



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE






# ECCLES-BROWNING WAREHOUSE

331 WEST PIERPONT • SALT LAKE CITY • UTAH • 84101

## FOR LEASE OFFICE/RETAIL

### PROPERTY SPECS

- 87,750 SF total building size
- Main Level Space Available: (\$22-25 NNN PSF)
  - Unit 327: 1,439 SF
  - Unit 329-1: 1,574 SF
  - Unit 335-100: 831 SF
- Second Floor Space Available: (\$17-19 FS PSF)
  - Unit 329-200 / 1,523 SF
- Open office floor layout
- Great artistic tenants already in building
- Excellent locations near freeway and downtown
- Close to many venues and various amenities
- Private outdoor patio (most spaces)
- Landlord willing to give significant free rent if lease is signed by January 31st, 2021

			
1 MILE	<b>19,488</b> 2020 EST. POPULATION	<b>10,067</b> 2020 EST. HOUSEHOLDS	<b>\$52,576</b> 2020 EST. MEDIAN HH INCOME
3 MILE	<b>137,434</b> 2020 EST. POPULATION	<b>59,556</b> 2020 EST. HOUSEHOLDS	<b>\$58,359</b> 2020 EST. MEDIAN HH INCOME
5 MILE	<b>225,218</b> 2020 EST. POPULATION	<b>93,167</b> 2020 EST. HOUSEHOLDS	<b>\$64,485</b> 2020 EST. MEDIAN HH INCOME

### CONTACT:

**J.R. HOWA**  
jhowa@mtwest.com  
direct 801.578.5545  
[View Profile](#)

**JOSH VANCE, CCIM**  
jvance@mtwest.com  
direct 801.456.8857  
[View Profile](#)



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312 East South Temple | Salt Lake City, Utah 84111 | Office 801.456.8800 | [www.mtnwest.com](http://www.mtnwest.com)

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.



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