



## Dream Dental Building

268 W 400 S, Salt Lake City, UT 84101



**Cheryl Acker**

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# Dream Dental Building

\$3,250,000

Experience exceptional downtown convenience with the prime office facilities at 264-268 W 400 S in Salt Lake City, Utah. This rare opportunity allows businesses to place themselves in a strategic location for effortless access to downtown amenities, restaurants, and transportation.

264-268...

- 264-268 W 400 S offers a turnkey office with a full build-out as a dental practice and a prime location near the heart of Downtown Salt Lake City.
- Versatile property in a dense residential market near traffic-driving amenities, making it ideal for a range of office or retail uses.
- Places businesses within five minutes of Temple Square, the Salt Palace Convention Center, The Delta Center, City Creek Center, and much more.
- Located within a qualified Opportunity Zone, providing valuable potential capital gains tax incentives.
- Growing 3-mile population of more than 150,000 contributed over \$1.9 billion in consumer spending during 2023.



Price:	\$3,250,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.26 AC
Rentable Building Area:	14,930 SF
Rentable Building Area:	14,930 SF
No. Stories:	3
Year Built:	1979
Tenancy:	Multiple
Parking Ratio:	1.71/1,000 SF
Zoning Description:	D-2
APN / Parcel ID:	15-01-402-010-0000
Walk Score ®:	91 (Walker's Paradise)

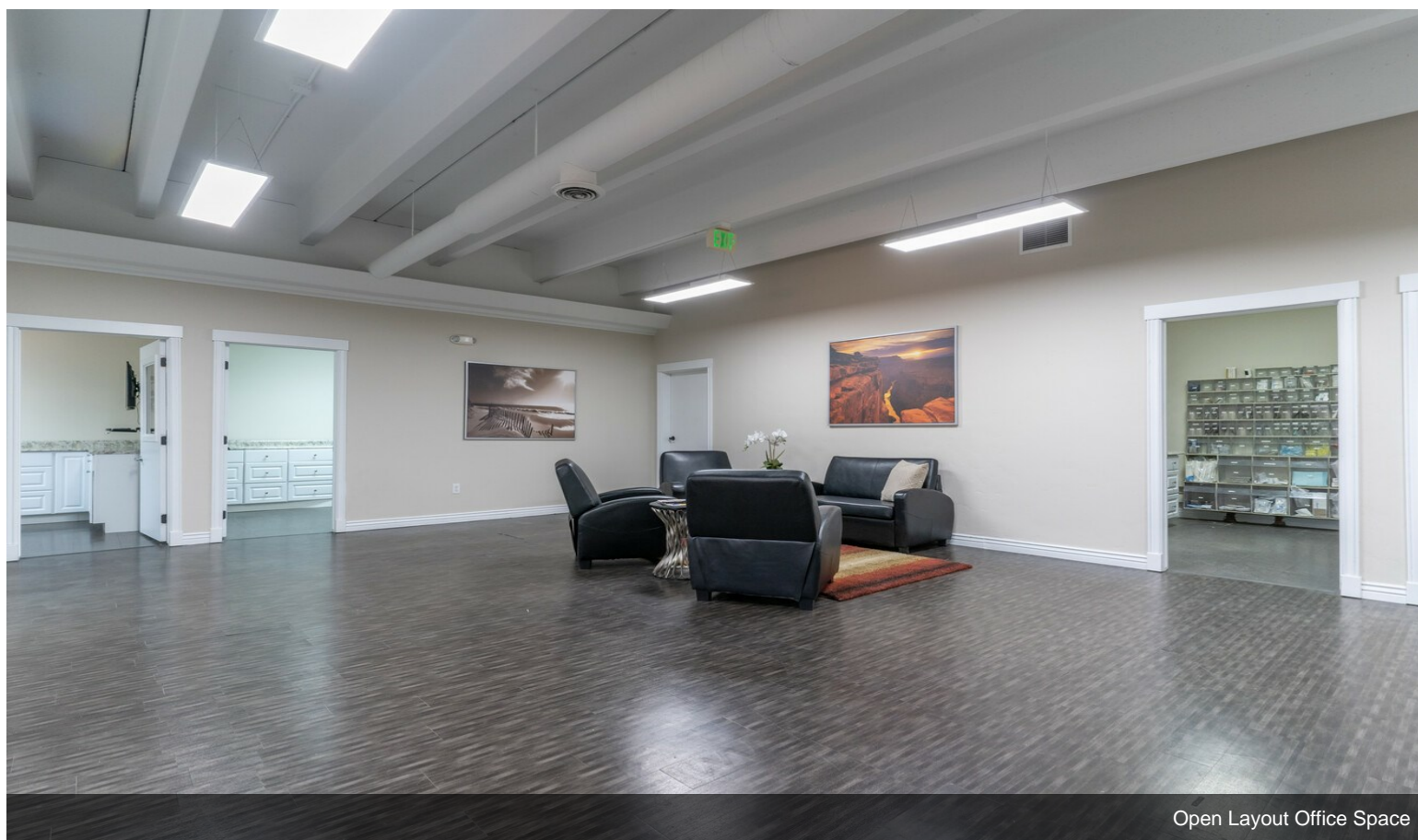


268 W 400 S, Salt Lake City, UT 84101

# Property Photos



Large High-End Waiting Room



Open Layout Office Space

# Property Photos

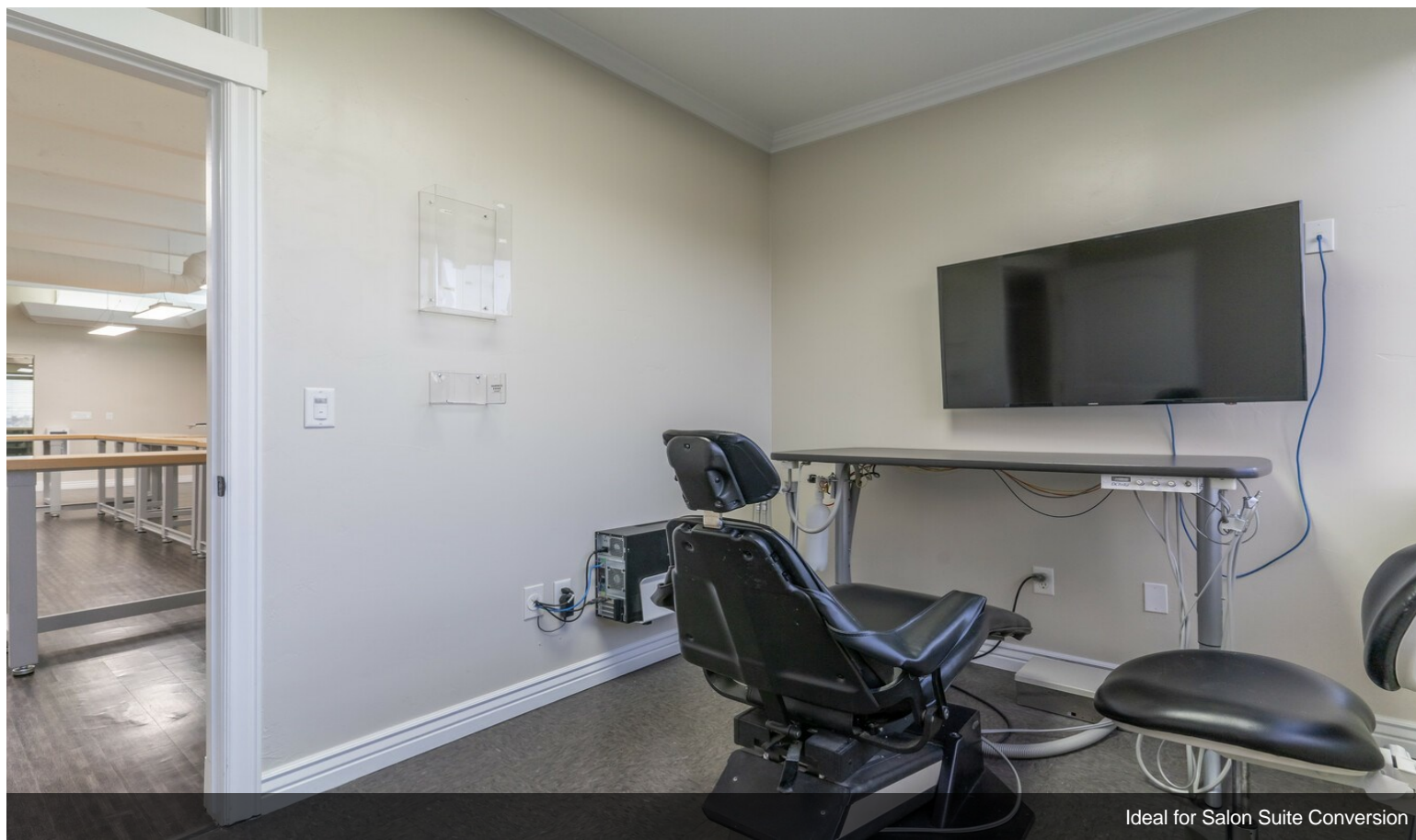


Dental Practice Buildout



Large Windows

# Property Photos



Ideal for Salon Suite Conversion



Great Natural Lighting

# Property Photos



Exam Rooms with Cabinetry



Printing/Copying or Storage Space

# Property Photos



Laundry Room



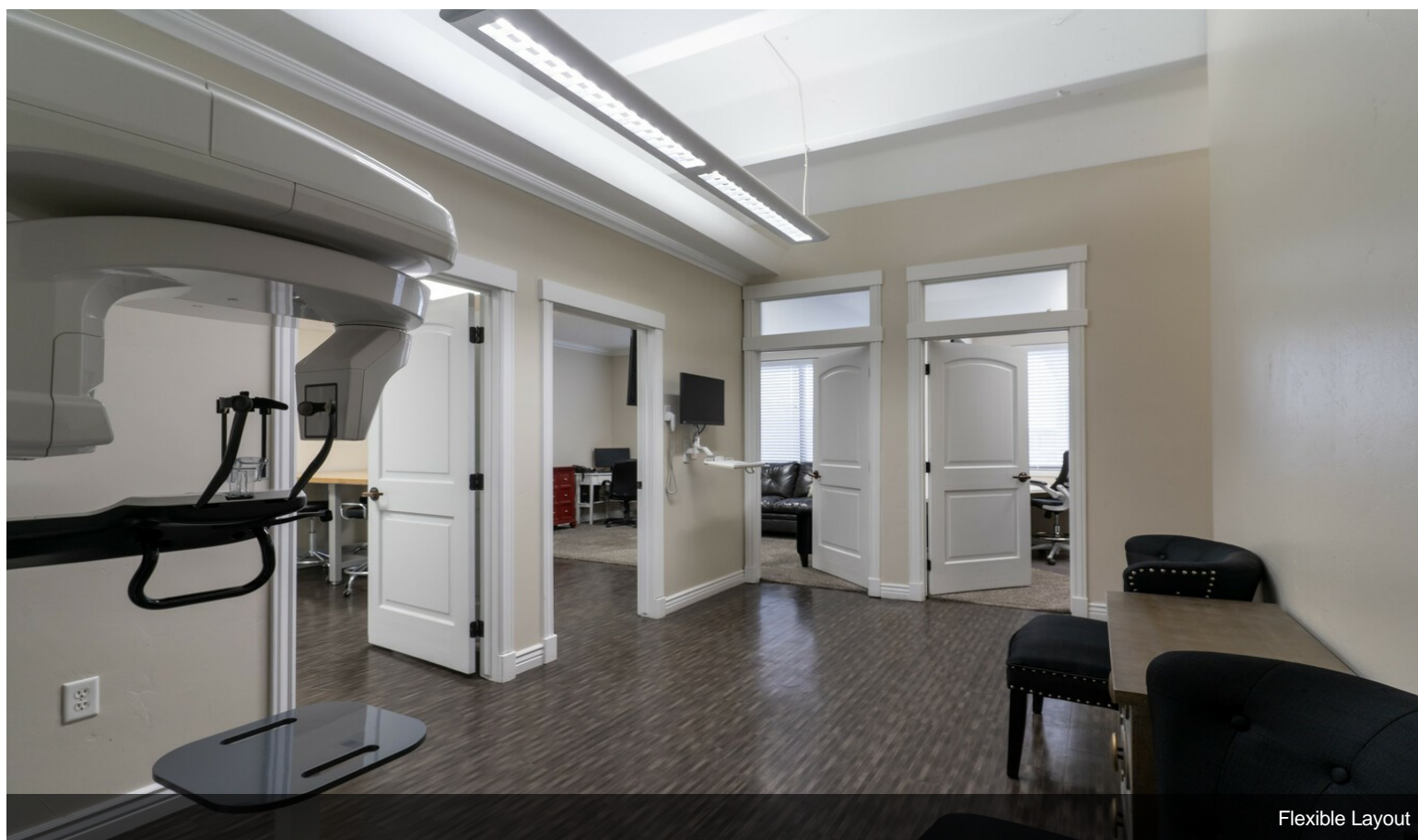
Anti-Scratch Flooring



# Property Photos



Private Offices

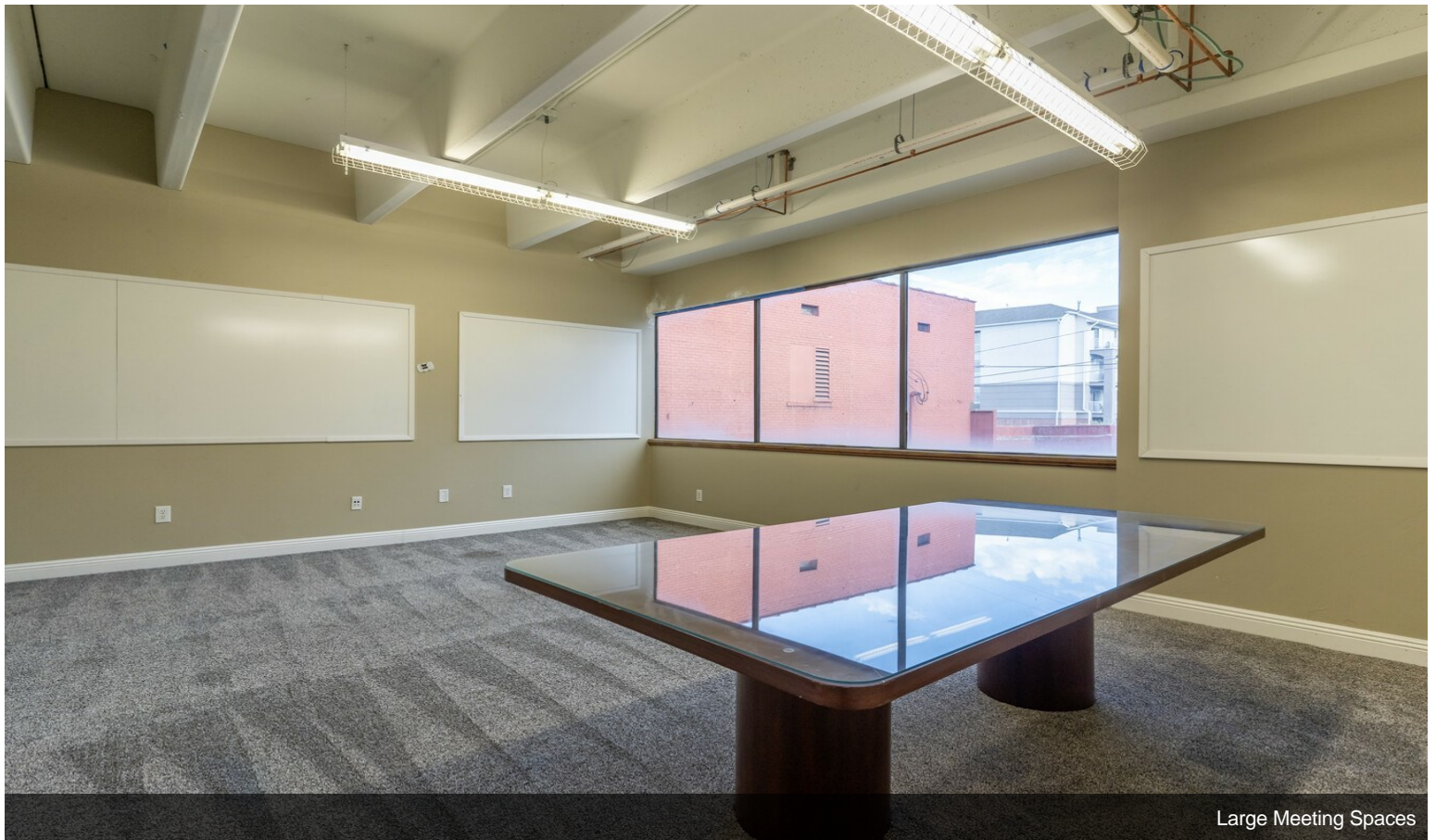


Flexible Layout

# Property Photos



Multiple Office Layouts



Large Meeting Spaces

# Property Photos



High Volume Conference Room

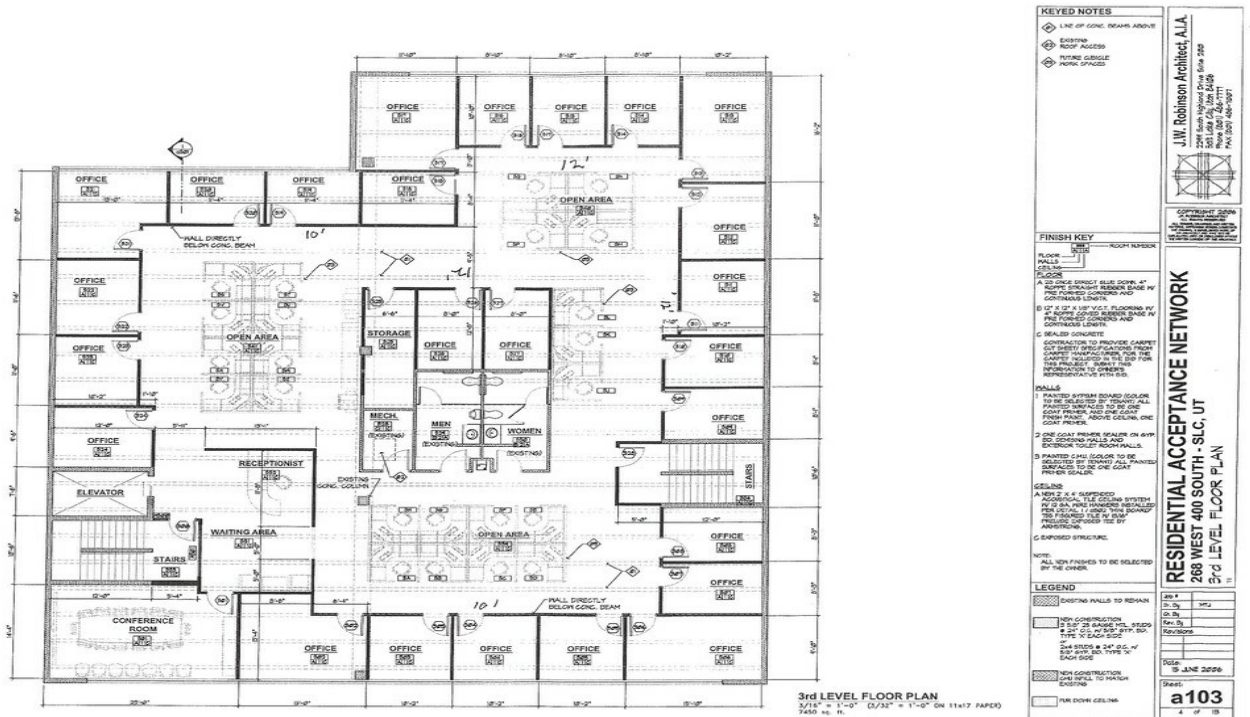


Attractive Wood Fixtures

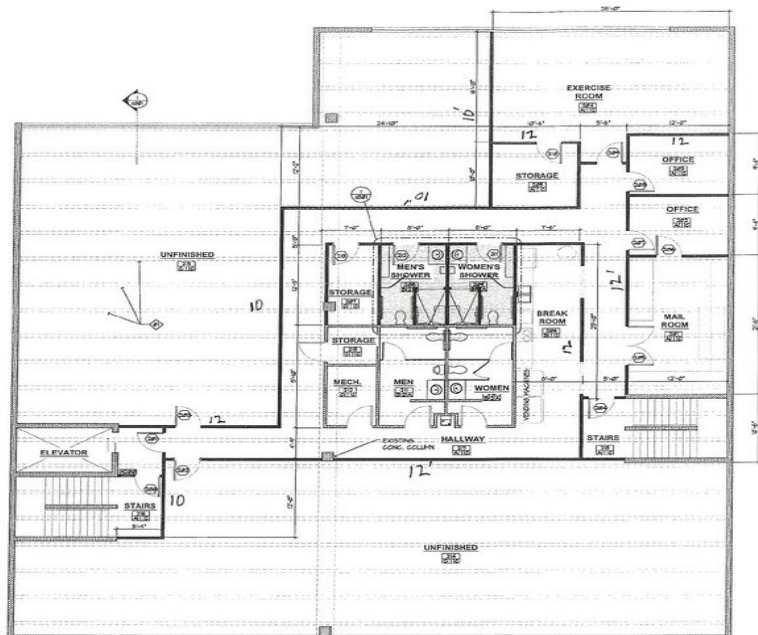
# Property Photos



Multiple Sinks



# Property Photos



**2nd LEVEL FLOOR PLAN**  
 3/16" = 1'-0" (3/16" = 1'-0" ON 11x17 PAPER)  
 2610 sq.ft. FINISHED (4232 sq.ft. UNFINISHED)

**KEYED NOTES**

LINE OF CONC. BEAMS ABOVE

**FINISH KEY**

FLOOR FINISH ROOM NUMBER

CONCRETE

2. ALL 2nd FLOOR EXIST' CONC. WALLS TO BE DEMOLISHED AND RECONSTRUCTED WITH CONCRETE BLOCK.

3. ALL 2nd FLOOR EXIST' FLOORING TO BE REMOVED AND RECONSTRUCTED WITH CONCRETE SLAB ON GROUND CONCRETE.

4. ALL 2nd FLOOR EXIST' WALLS TO BE DEMOLISHED AND RECONSTRUCTED WITH CONCRETE BLOCK.

5. ALL 2nd FLOOR EXIST' CEILING TO BE DEMOLISHED AND RECONSTRUCTED WITH CONCRETE.

**LEGEND**

EXISTING WALLS TO REMAIN

NEW WALLS

NEW DOOR

NEW WINDOW

NEW STAIR

NEW ELEVATOR

NEW MECH. EQUIP.

NEW FINISH

NEW FLOORING

NEW CEILING

**RESIDENTIAL ACCEPTANCE NETWORK**  
 268 WEST 400 SOUTH - SLC, UT  
 2nd LEVEL FLOOR PLAN - OPTION A

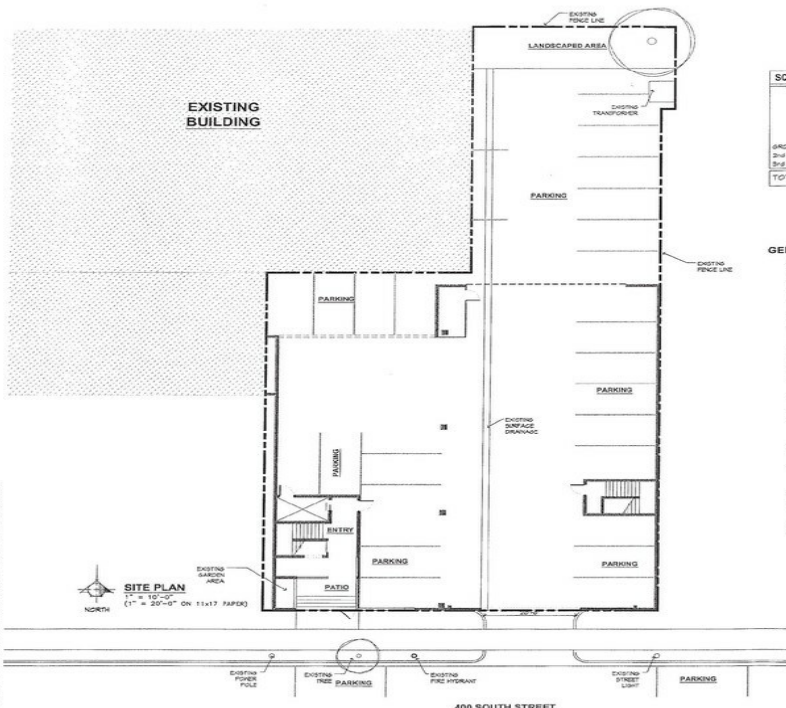
J.W. Robinson Architect, A.I.A.  
 2000 N. 1000 E. Salt Lake City, UT 84111  
 Phone: (801) 464-1111  
 Fax: (801) 464-1112  
 Project No. 2009

DATE: 15 JUNE 2009

SHEET: **a102**

1 2 3

2nd Floor



## RESIDENTIAL ACCEPTANCE NETWORK

268 WEST 400 SOUTH - SALT LAKE CITY, UTAH 84105

SQUARE FOOTAGE		PROJECT INFORMATION	
GRADE LEVEL	FINISHED	GOVERNING CODE	REGULATORY
2nd FLOOR LEVEL	2610 sq. ft.	2009 IBC	NO FIRE SPRINKLERS ARE REQUIRED
3rd FLOOR LEVEL	4232 sq. ft.	D - OFFICES	
TOTAL	6842 sq. ft.	NO FIRE SPRINKLERS ARE REQUIRED	

- GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
  - CONSTRUCTION SHALL CONFORM TO ALL ADOPTED CODES AND PRACTICES OF THE COUNTY OR AREA IN WHICH CONSTRUCTION TAKES PLACE.
  - INSTALL 1/2" SHEET ROCK ON ALL WALLS, CEILING, BEAMS, AND SOOT SHEET ROCK SHALL BE NAILED 4" O.C. AT EDGES AND 8" O.C. IN THE FIELD OF EACH SHEET (SEE SPECIFICATIONS).
  - PROVIDE 1/4" GLASS CORNER BEADS IN DOORS, FINED GLASS PANELS AND ALL GLASS WITHIN 24" OF ANY DOOR OR WITHIN 12" OF ANY WINDOW SILLAGE AND SHARPER GLAZED OPENINGS SUBJECT TO NEIGHBORHOOD IMPACT SHALL BE TYPED GLASS AND GORPLY WITH 1/2" SECTION DASH.
  - HEATING:
    - ALL HEATING AND VENTILATING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 IBC. FINANCE AND WATER HEATING SHALL BE SO INSTALLED THAT THEY CAN BE INDIVIDUALLY REMOVED WITHOUT REMOVING THE OTHER ADJOINING UNITS.
    - MECHANICAL CONTRACTOR TO VERIFY EXISTING HEATING UNITS ARE SUFFICIENT TO HEAT ADJOINING UNITS TO LATEST CODES.
    - JOISTS FOR HEATING UNITS SHALL BE MECHANICALLY PARTIALLY BY MEANS OF AT LEAST (3) SHEET METAL BORDERS EVENLY SPACED (SHORT DASH WITH APPROVED METAL SUPPORTS SEE I-103).
    - WATER HEATER AND RANGE VENTS SHALL NOT TERMINATE WITHIN OF NEIGHBORHOOD OR 3' ABOVE AN AIR CONDITIONER OR FINISH AIR HEAT EXCH. UNIT.
    - MECHANICAL SYSTEMS: FORCED AIR HEATING AND COOLING.
    - MECHANICAL CONTRACTOR TO REMOVE EXISTING HEATING AND COOLING EQUIPMENT LOCATED IN MECHANICAL ROOMS AND INSTALL NEW EQUIPMENT ACCORDING TO MOST CURRENT CODES.
  - PLUMBING:
    - ALL TOILETS OR BATH CLOSETS SHALL BE BELOW FLOOR TYPE, VENTHOLE IS ALLOWED PER FLOOR, PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET AND A COMPARTMENT NORTH OF NOT LESS THAN 10"
    - WALL PLUMBING VENT STACKS SHALL RUN DOWNWARD IN ASST BY 1/4" 3' AND CHECK AS POSSIBLE FROM THE MAIN DRAIN TO THE OPEN AIR ABOVE THE ROOF. NO PLUMBING VENT SHALL TERMINATE LESS THAN 12" ABOVE ANY GRAVITY OR FORCE MAIN (SEE SPEC. I-103).
  - DOORS AND FRAMES:
    - ALL DOORS AT COMMON OPENINGS TO BE DEMOLISHED. PRE-FABRICATED DOOR FRAMES TO BE STEEL AND GORPLY WITH 1/2" SECTION DASH.
    - STEEL FRAMING:
      - STEEL FRAMING MEMBERS AT BEARING WALLS TO BE 2# 36 GA. IRL.

**SHEET INDEX**

2009 - GENERAL NOTES & SITE PLAN

101 - 2ND LEVEL FLOOR PLAN

102 - 3RD LEVEL FLOOR PLAN

103 - 4TH LEVEL FLOOR PLAN

104 - EXTERIOR ELEVATIONS

105 - BUILDING SECTIONS

106 - DOOR & WINDOW

107 - A.I.A. NEIGHBORHOOD PLAN & DETAILS

108 - DETAILS

109 - 2ND LEVEL MECH. & ELECTRICAL PLAN

110 - 3RD LEVEL MECH. & ELECTRICAL PLAN

111 - EMERGENCY EGRESS PLAN

**SYMBOLS**

EXIST. CONTAINS

NEW CONTAINS

PROPERTY LINE

BUILDING SECTION

PANEL SECTION

DETAIL

INTERIOR ELEV.

DOOR TAG

WINDOW TAG

SHEAR WALL

HOLD DOWN

**MATERIALS**

CONCRETE BLOCK

STUD WALLS

CONCRETE

SAND, SILT

UNINSULATED GRAVEL FILL

INSULATION BOARD

BATT INSULATION

GYPSUM BOARD

WOOD FRAMING

WOOD FRAMING

PLYWOOD

WOOD FINISH

**RESIDENTIAL ACCEPTANCE NETWORK**  
 268 WEST 400 SOUTH - SLC, UT  
 TITLE SHEET - INDEX - SITE PLAN

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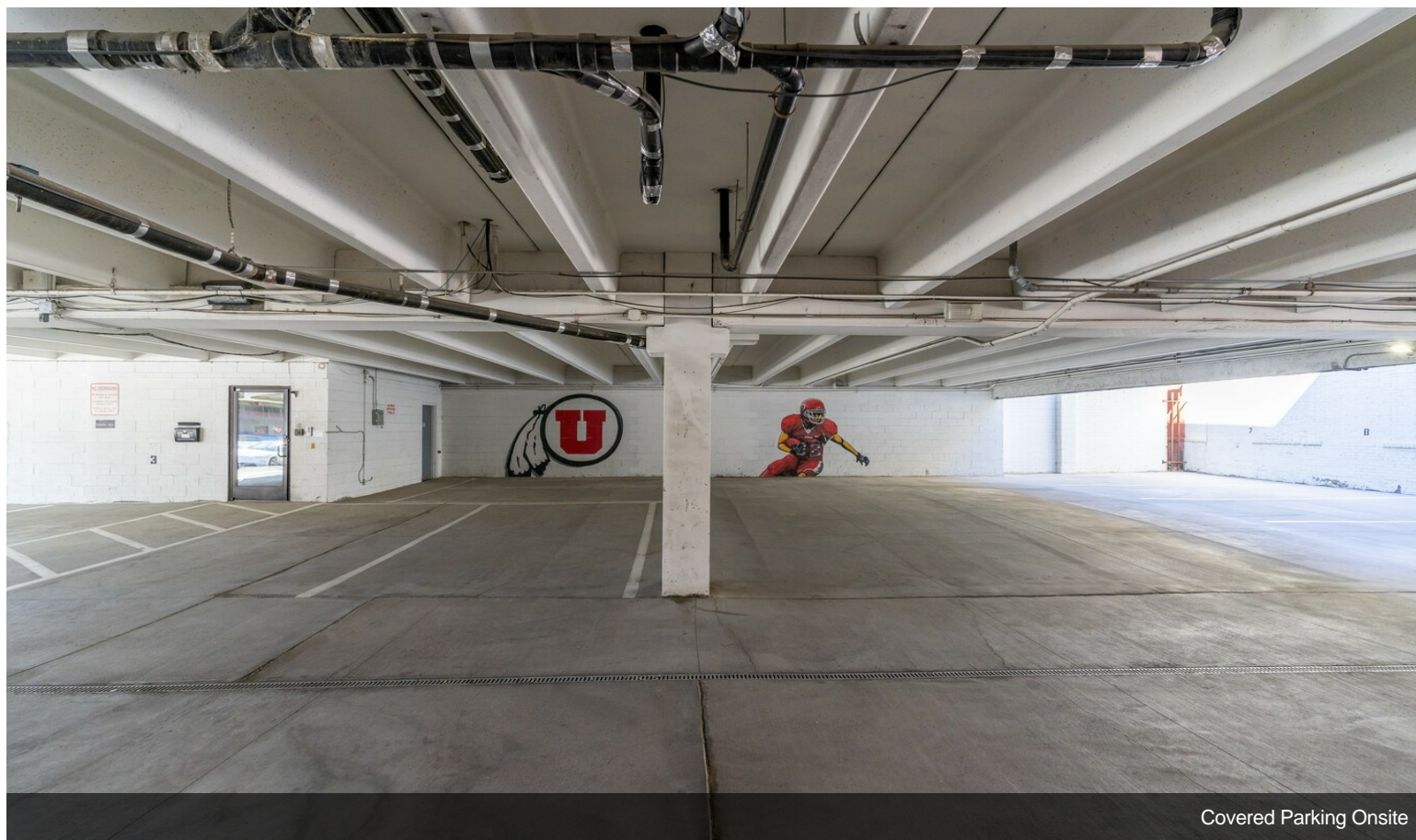
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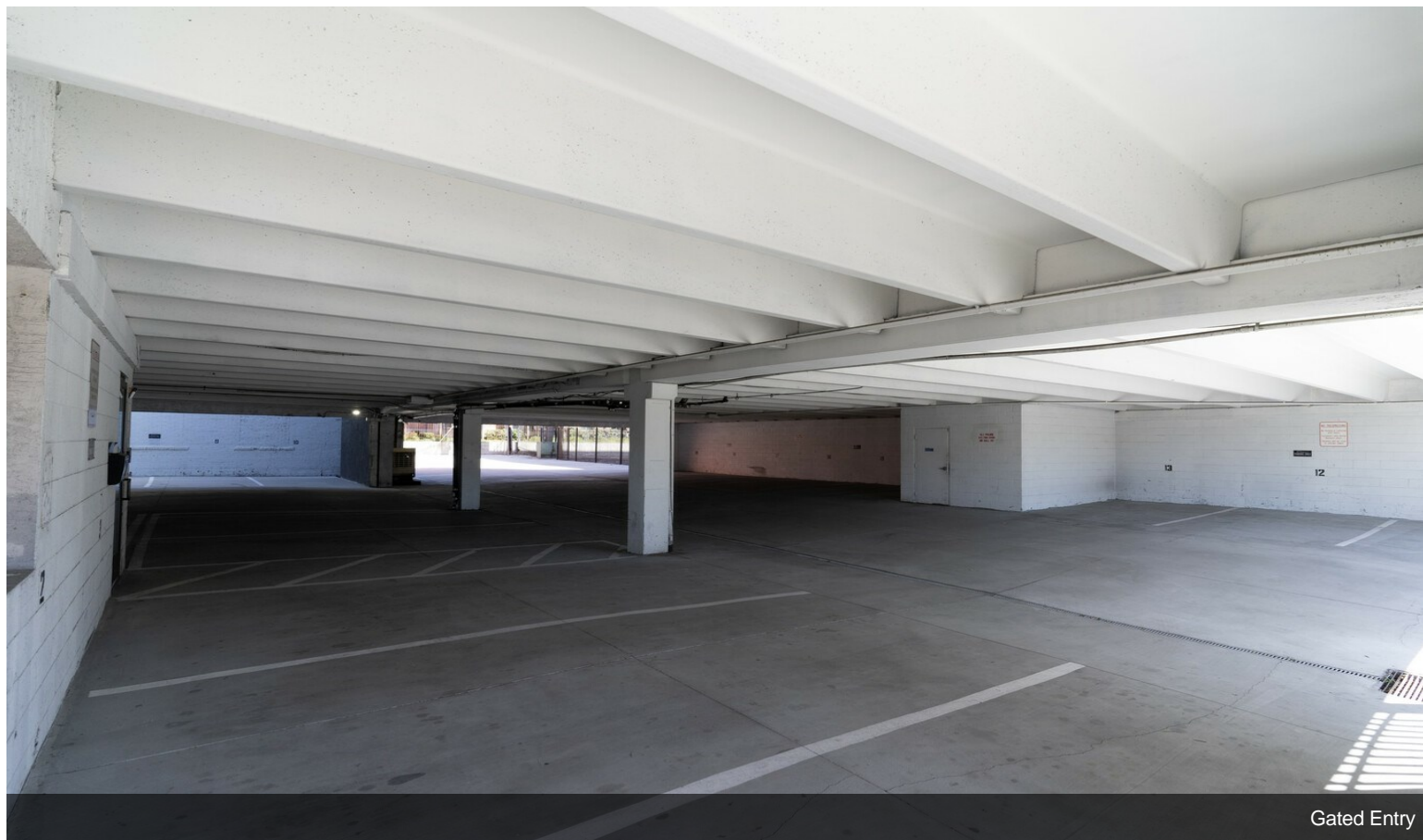
1 2 3

Dream parking lot

# Property Photos

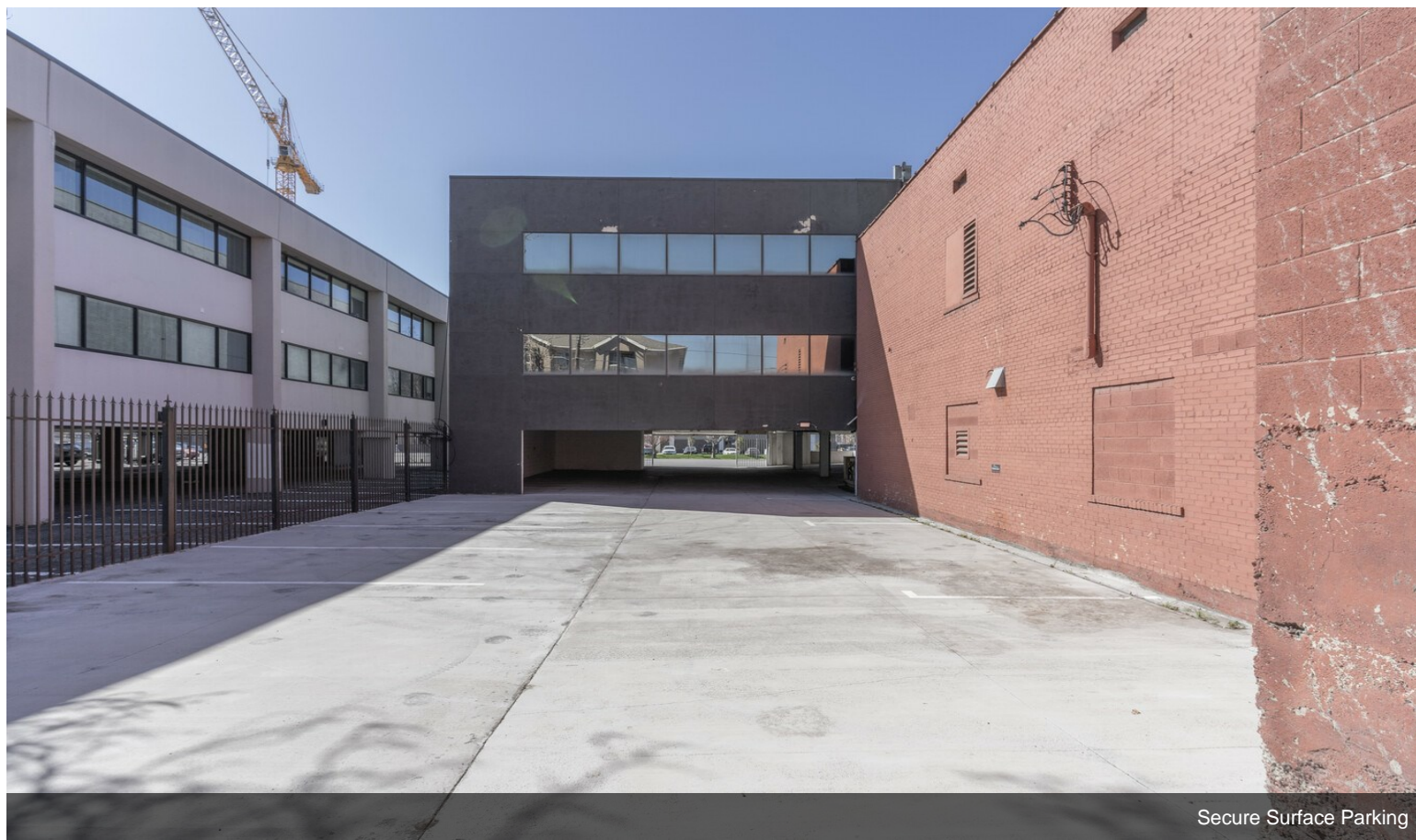


Covered Parking Onsite



Gated Entry

# Property Photos



Secure Surface Parking



Rapidly Expanding Salt Lake City Hub