



**KeyBank**  
TOWER

at CITY CREEK

**CLASS-A OFFICE SPACE  
IN SALT LAKE CITY**

FOR MORE INFORMATION PLEASE CONTACT

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**36 South State Street  
Salt Lake City, Utah 84111**

*Class-A, multi-tenant office building with on-site management in the heart of one of the nation's largest mixed-use downtown redevelopment projects: City Creek Center.*



**Address**

36 South State Street, Salt Lake City, Utah 84111

**Key Bank Tower at City Creek Overview**

377,677 square feet

26 stories

Remodeled in 2021

Key Bank Tower at City Creek is a Class-A, twenty-six story, multi-tenant office building with a prestigious State Street address in the heart of Salt Lake City’s central business district. The building includes a recent remodel of the main lobby, garage entrance, and elevator systems. Key Bank Tower features on-site property management, covered garage parking, and convenient access to City Creek Center, one of the nation’s largest and most acclaimed mixed-use downtown redevelopment projects. This unique environment features a retractable glass roof, the very popular City Creek Center food court, a creek that runs through the property, a pedestrian sky bridge and more. City Creek Center features world-class fashion and dining destinations with over 100 national stores and restaurants.

**Parking**

Underground, covered, and surface parking available at prevailing market rates

**Public Transit**

Within easy walking distance to bus stations, TRAX stations, and Frontrunner stations

**Fiber Optics**

Multiple carriers with dark fiber and extensive service options available

**Elevators**

Ten high-speed passenger elevators and one freight elevator - All elevators updated in 2020

**Life Safety**

Emergency generator that supplies power to designated elevators, emergency lighting, and pressurization fans

**Lease Rate**

Full-service with base-year stop

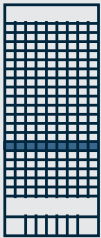
**Improvements**

Generous TI packages available





**AVAILABLE SOON** LEASING OPPORTUNITY IN THE CENTRAL BUSINESS DISTRICT OF SALT LAKE CITY



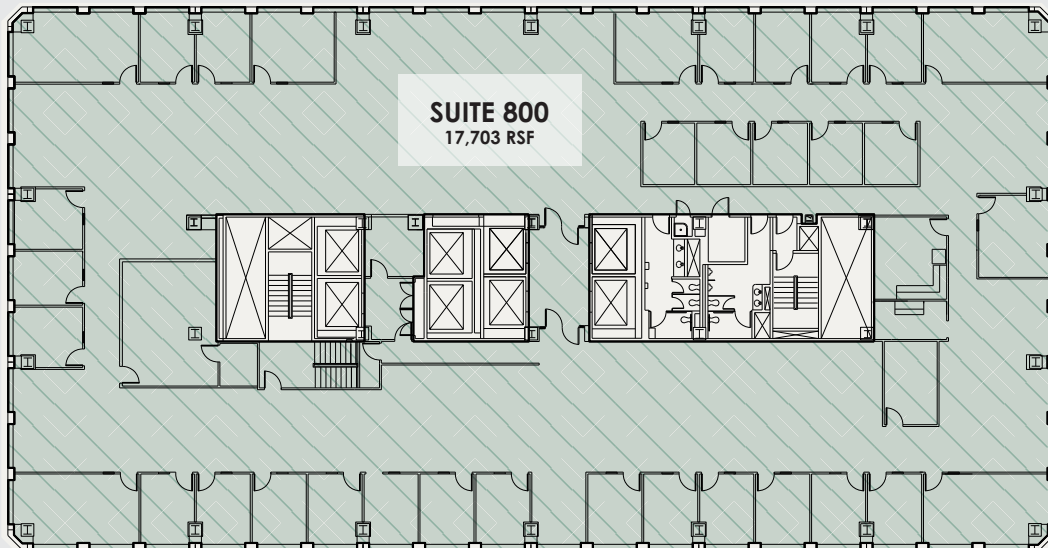
**Suite 800**

**Rentable Square Feet:** 17,703

**Lease Rates:** \$34.00–\$36.00/RSF

**Status:** Available

**Condition:** Prior tenant design still intact and ready for occupancy



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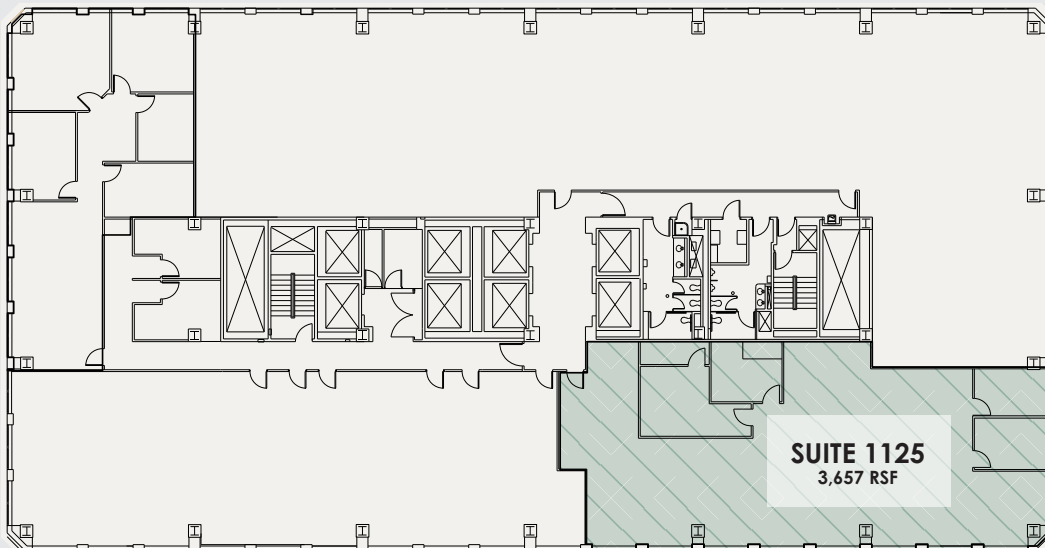
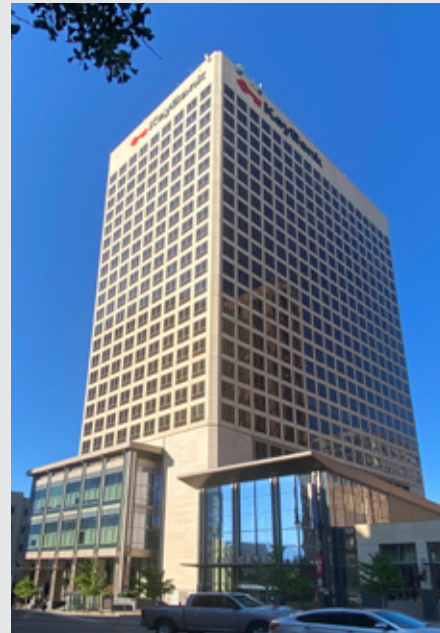
### Suite 1125

**Rentable Square Feet:** 3,657

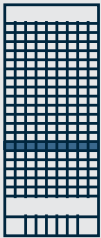
**Lease Rates:** \$35.00–\$37.00/RSF

**Status:** Vacant

**Condition:** Prior tenant design still intact and ready for occupancy



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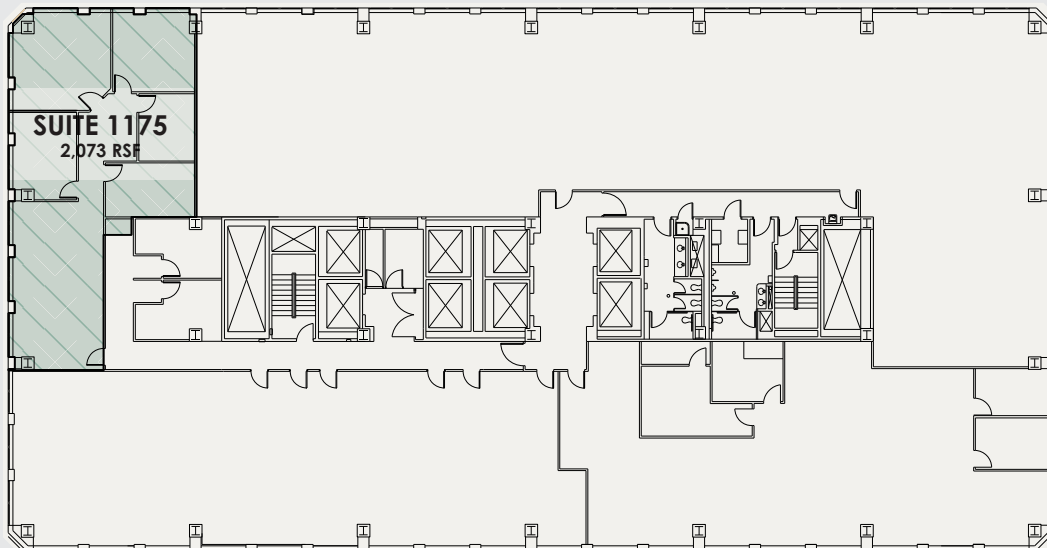
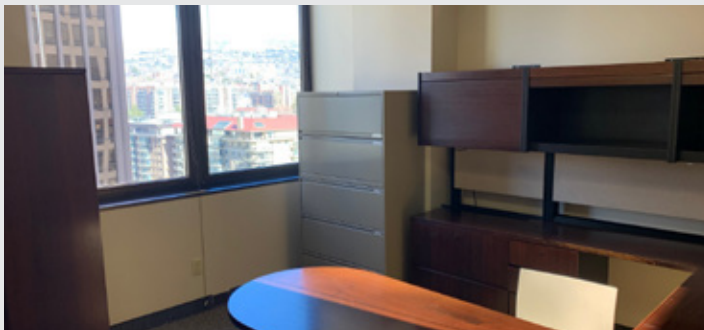
### Suite 1175

**Rentable Square Feet:** 2,073

**Lease Rates:** \$35.00–\$37.00/RSF

**Status:** Vacant

**Condition:** Prior tenant design still intact and ready for occupancy



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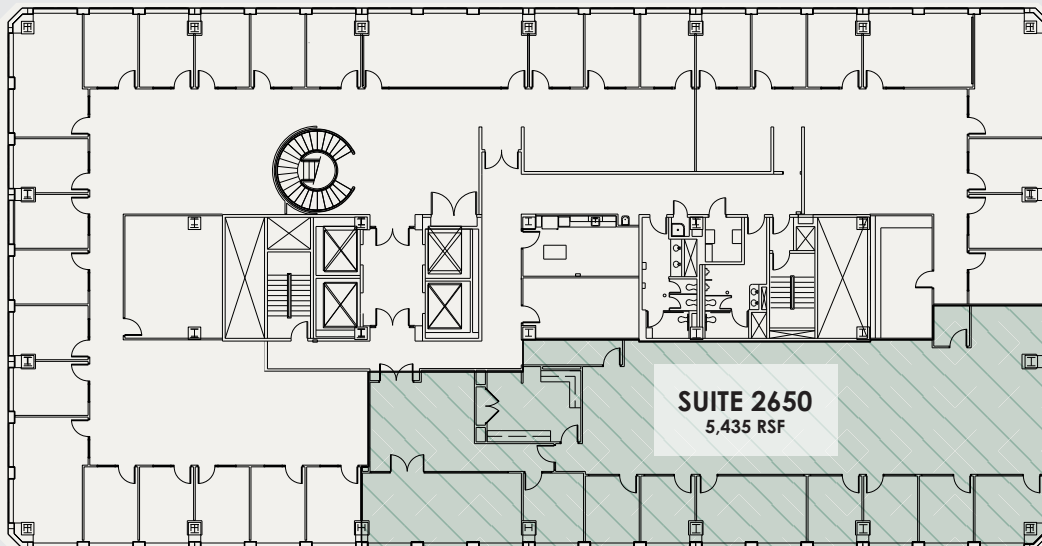
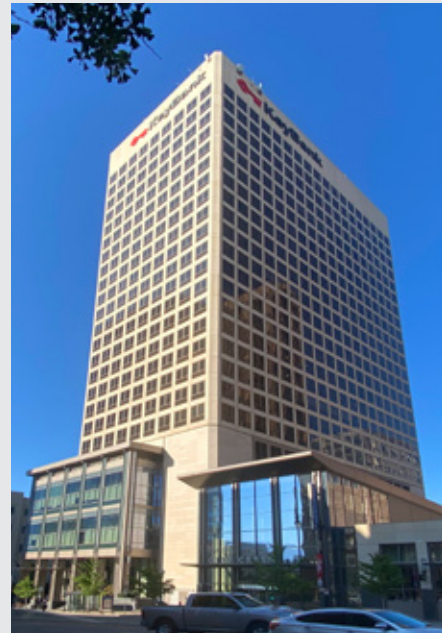
**Suite 2650**

**Rentable Square Feet:** 5,435

**Lease Rates:** \$37.00–\$39.00/RSF

**Status:** Available

**Condition:** Prior tenant design still intact and ready for occupancy





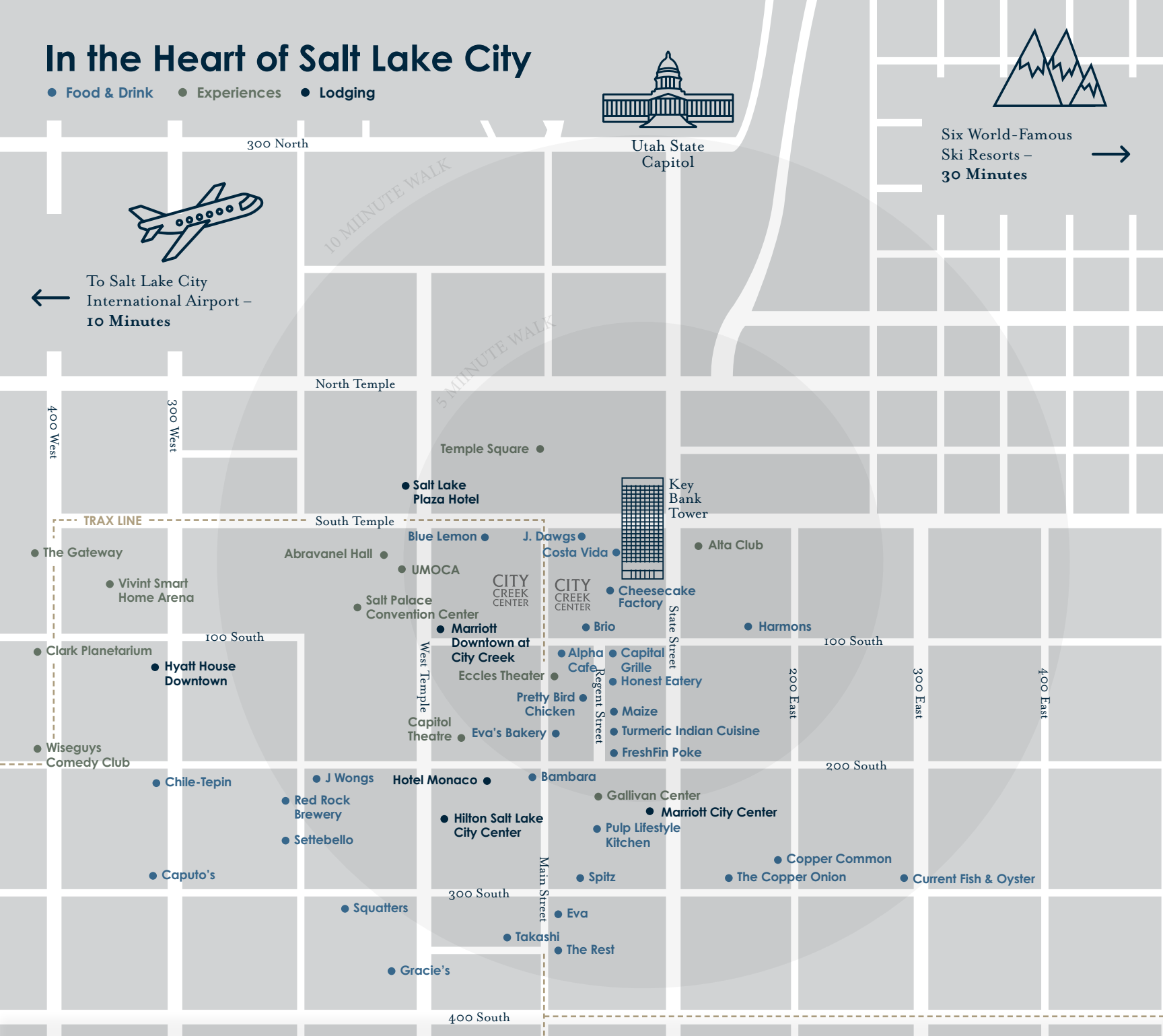
# In the Heart of Salt Lake City

● Food & Drink ● Experiences ● Lodging



Six World-Famous  
Ski Resorts –  
30 Minutes →

← To Salt Lake City  
International Airport –  
10 Minutes



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