

FOR  
LEASE



PARKVIEW

PLAZA I



2180 S 1300 E  
SALT LAKE CITY  
UTAH, 84106

[www.cbre.us/saltlakecity](http://www.cbre.us/saltlakecity)

**CBRE**

# PRESTIGIOUS CLASS A SUGAR HOUSE OFFICE

Parkview Plaza I features unbeatable access to transportation, amenities, and high end features at a lower than market average lease rate.

Located in the coveted and bustling Sugar House Business District, this Class A office building has direct access to I-215 from 1300 East. Numerous bus stops around the site along with the Sugar House streetcar line provide Tenants plenty of options to make commuting more convenient. Although, with the countless amenities and multifamily development nearby, there's no reason to leave!

Across the street from Sugar House Park, Parkview Plaza I has the perfect mix of outdoor, serene amenities and retail amenities. Those looking to spend time outdoors can bike or jog Parley's Trail, featuring an 8-mile paved path, or take a stroll through the park or one of the many connecting trail systems. For those looking for retail amenities, the nearby Sugar House area has a blend of restaurants, cafes, night-life, desserts, and shopping options. Between small, locally owned businesses and national chains, Parkview Plaza I has access to over 52 amenities within walking distance.

Parkview Plaza is centrally located in the Salt Lake Valley with Downtown Salt Lake City only a 10 minute drive from the site and the newly redesigned Salt Lake International Airport only 15 minutes away. Park City, home to many world class resorts, is a quick 25 minute drive.

## PROPERTY HIGHLIGHTS



### ACCESSIBILITY

Direct freeway access from 1300 East along with public transit options, including the Sugar House streetcar line



### PARKING

Tenants will enjoy abundant, free covered parking



### ARCHITECTURE

Floor to ceiling windows provide Tenants with unmatched panoramic views of the East Bench and Sugar House Park



### LEASE RATE

Far below other Class A buildings in Sugar House, Parkview Plaza I has rates as low as:  
\$25.00/SF, Full Service

55 Amenities Within Walking Distance, Including:



patagonia



COLD STONE  
CREAMERY



noodles  
& COMPANY



Orangetheory  
FITNESS



Salt Lake City International Airport

Salt Lake City CBD

**PARKVIEW**  
PLAZA

Liberty Village

The Vue

Irving Heights Apts.

Sugarhouse Apts.

Sugarmont Apts.

Sugar Alley

Westminster On The Draw

Legacy Village

Wilmington Flats

S 1300 E

University of Utah Health

Sugar House Park



**THE PERFECT LOCATION**  
**THE PERFECT OFFICE**

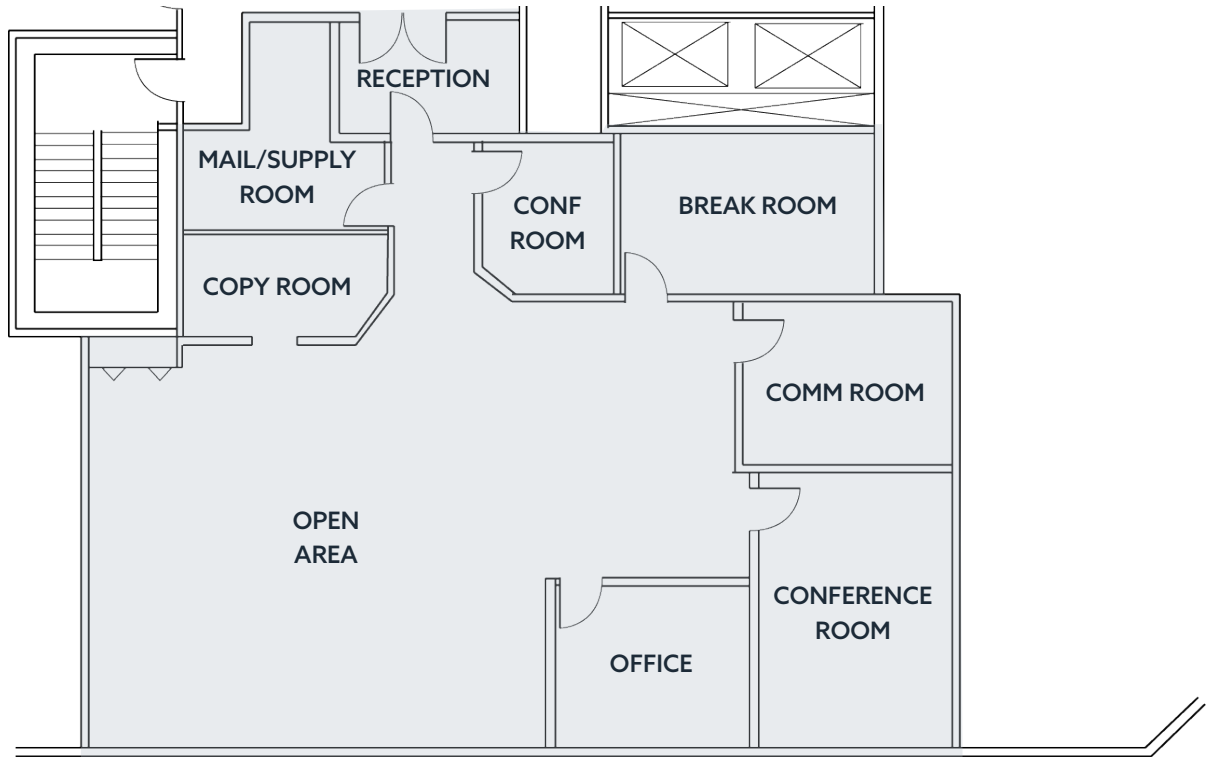
# CURRENT AVAILABILITY

**3<sup>RD</sup>**  
**FLOOR**

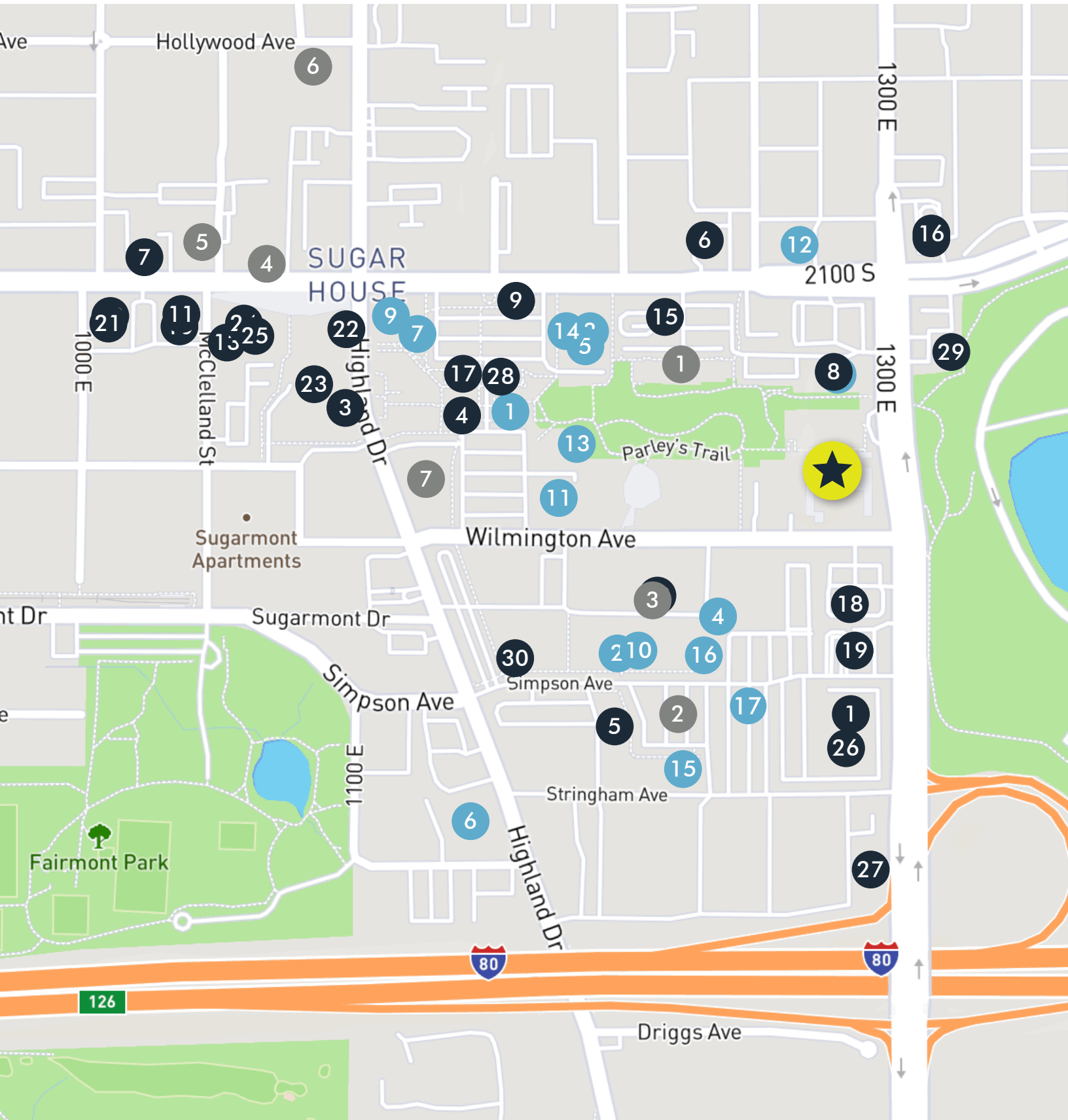
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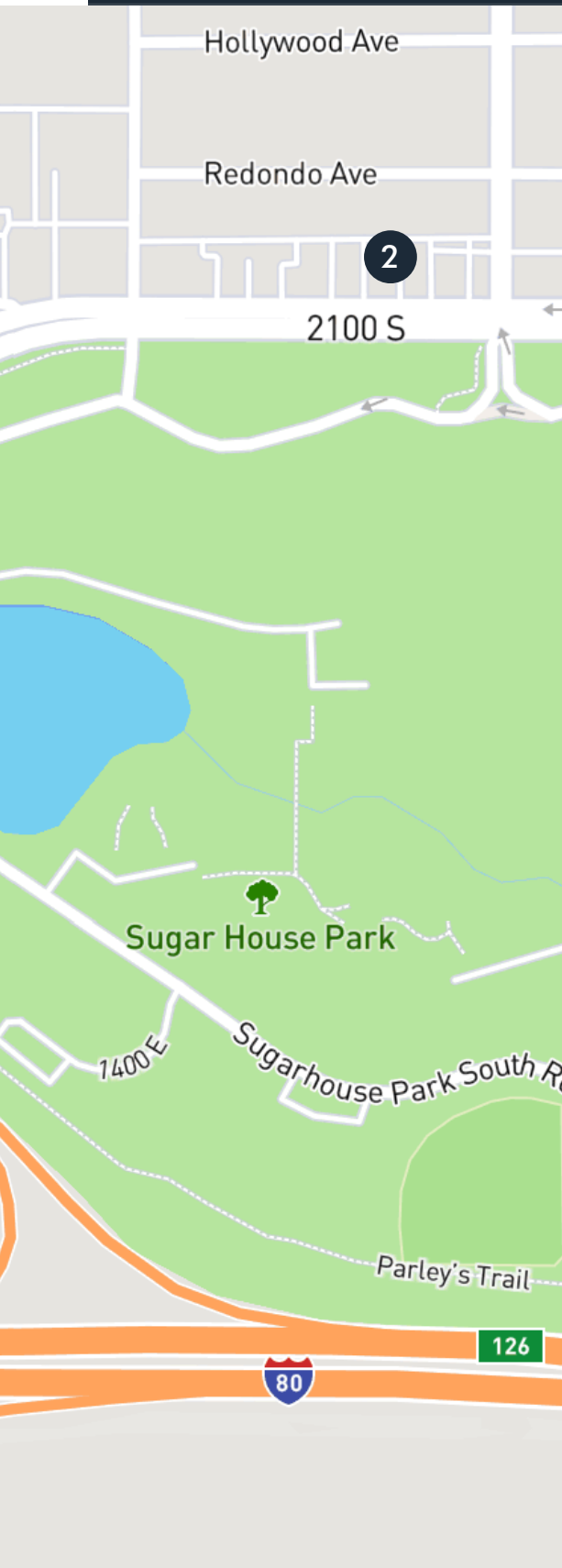
2,941 RSF





# PROPERTY LOCATION NEARBY AMENITIES





# 55 AMENITIES

## WITHIN ONE HALF MILE FROM PARKVIEW PLAZA I

### RESTAURANTS

- 1 Starbucks
- 2 Baskin Robbins
- 3 Cold Stone Creamery
- 4 Jamba Juice
- 5 TCBY
- 6 Cafe Rio
- 7 Chipotle
- 8 Freebirds World Burrito
- 9 Noodles and Company
- 10 Pei Wei Asian Diner
- 11 Smashburger
- 12 The Burger Joint
- 13 The Habit Burger Grill
- 14 A & W Restaurants
- 15 Chick-Fil-A
- 16 KFC
- 17 Panda Express
- 18 Taco Bell
- 19 Wendy's
- 20 MOD Pizza
- 21 BAJIO Mexican Grill
- 22 Brewers Association
- 23 Buffalo Wild Wings
- 24 Chronic Tacos
- 25 Mellow Mushroom
- 26 Olive Garden
- 27 Red Lobster
- 28 Sizzler
- 29 Tsunami Sushi

### SHOPPING

- 1 Carter's
- 2 Children's Place
- 3 Loft
- 4 Nordstrom Rack
- 5 Old Navy
- 6 Patagonia
- 7 The Men's Warehouse
- 8 Uptown Cheapskate
- 9 Barnes and Noble
- 10 Michaels Stores
- 11 Bed Bath and Beyond
- 12 Sherwin-Williams
- 13 Petco
- 14 Famous Footwear
- 15 Payless
- 16 Big 5
- 17 Target

### OTHER

- 1 Extended Stay America
- 2 Cinemark Theatres
- 3 Orange Theory Fitness
- 4 The Bar Method
- 5 Natural Grocers
- 6 Smiths Food and Drug Stores
- 7 Whole Foods Market
- 8 U of U Health Center
- 9 Sugar House Park
- 10 Fairmont Park

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