





Orpheum

Class - B Office Building

24,700 square feet | 3 Stories | Built in 1905

ADDRESS

132 S State Street, Salt Lake City, UT 84111

WELCOME

Orpheum was originally built as the Orpheum Theatre and was redone in 2003 to become an office building. Retaining its stunning original theater facade, the building offers tenants a unique opportunity for prime office space in the central business district of Salt Lake City. Orpheum has a modern industrial feel that includes a grand lobby entrance, lunch room designed into the space, and crown signage opportunity on the building for a single tenant user.

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
\$28.00-\$30.00/RSF

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

Basement

RENTABLE SQUARE FEET

4,936

STATUS

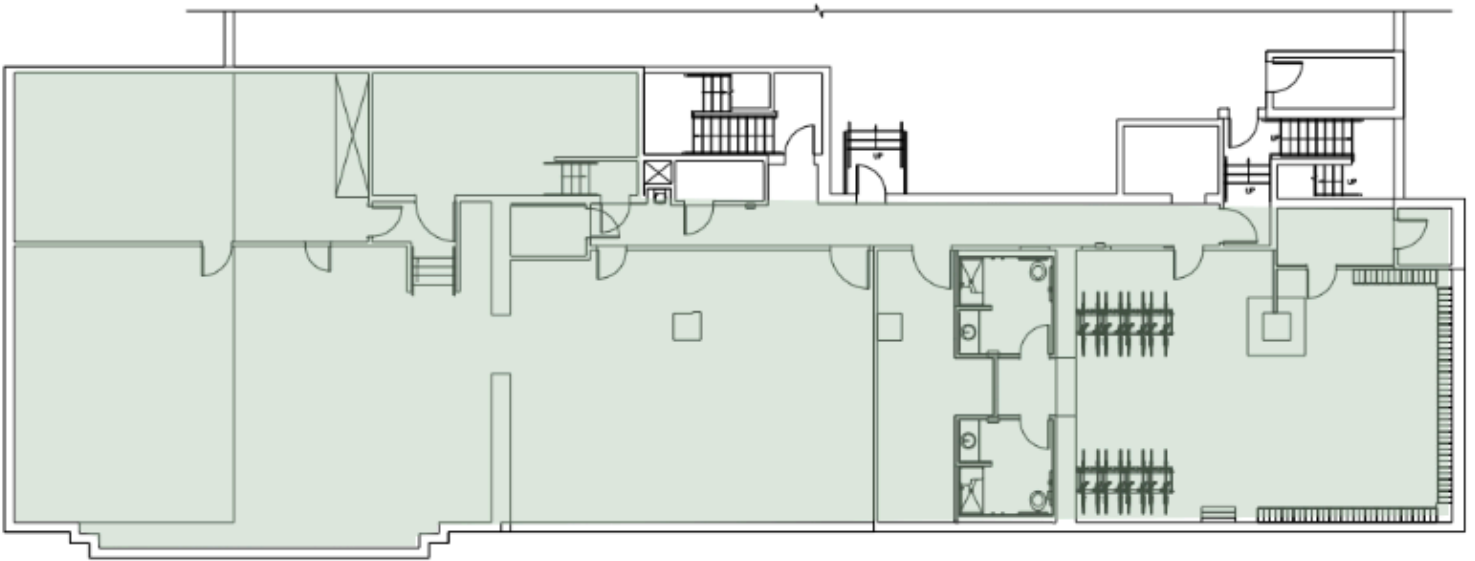
Available

LEASE RATES

\$25/RSF

CONDITION

Storage Space



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.

First Floor

RENTABLE SQUARE FEET

6,504

STATUS

Available

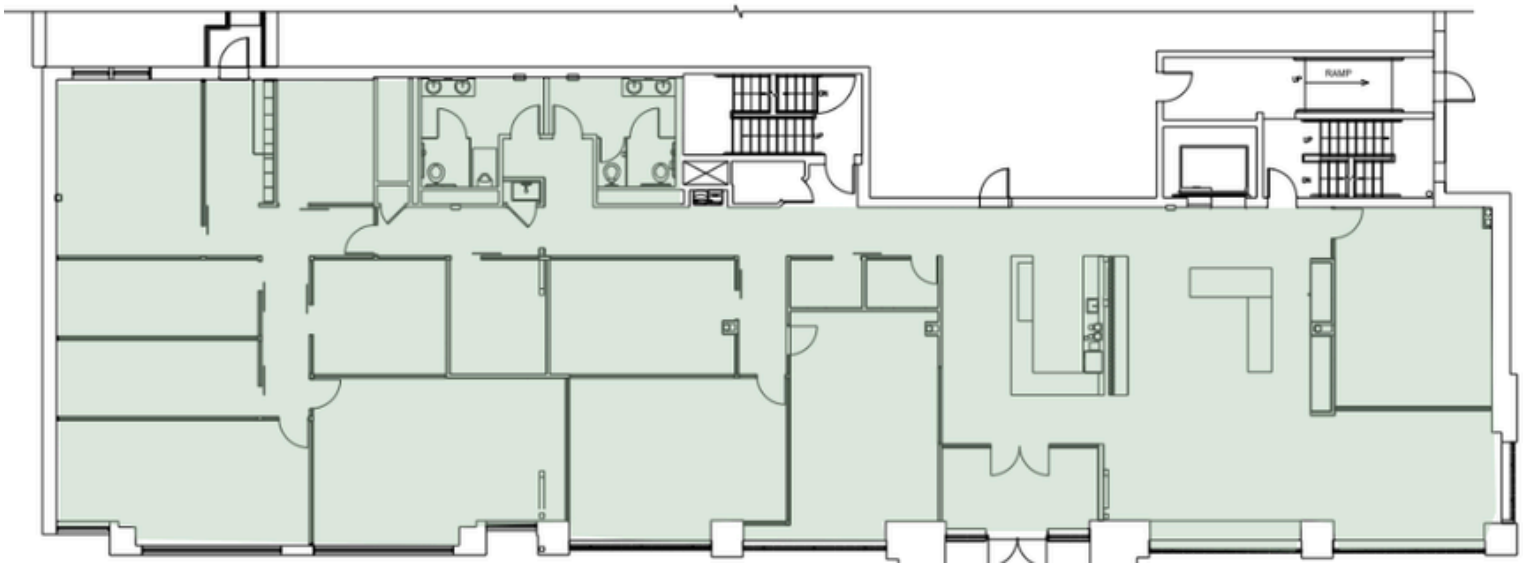
LEASE RATES

\$28.00 - \$30.00/RSF

[Click here for virtual tour of first floor →](#)

CONDITION

Previous tenant design intact



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Second Floor

RENTABLE SQUARE FEET

6,504

STATUS

Available

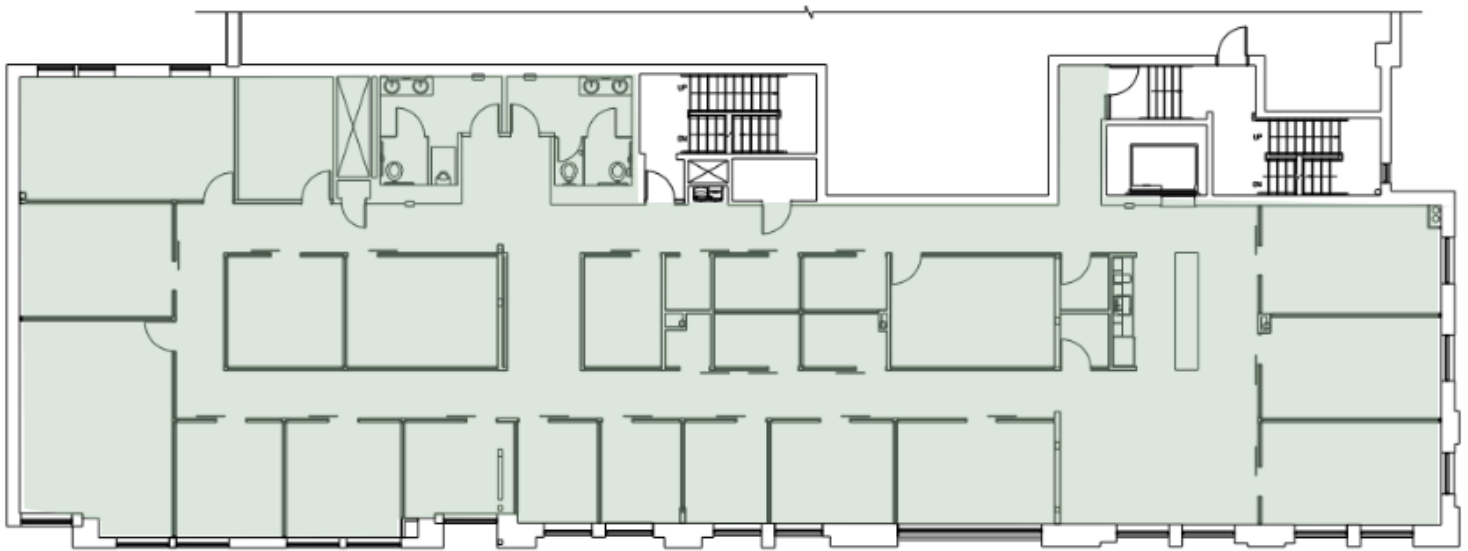
LEASE RATES

\$28.00 - \$30.00/RSF

[Click here for virtual tour of second floor →](#)

CONDITION

Previous tenant design intact



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Third Floor

RENTABLE SQUARE FEET

6,504

STATUS

Available

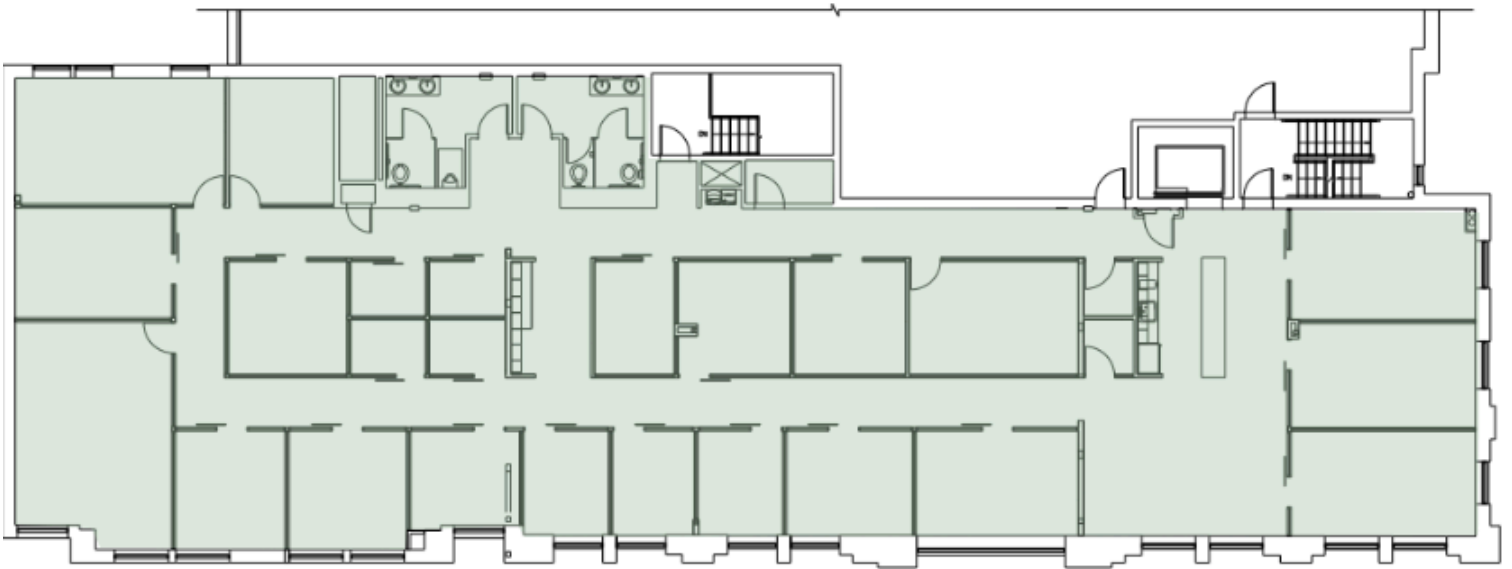
LEASE RATES

\$28.00 - \$30.00/RSF

[Click here for virtual tour of third floor →](#)

CONDITION

Previous tenant design intact



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In the Heart of Salt Lake City

● Food & Drink

■ Experience

🏠 Lodging



Utah State Capitol



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PROPERTY
RESERVE