

# LONG-TERM LAND LEASE

## THE YARDSTICK DEVELOPMENT OPPORTUNITY

40-52 East 300 South | Salt Lake City, Utah 84111

**0.6 ACRES IN THE  
HEART OF THE CBD**

### DEMOLITION COMPLETE

#### PROPERTY HIGHLIGHTS

- Long-Term Land Lease
- 0.60 Acres
- 300 South Frontage
- Multi-Use, High Density
- D-1 Zoning
- Walking Distance to Gallivan Plaza, Trax Stops, Restaurants, Shopping, Hotels and Nightlife
- Opportunity Zone
- Call for Pricing



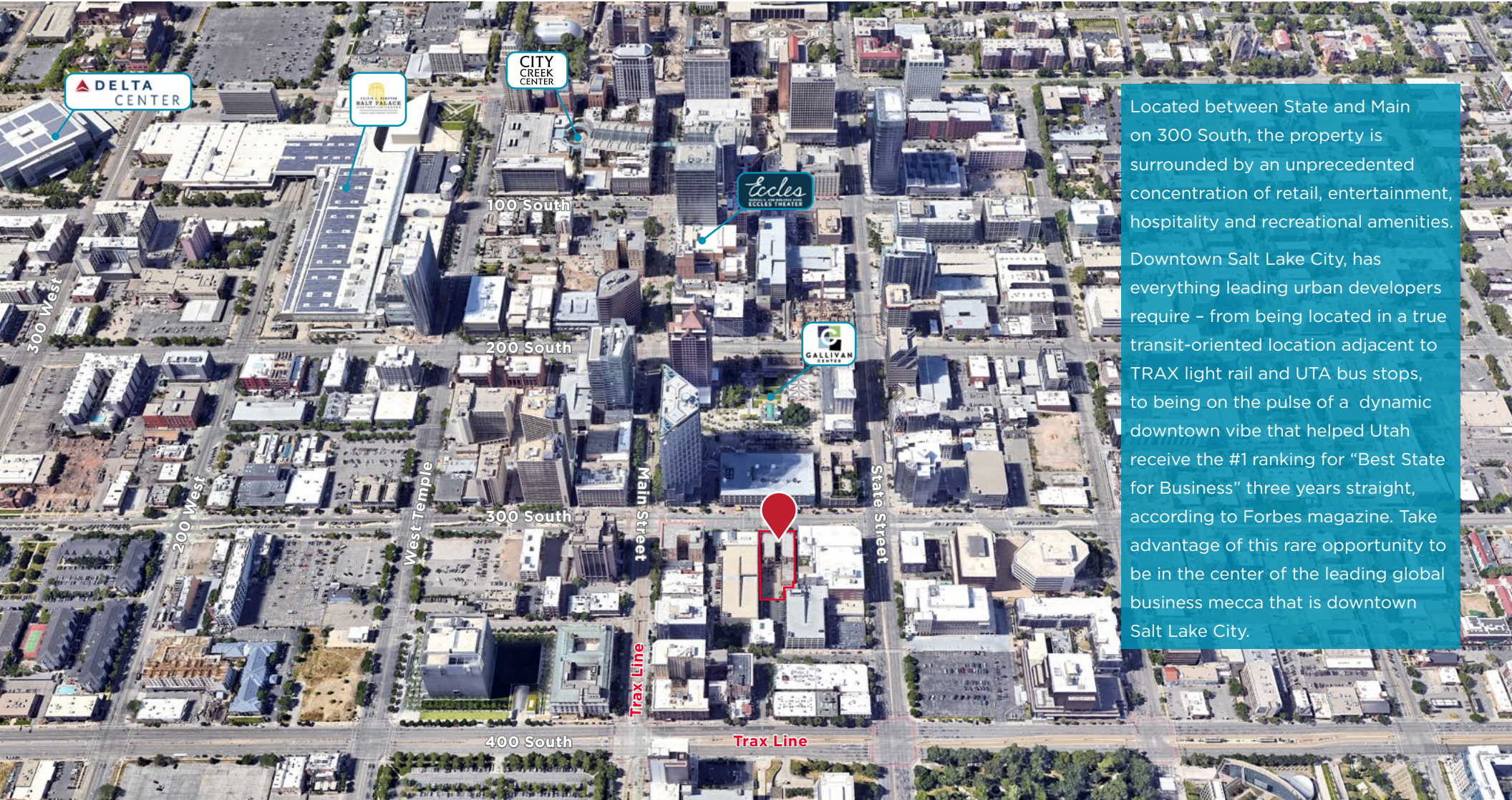
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Located between State and Main on 300 South, the property is surrounded by an unprecedented concentration of retail, entertainment, hospitality and recreational amenities. Downtown Salt Lake City, has everything leading urban developers require - from being located in a true transit-oriented location adjacent to TRAX light rail and UTA bus stops, to being on the pulse of a dynamic downtown vibe that helped Utah receive the #1 ranking for "Best State for Business" three years straight, according to Forbes magazine. Take advantage of this rare opportunity to be in the center of the leading global business mecca that is downtown Salt Lake City.

MARKETED BY  
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