

FOR SALE OR LEASE

SPRINGVILLE OFFICE BUILDING



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CODY BLACK

cblack@mwcre.com

direct 385.233.9141

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PROPERTY DETAILS

588 SOUTH 2000 WEST, SPRINGVILLE, UT 84663

- Building size: 84,000 SF; Rentable SF: 79,817 SF
- **PRICE REDUCED** Sale Price: \$13,500,000.00 (\$160.72 PSF)
- Lease Price: \$18.50 - \$21.50 Full Service
- Acreage: 5.24 Acres
- Parking stalls: 263 stalls (6 handicapped stalls)
- Suite 100: 20,102 SF
- Suite 200: 19,266 SF
- Suite 300: 15,000 SF
- Suite 400: 15,522 SF
- Suite 500: 9,927 SF
- Gym and womens and mens showers
- Server room and filming room
- Four balcony patios plumbed with gas for company BBQs
- Back up generator
- Furnished
- Demountable wall system throughout
- Excellent freeway access
- Great I-15 signage visibility
- Mature landscaping
- Fiber providers: CenturyLink and Comcast

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SITE PLANS



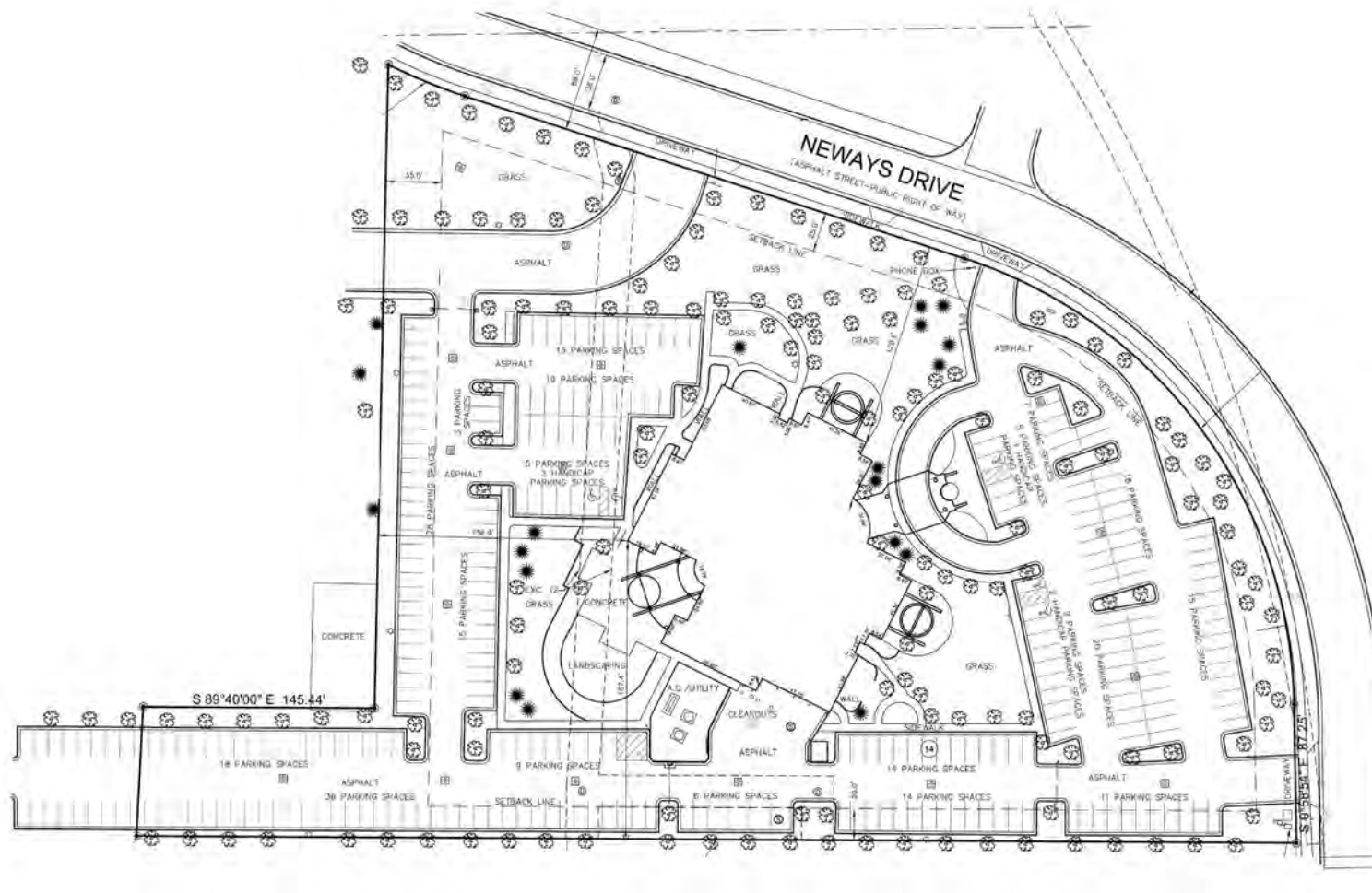
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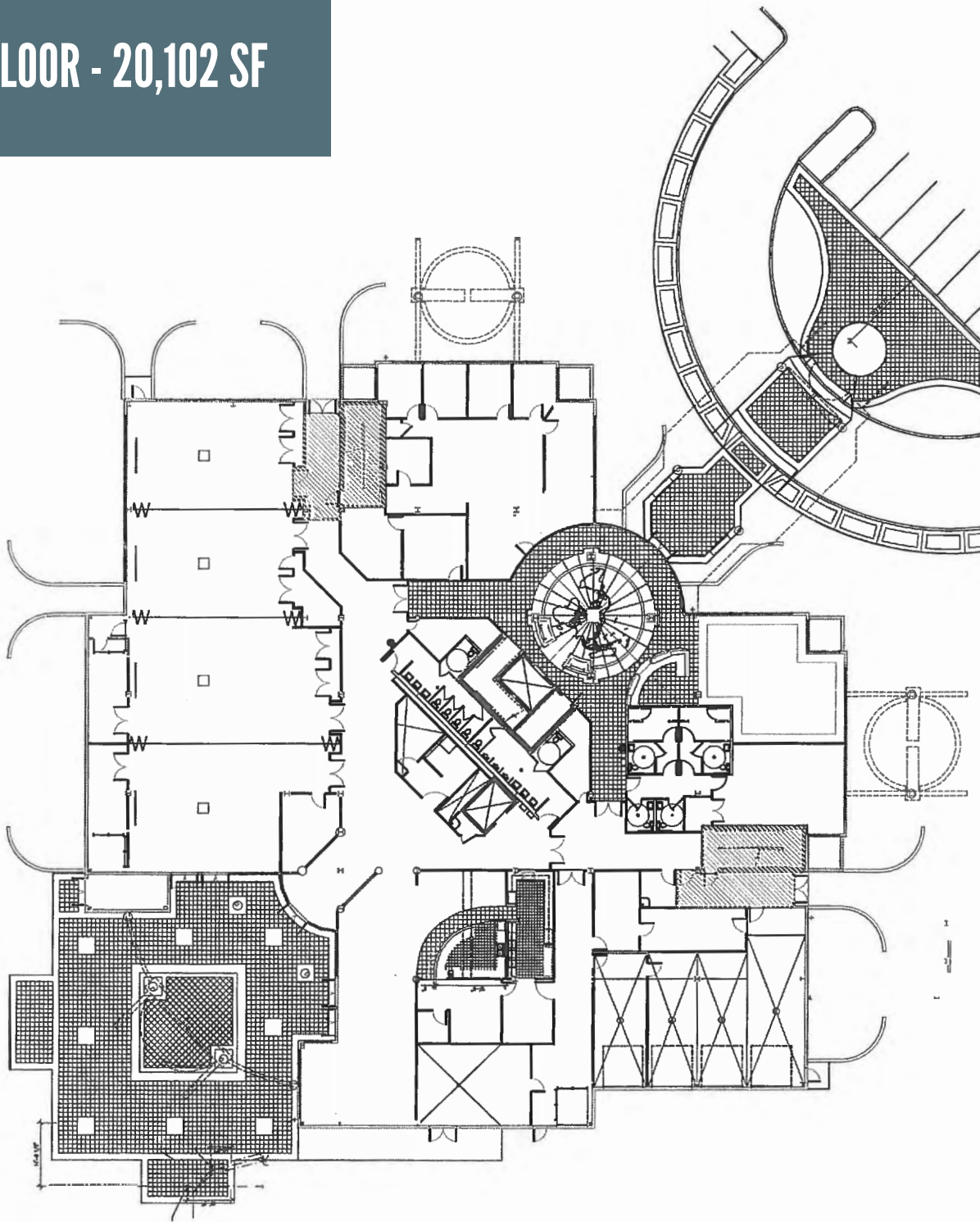
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1ST FLOOR - 20,102 SF



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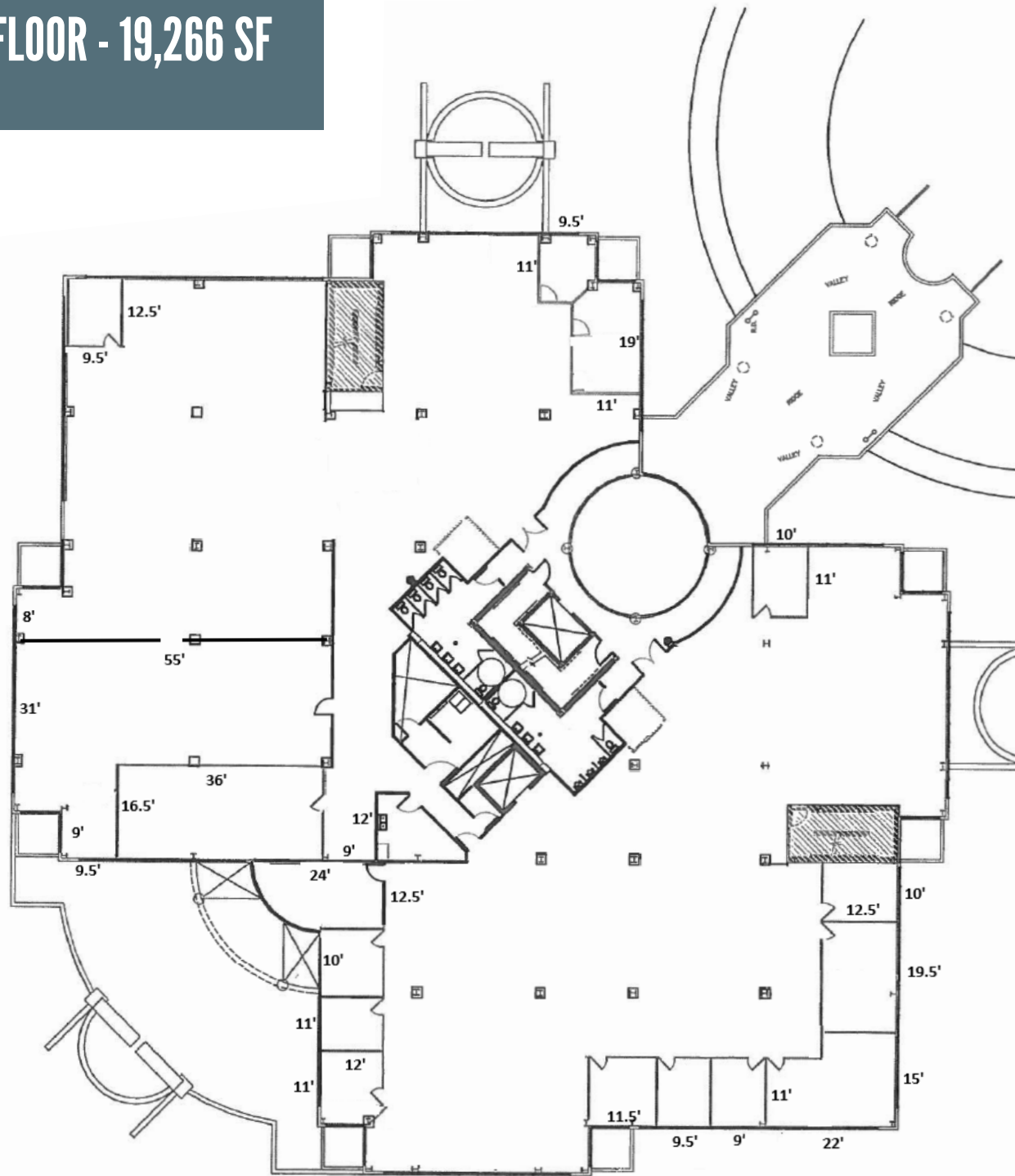
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2ND FLOOR - 19,266 SF

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

4TH FLOOR - LEASED



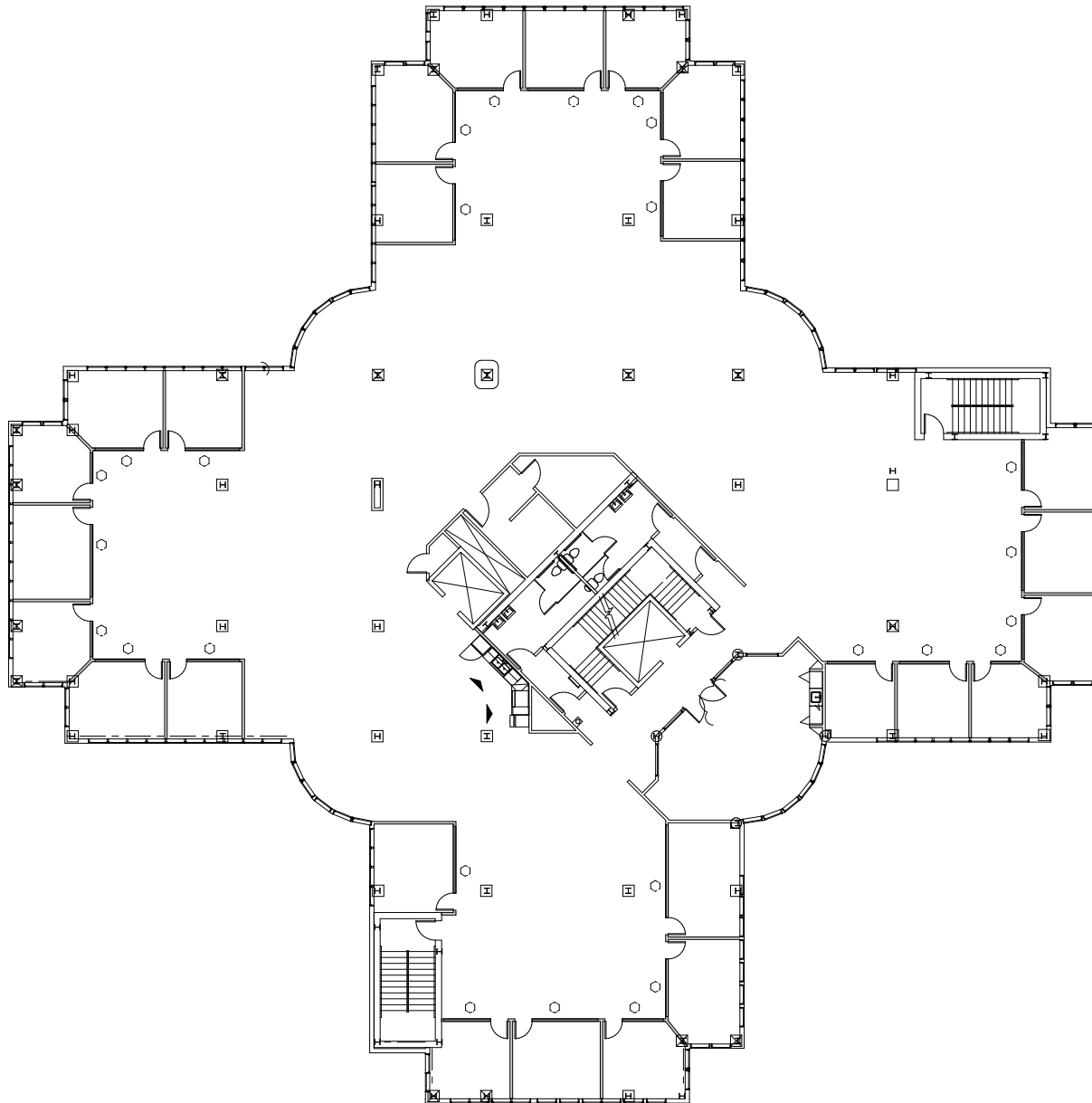
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5TH FLOOR - 9,927 SF



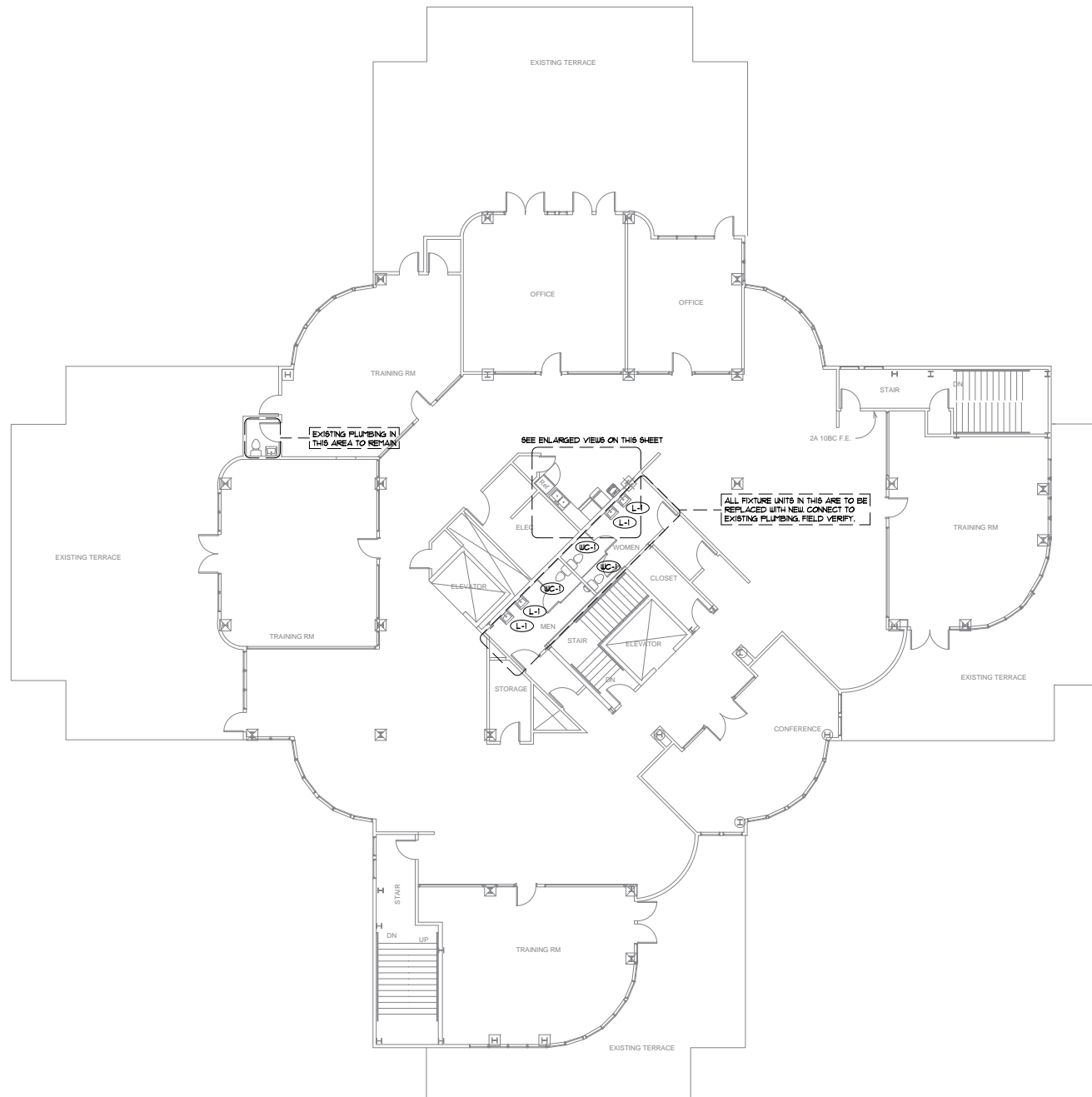
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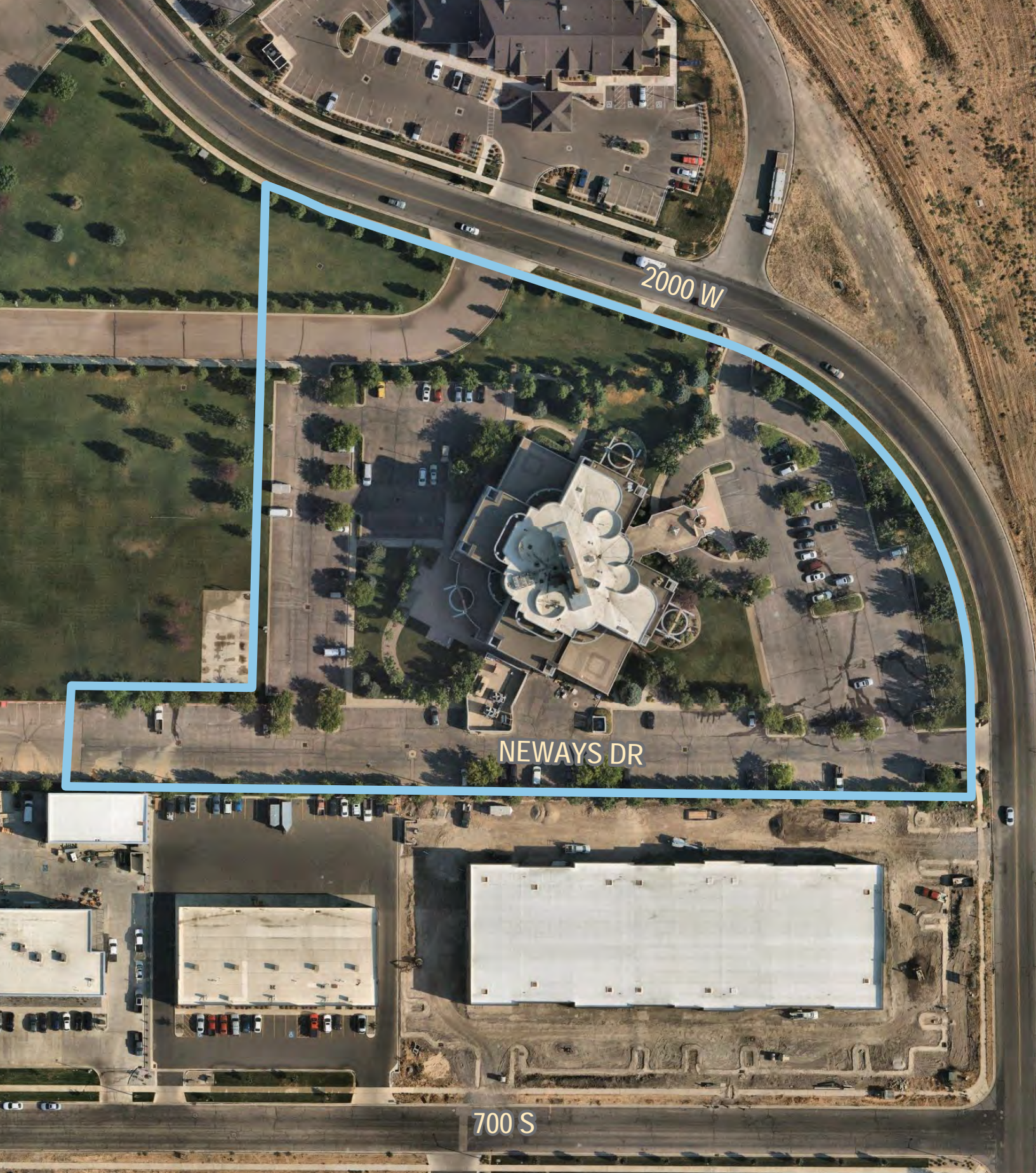
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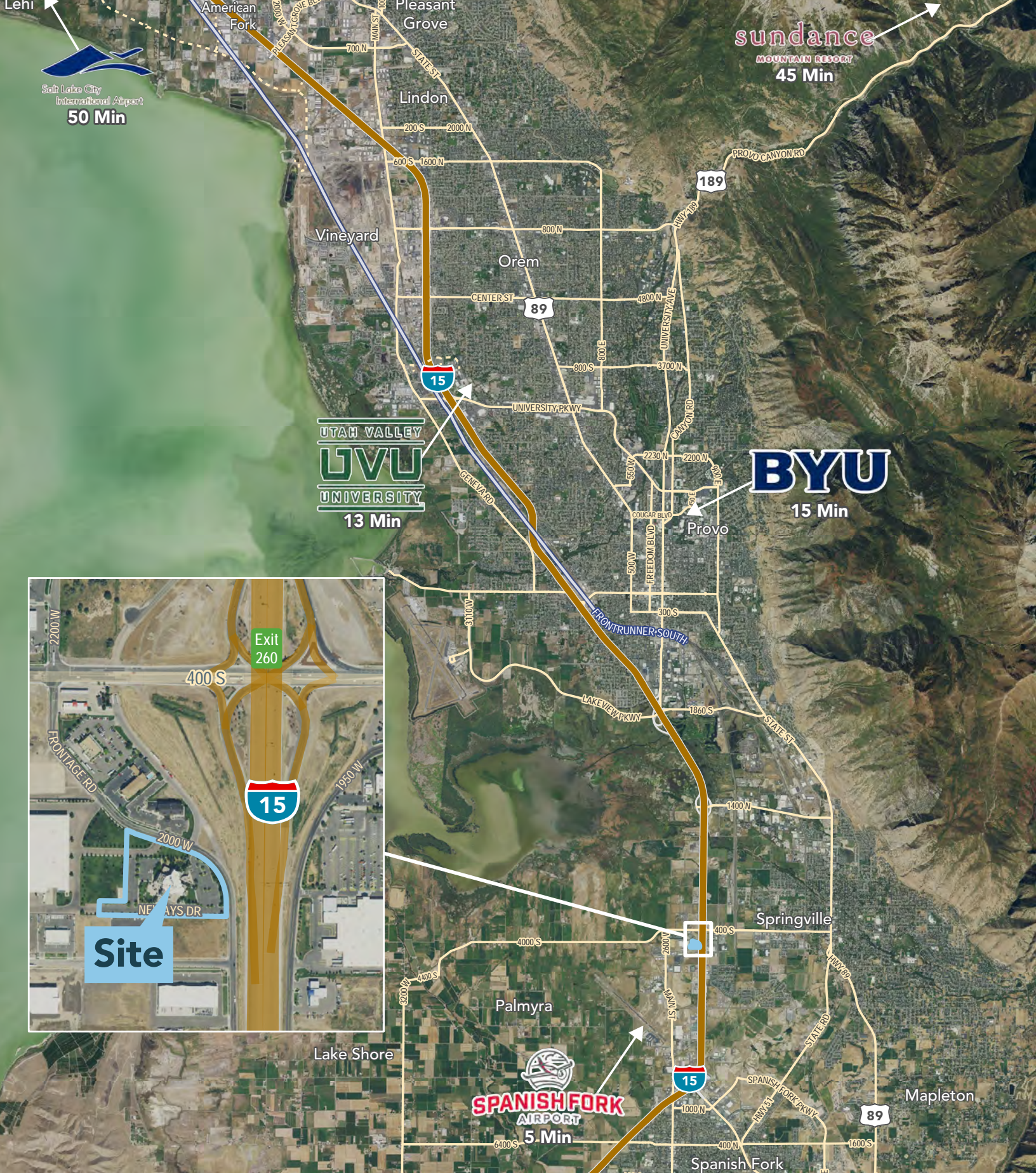
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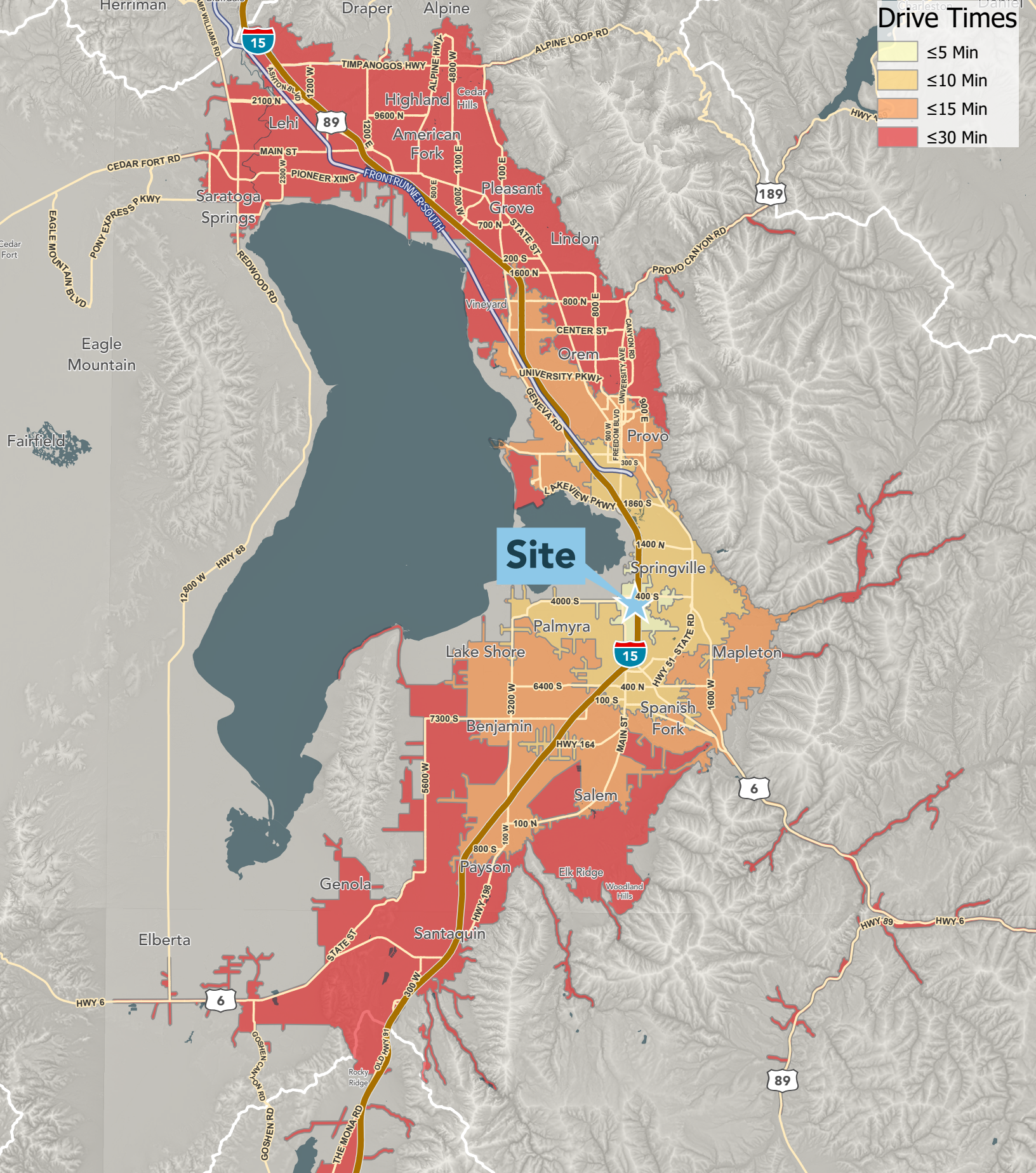
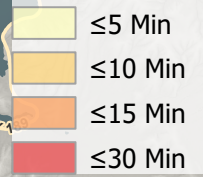
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