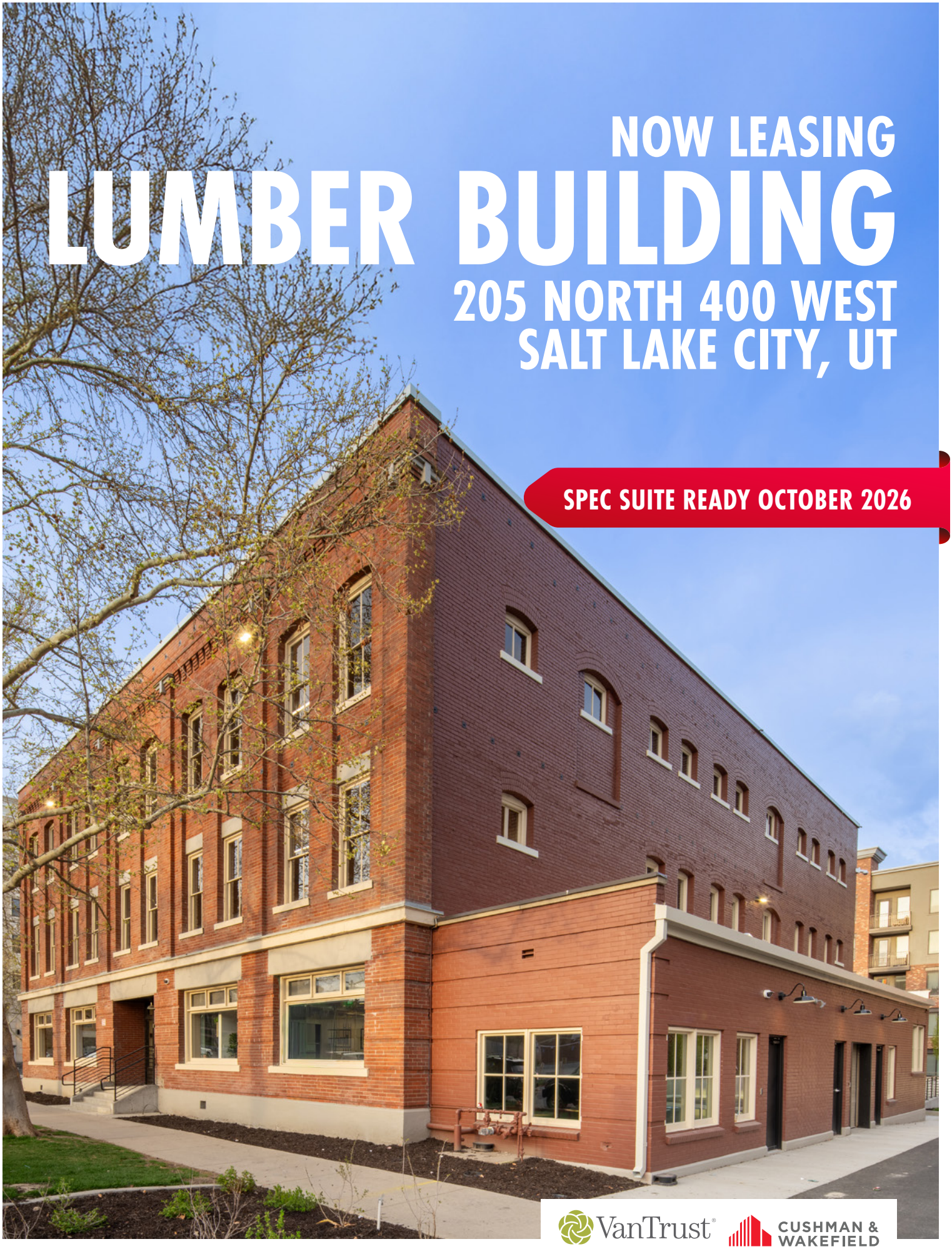

NOW LEASING
LUMBER BUILDING
205 NORTH 400 WEST
SALT LAKE CITY, UT
SPEC SUITE READY OCTOBER 2026
VanTrust
CUSHMAN & WAKEFIELD

RARE HISTORIC BUILDING WITH ORIGINAL ELEMENTS

Built in 1909, this creative office space features 11' exposed wood ceilings, exposed brick & stone walls, structural reinforced flooring, heavy timber post & beam construction.

PROPERTY HIGHLIGHTS

2 Blocks

from the Gateway Center. Shopping, dining, entertainment, hospitality.

Freeway Access

less than 1 mile from 600 North, I-15 freeway interchange.

Light Rail Access

½ block from the North Temple TRAX station.

27,100 RSF

across 4-floors, garden level with three above grade floors.

Amenities

DAS, Electrical 408V, Fitness Center, High-Speed Fiber Internet, upgraded HVAC Systems.

1.5:1,000

parking ratio plus ability to obtain additional parking in lots adjacent to the building.



Cushman & Wakefield | VanTrust Real Estate



MAIN FLOOR



HYDRATION STATION



SECOND FLOOR



MAIN FLOOR



SECOND FLOOR



TENANT LOUNGE



CARDIO ROOM



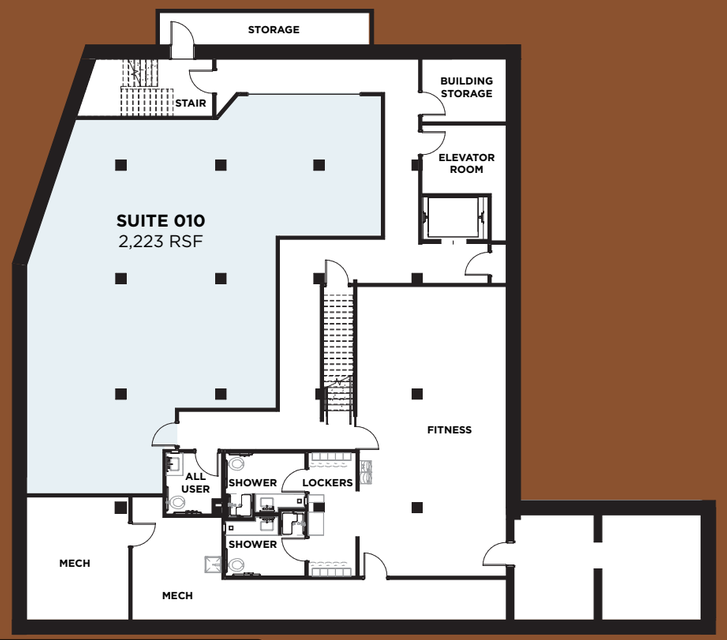
WALKING DISTANCE RETAIL

THE GATEWAY

- ATT
- The Red Balloon
- The Nerd Store
- The Store
- Tresor Jewelers
- White Agent Bridal
- WOSB
- Costa Vida
- Dave & Busters
- Flanker
- Flemings
- Hallpass
- La Barba Coffee
- Lupessa
- Mr. Shabu
- Neptune's Palace
- Panda Express
- Pearl
- Pop
- Seabird
- Six Sailor Cider
- Sweet Rolled Tacos
- The Bruce
- The Lounge at Wiseguys
- Tucanos
- Clark Planetarium
- Discovery Gateway
- Dreamscapes
- Hawaii Fluid Art
- Megaplex Theaters
- Mestizo Institute of Culture & Arts
- Mystery Escape Room
- The Depot
- Urban Arts Gallery
- WTC
- Wiseguys

CITY CREEK CENTER

- Albion
- Allen Edmonds
- ALO
- American First CU
- American Eagle Outfitters
- Anthropologie
- Apparel Depot
- Apple
- Arc'teryx
- Atheta
- Banana Republic
- Bennion Jewelers
- BO Beauty Studios
- Bocata
- Bohme
- Banobos
- Boss
- Brio
- Bronxton+
- BYLT
- Cafe Rio
- Chick-Fil-A
- Claire's
- Coach
- Copper Pearl
- Costa Vida
- Cotton: On
- Deseret Book
- Downwast
- Earthbound Trading Co.
- Eclair
- Express
- Fabletics
- Foot Locker
- Form Spa
- Freepeople
- Freebird
- GAP
- Garage
- The Gem Studio
- Geometry
- Gorjana
- Great Steak
- H&M
- Haagen-Dazs
- J.Crew
- J.Dawgs
- Jeeva's Greek Cafe
- Johnny Rockets
- Journeys
- Kendra Scott
- KeyBank
- Kneaders
- Lens Crafters
- Lids
- Louis Vuitton
- Lovisa
- Lululemon
- Lush
- Luxor Fragrances
- Macy's
- Madewell
- McDonalds
- Morgan Jewelers
- Mr. Mac
- Nordstrom
- Osaka Japan
- Pandora
- Psycho Bunny
- RH
- Rocket Fizz
- Roxberry
- SBarro
- Sephora
- Sevenbrothers
- Stance
- State & Liberty
- Subway
- Swarovski
- TMobile
- Taste of Red Iguana
- Tecovas
- The Capital Grill
- The Cheesecake Factory
- The Red Balloon
- Thread
- Tiffany & Co.
- TUMI
- Utah Sports Hall of Fame
- Vans
- Verizon
- Vitality Bowls
- Vuori
- West Elm
- Zimbu
- Zions Bank
- Zumiez



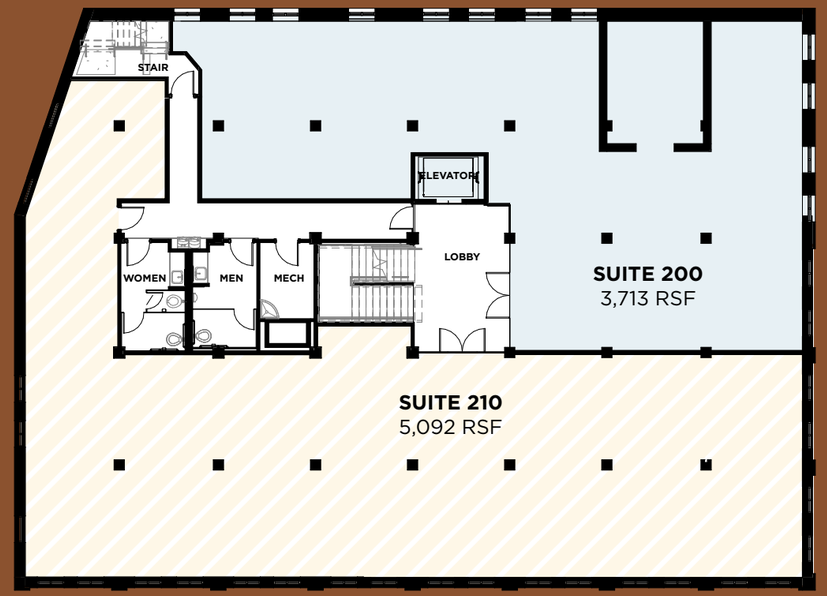
BASEMENT LEVEL











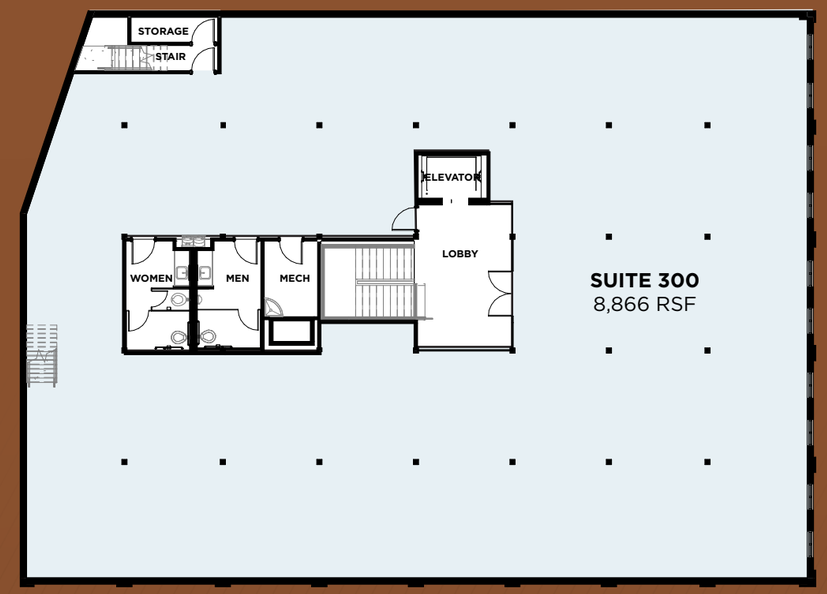
SECOND FLOOR

FULL FLOOR
(SUITES 200 & 210)
TENANT OPTION
8,805 RSF

MULTI-TENANT
OPTION
SUITE 200 - 3,713 RSF
SUITE 210 - 5,092 RSF



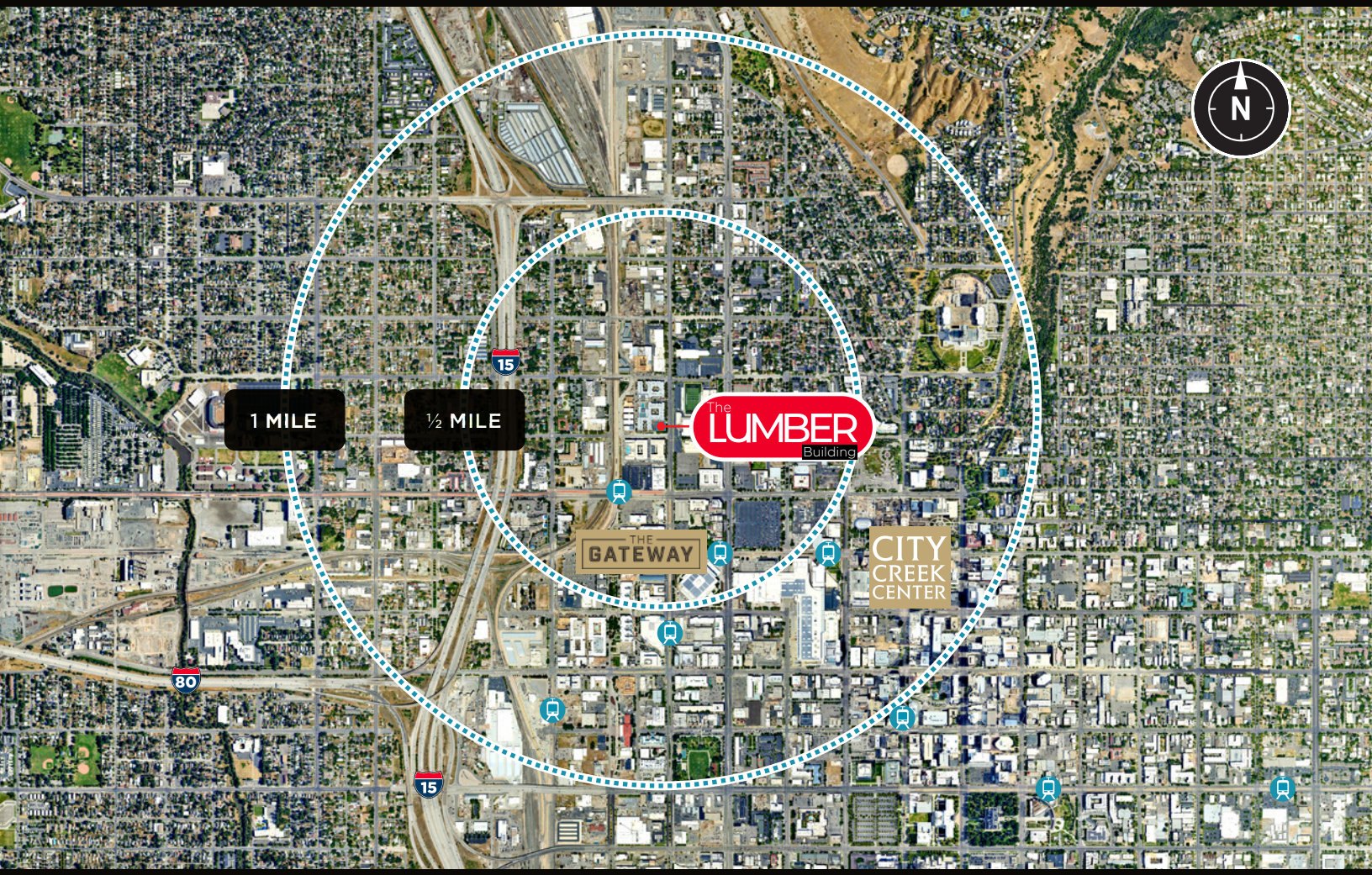
FIRST FLOOR



THIRD FLOOR

LUMBER BUILDING

205 NORTH 400 WEST
SALT LAKE CITY, UT



CONTACT

MIKE RICHMOND
Executive Managing Director
+1 801 303 5434
mike.richmond@cushwake.com

DANA BAIRD, CCIM
Executive Managing Director
+1 801 303 5526
dana.baird@cushwake.com

HANNAH KING
Associate
+1 801 303 5440
hannah.king1@cushwake.com



VanTrust® CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.
G:\SL1\Shared\Apps\Gigas\1 - Projects\Richmond, Mike\1 - Flyers\LumberBuilding