



# CLOCKTOWER

— ON 45TH —



A DISTINCTIVE OFFICE INVESTMENT  
IN THE HEART OF SALT LAKE VALLEY

308 E 4500 S, MURRAY, UT 84107

FOR SALE



# TIMELESS DESIGN. CENTRAL LOCATION. COMPELLING UPSIDE.

Clocktower on 45th is a 27,482 square foot office building located in a highly convenient, center-of-the-valley location in Salt Lake County. Constructed in 2002, the property features brick construction, Class A interior finishes and an iconic clock tower that creates a strong identity and lasting curb appeal.

With below-market in-place rents and upgraded common areas, the property presents a clear value-add opportunity for investors seeking stable income with future upside.

## Property Highlights

27,482 SF office building

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Value-add opportunity with below market rents for existing tenants

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Upgraded common area finishes

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Elevator

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Parking ratio: 4/1,000 SF

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Price: \$4,845,000 (\$176/SF)

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CAP Rate: 6%

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NOI: \$290,721

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Occupied: 91%

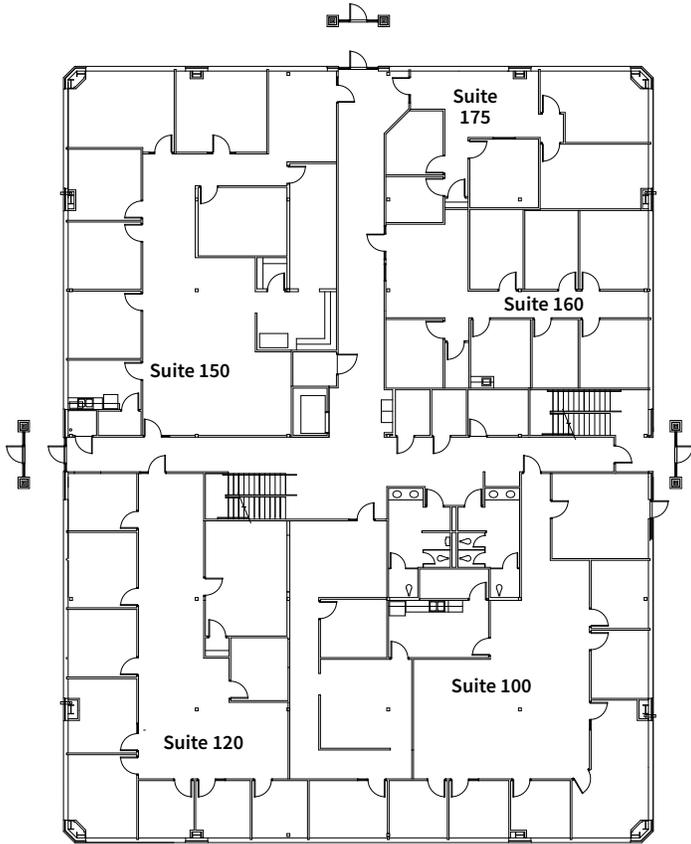
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Land Area: 1.49 acres, parcel  
#22-06-332-021-0000

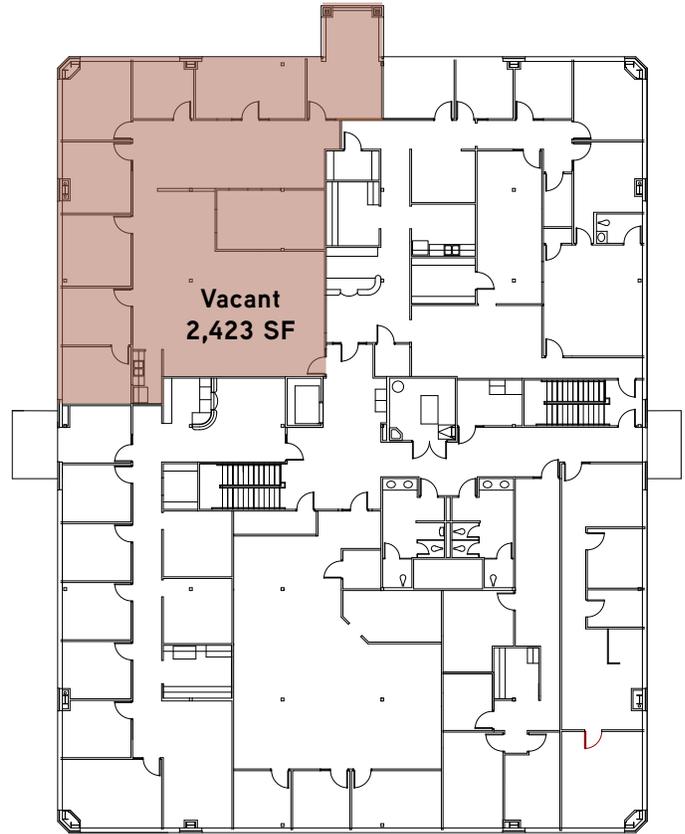


# FLOORPLANS

## First Floor



## Upper Floor



# TENANT OVERVIEW

## Stable tenancy with built-in upside

| Tenant                        | Suite | Lease Start Date | Expiration Date | Net Rentable SF  |
|-------------------------------|-------|------------------|-----------------|------------------|
| Symbii Healthcare             | 100   | 05/01/22         | 08/31/27        | 6,830 SF         |
| McGoldrick Neuropsychology    | 120   | 10/14/24         | 11/30/29        | 1,293 SF         |
| CC & E Engineers              | 150   | 07/01/15         | 06/30/26        | 1,688 SF         |
| American Homes 4 Rent         | 160   | 08/14/13         | 08/31/28        | 3,387 SF         |
| AMD Management                | 200   | 05/06/19         | 09/30/28        | 4,592 SF         |
| Cutting Edge Physical Therapy | 280   | 10/28/15         | 12/31/27        | 4,972 SF         |
| Realize Health                | 270   | 10/19/21         | 10/31/26        | 2,297 SF         |
| <b>Totals</b>                 |       |                  |                 | <b>25,059 SF</b> |

## Occupancy

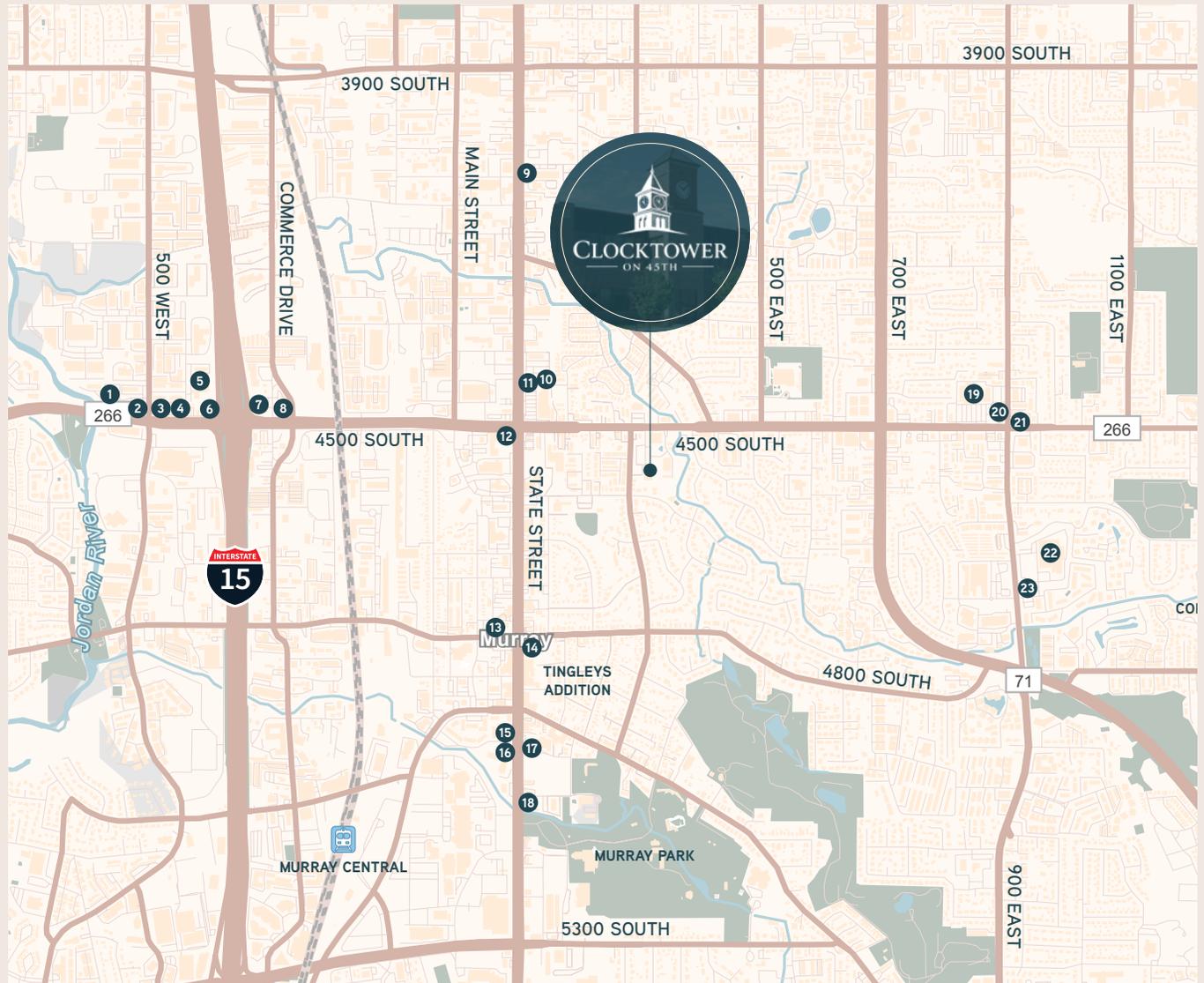
|                      |               |             |
|----------------------|---------------|-------------|
| Occupied square feet | 25,059        | 91%         |
| Vacant               | 2,423         | 9%          |
| <b>Total</b>         | <b>27,482</b> | <b>100%</b> |

Building is currently 91% leased



# LOCATION & AMENITIES

- Convenient center of the valley location
- Immediate access to I-15
- Strong commuter connectivity
- Close proximity to retail and services



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|-------------------------|-----------------------|-------------------------|
| 1. Hampton Inn          | 8. Gandolfo's NY Deli | 15. US Post Office      |
| 2. Subway               | 9. Seoul Market       | 16. Key Bank            |
| 3. Wendy's              | 10. Costa Vida        | 17. Smith's             |
| 4. Burger King          | 11. Subway            | 18. Pizza Hut           |
| 5. Baymont Inn & Suites | 12. Winger's          | 19. Subway              |
| 6. Denny's              | 13. Wells Fargo       | 20. Walmart Supercenter |
| 7. McDonald's           | 14. East Coast Subs   | 21. Arby's              |

# WHY SALT LAKE COUNTY?

Salt Lake City's metropolitan area offers a thriving, diverse economy and exceptional quality of life with an urban-mountain lifestyle, world-class outdoor recreation, efficient transit and affordable living compared to other western cities. The capital city has approximately 200,000 residents, with over 1.2 million in the greater metro area, continuing to attract businesses and drive steady growth.



**UNEMPLOYMENT RATE:**  
3%



**BACHELOR'S DEGREE ATTAINMENT:**  
52.1%



**PERSONAL/CORPORATE INCOME TAX RATE:**  
4.55%



**SHARE OF RESIDENTS RENTING:**  
48%



**NET COMMUTERS:**  
180,000/day



**APARTMENT UNITS:**  
75K+

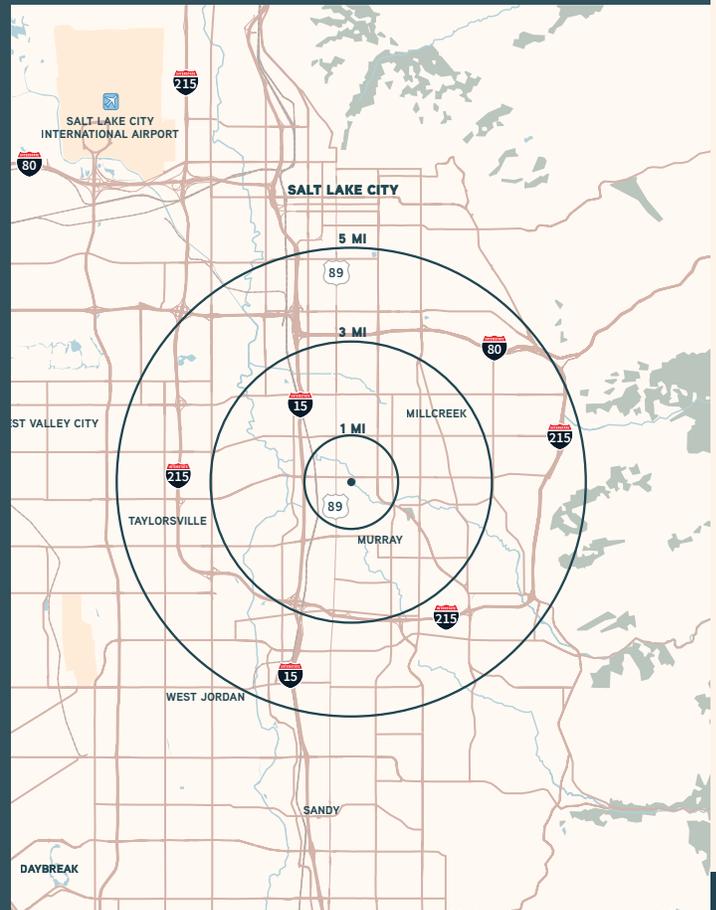
|                         | 1 mile    | 3 miles   | 5 miles   |
|-------------------------|-----------|-----------|-----------|
| Population              | 22,279    | 1,53,031  | 3,91,117  |
| Daytime Population      | 22,794    | 1,86,202  | 4,40,520  |
| Median Household Income | \$70,567  | \$79,784  | \$88,571  |
| Avg Home Value          | \$560,242 | \$616,908 | \$651,448 |
| Median Age              | 34        | 36        | 36        |

## Drive times

Downtown Salt Lake  
**12 miles / 15 min drive**

Salt Lake City International Airport  
**12 miles / 15 min drive**

Park City  
**12 miles / 15 min drive**





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— ON 45TH —

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