



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

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RETAIL - INVESTMENT - INDUSTRIAL - LAND - OFFICE - URBAN - MULTIFAMILY - HOSPITALITY

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The logo consists of a white circle containing a black 'M' and a black 'W'.

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