

41 N RIO GRANDE ST
SALT LAKE CITY, UT 84101

SPACE AVAILABLE: SUITE 102 – 1,456 RSF

ASKING RATE: \$28.00 FULL SERVICE

AVAILABILITY: IMMEDIATELY



PRIME OPEN BOX SPACE LOCATED IN THE GATEWAY



1,456 RSF office space



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.



Conference room and kitchenette within space



12-minute drive to Salt Lake City International Airport

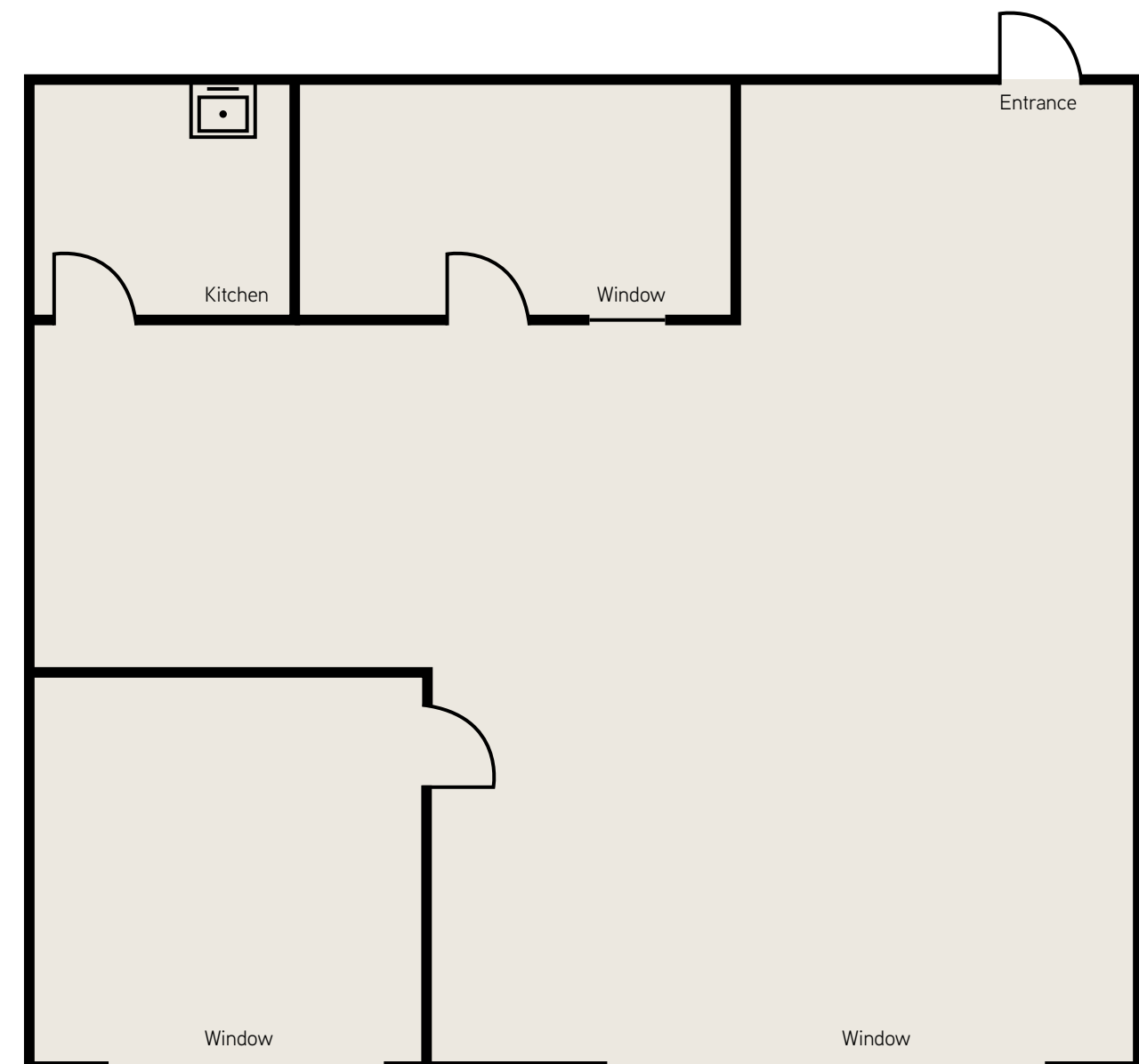


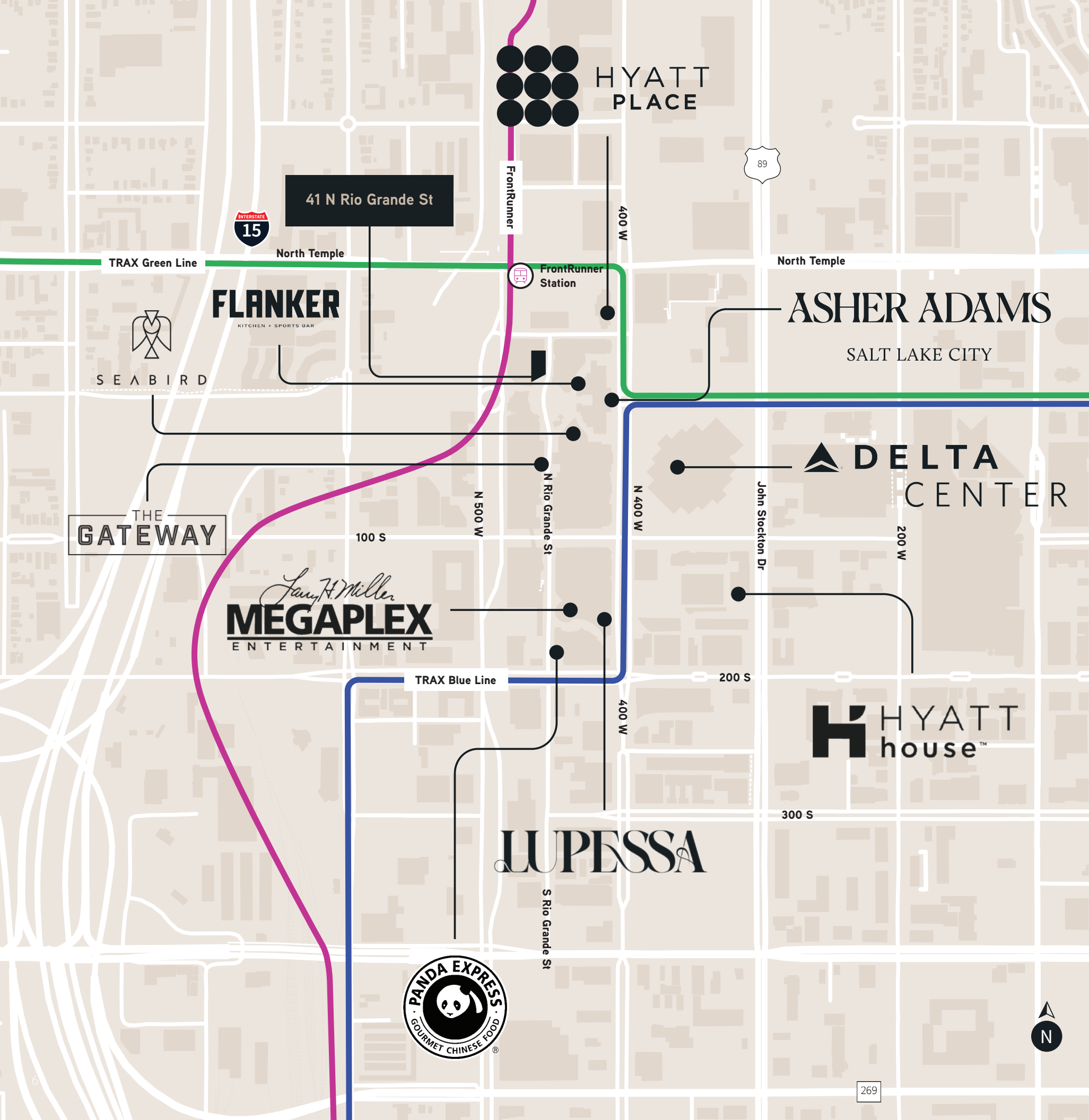


AVAILABLE NOW

1,456 RSF

- GROUND FLOOR OFFICE SPACE
- KITCHENETTE
- ONE PRIVATE OFFICE
- CONFERENCE ROOM
- LARGE OPEN AREA FOR WORKSTATIONS





PRIME DOWNTOWN LOCATION

Situated in the heart of The Gateway, 41 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

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FOR LEASING, PLEASE CONTACT:

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