





95 State at City Creek

Class - A Office Building

514,074 square feet | 25 Stories | Built in 2021

ADDRESS

95 South State, Salt Lake City, Utah 84111

WELCOME

95 State at City Creek is Salt Lake City's newest state-of-the-art, Class A office tower, centrally located in the heart of downtown and directly connected to City Creek Center via The Link, a renovated and expanded pedestrian tunnel. Upon entering, visitors are welcomed by an elegant lobby highlighted by a 75-foot 8K display, complemented by premium stone finishes, natural wood accents, and comfortable seating. Thoughtful design and striking architecture define 95 State at City Creek, providing a cutting-edge workplace that inspires productivity and enhances the daily work-place experience.

ELEVATE AT CITY CREEK

All City Creek office tenants have access to the amenity center, Elevate. Equipped with fitness center, showers, pickle ball, golf simulator, and basketball court.

PARKING

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

LEASE RATES

Modified gross lease

\$46.00-\$53.00/RSF

[CLICK HERE FOR VIRTUAL TOUR OF LOBBY →](#)



Amenties at 95 State

CONFERENCE ROOM

We offer a large conference room that accommodates up to 70 guests and features an 8k LED video wall with full AV capability that is perfect for presentations, meetings, and events. For smaller gatherings, we also provide an intimate conference room with seating for up to 10 people.

[CLICK HERE FOR VIRTUAL TOUR OF CONFERENCE ROOMS→](#)

GYM

Our fully equipped fitness center offers cardio machines, free weights, a dedicated cycle room, and a yoga studio. Tenants also enjoy complimentary towel service and access to showers.

[CLICK HERE FOR VIRTUAL TOUR OF GYM→](#)

OUTDOOR PATIO

The building features a fifth-floor garden terrace with 4,000 square feet of landscaped outdoor space, providing tenants with a peaceful retreat to relax, recharge, and connect.

[CLICK HERE FOR VIRTUAL TOUR OF PATIO→](#)



Suite 850

RENTABLE SQUARE FEET

2,227

STATUS

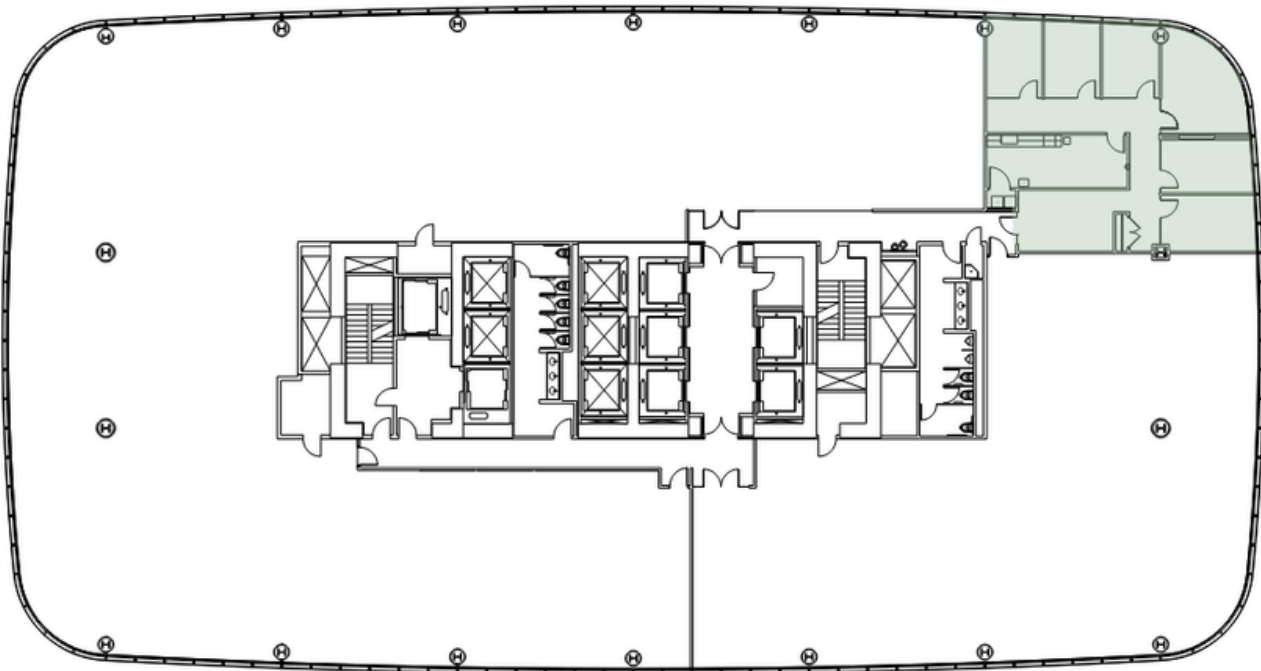
Available February 2027

LEASE RATES

\$46.00 - \$49.00/RSF

CONDITION

Previous tenant design intact



JORDAN JOHNSON

801.321.8711 | Jordan.Johnson@propertyreserve.org

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Suite 980

RENTABLE SQUARE FEET

5,829

STATUS

Available

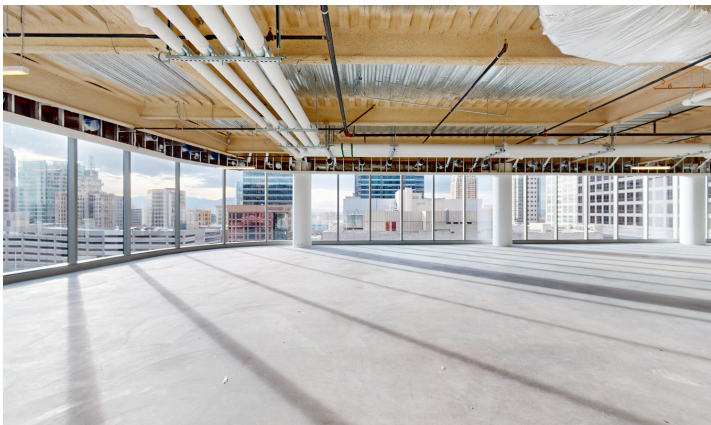
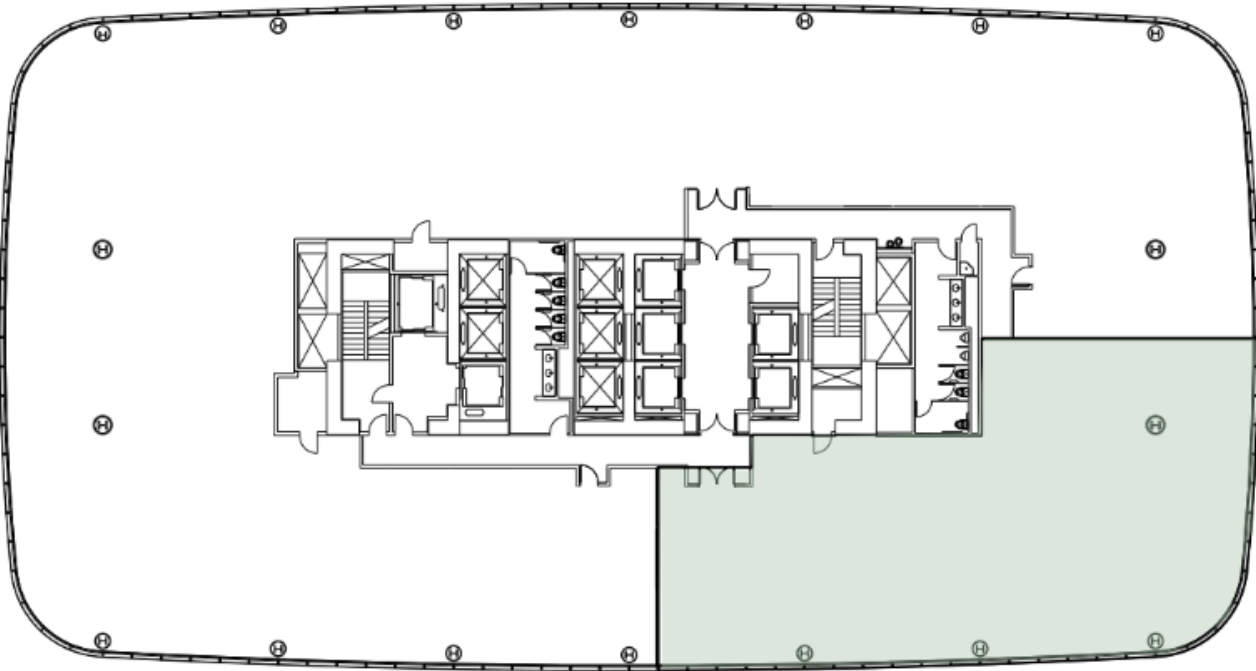
LEASE RATES

\$46.00 - \$49.00/RSF

[Click here for virtual tour of suite 980→](#)

CONDITION

Gray shell ready for immediate build out



JORDAN JOHNSON

801.321.8711 | Jordan.Johnson@propertyreserve.org

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Suite 1550

RENTABLE SQUARE FEET

12,578

STATUS

Available

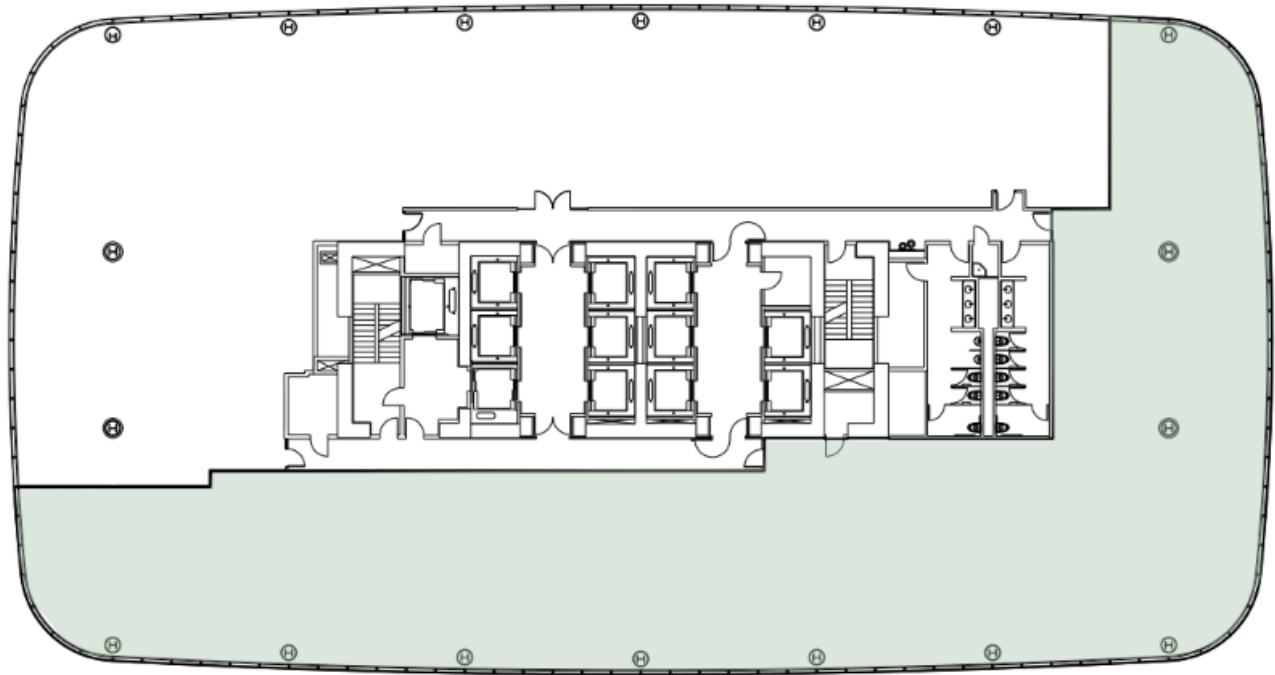
LEASE RATES

\$50.00 - \$53.00/RSF

[Click here for virtual tour of suite 1550→](#)

CONDITION

Gray shell ready for immediate build out



JORDAN JOHNSON

801.321.8711 | Jordan.Johnson@propertyreserve.org

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Suite 1600

RENTABLE SQUARE FEET

23,977

STATUS

Available

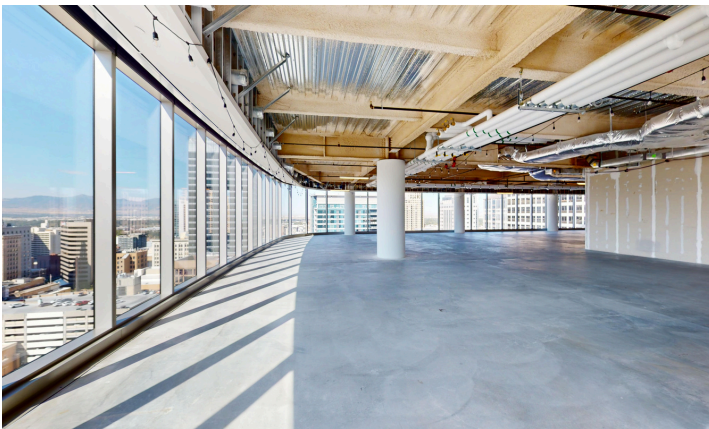
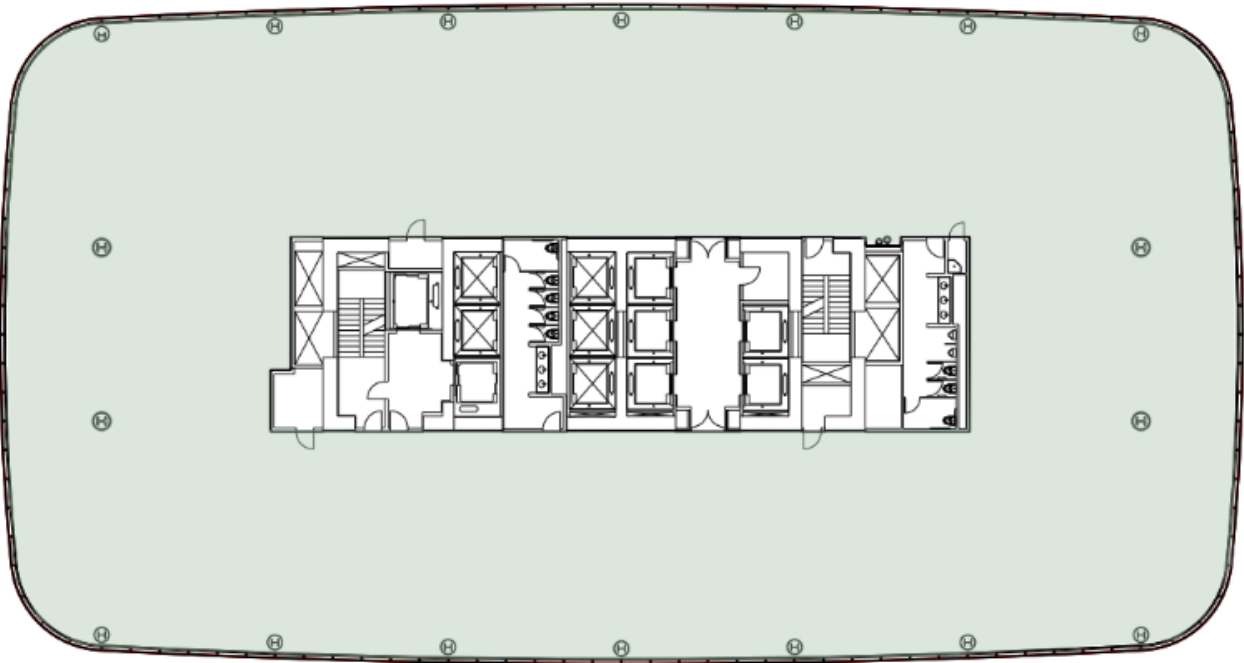
LEASE RATES

\$50.00 - \$53.00/RSF

[Click here for virtual tour of suite 1600→](#)

CONDITION

Gray shell ready for immediate build out



JORDAN JOHNSON

801.321.8711 | Jordan.Johnson@propertyreserve.org

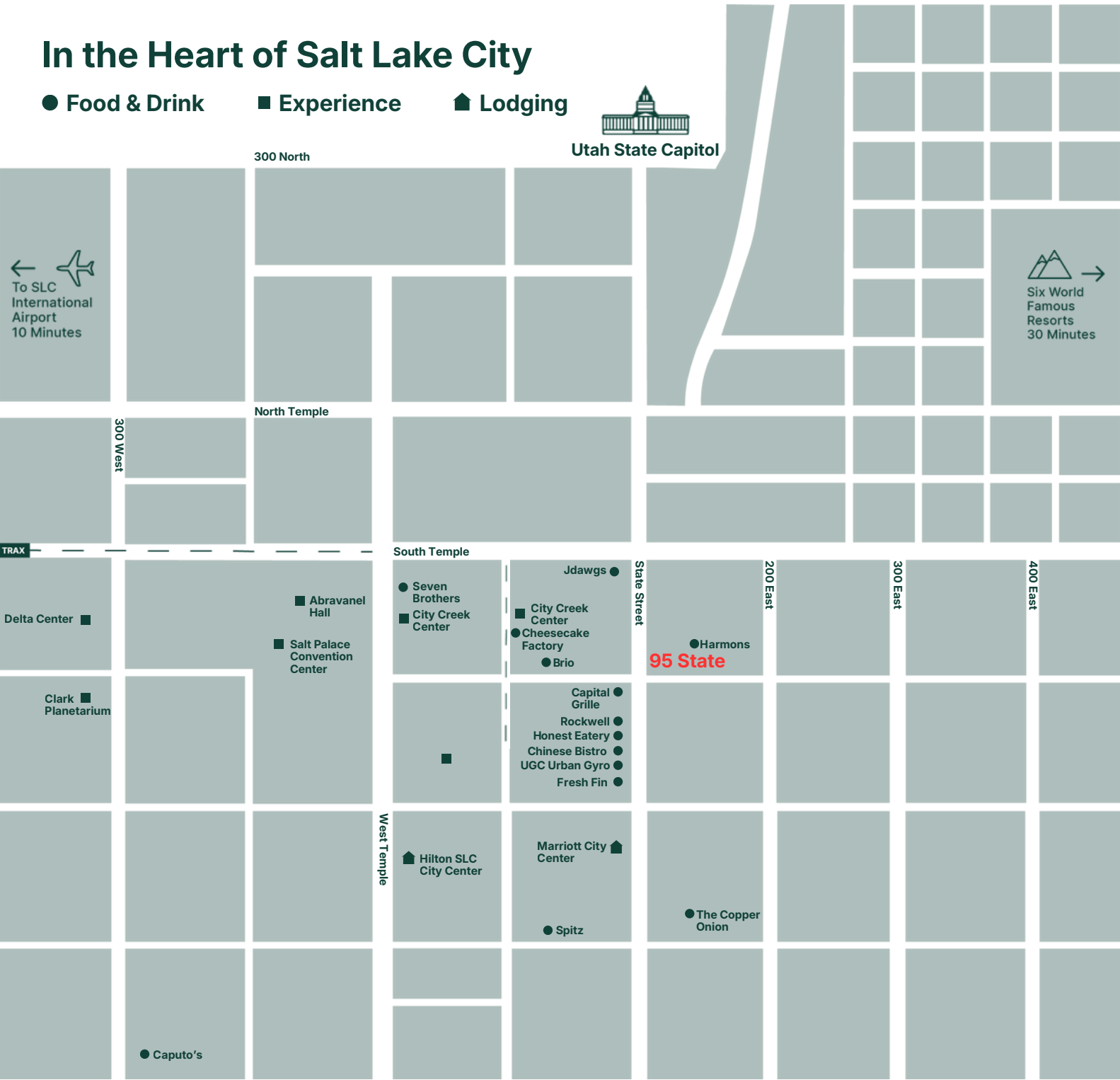
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

In the Heart of Salt Lake City

● Food & Drink ■ Experience ▲ Lodging



Utah State Capitol



Jordan Johnson

801.321.8711 | Jordan.Johnson@propertyreserve.org



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.