROWTH RATE
(NEXT 5 YEARS)

1.15%



AVG. HOUSEHOLD INCOME

\$113,871



MEDIAN AGE

32

Source: ESRI

33 N RIO GRANDE ST

FOR LEASING, PLEASE CONTACT:

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