



# OFFICE/WAREHOUSE

**FOR LEASE**

| Total SF | AVAILABLE  | Price                              |
|----------|------------|------------------------------------|
| 3,000 SF | 1 Mar 2026 | \$4,000 Per Month - Modified Gross |

**13865 S 2700 W Unit #217 Bluffdale, UT 84065**

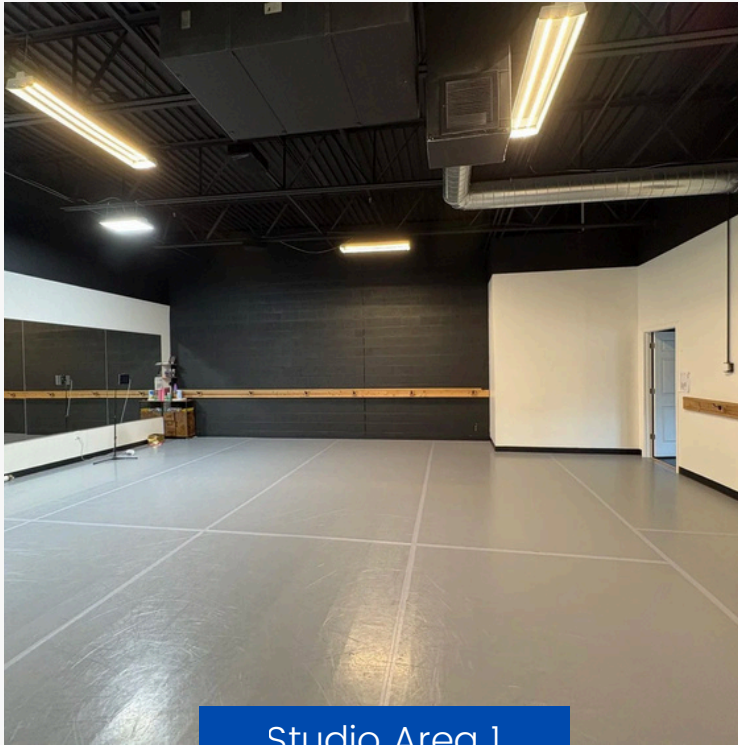
## Property Highlights

- Rent includes water, sewer, trash, CAMS, and property tax
- Currently used as a Ballet Studio
- Previously used as a Showroom
- Can be modified to be more Office or Mixed Use
- Highly sought after area right off Bangerter Highway
- Second Level only (No Warehouse)
- Zoning: GC-1 General Commercial
- Two Large Studios
- One Dressing Room
- One Waiting Room
- One Bathroom
- One Drinking Fountain
- Two Rooftop units for AC
- Gas Forced Heat throughout
- Owner is willing to include some Tenant Improvements to customize space to new Tenants needs

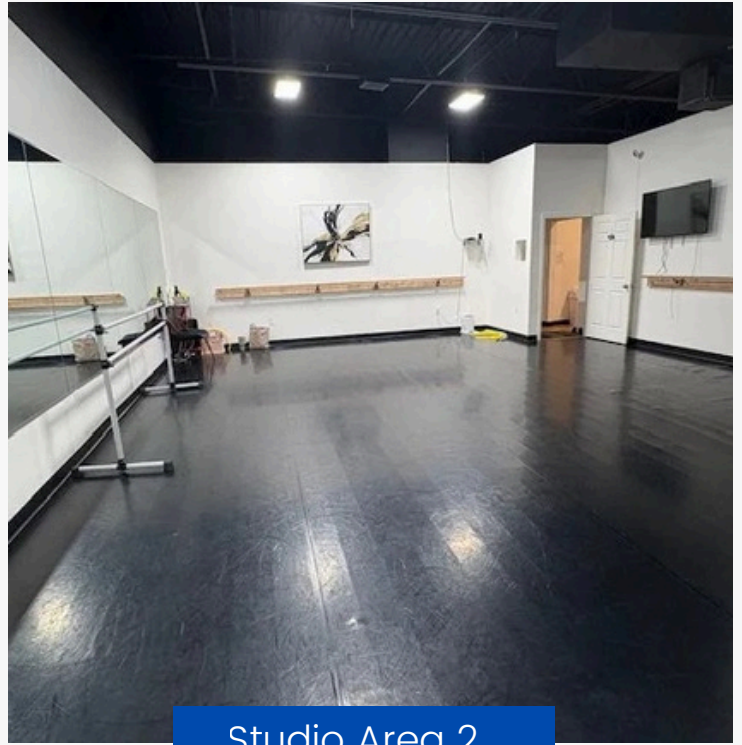
*For Information, Please Contact*  
**Scott Babcock**

scott.babcock3@gmail.com  
Direct: 801-231-0708

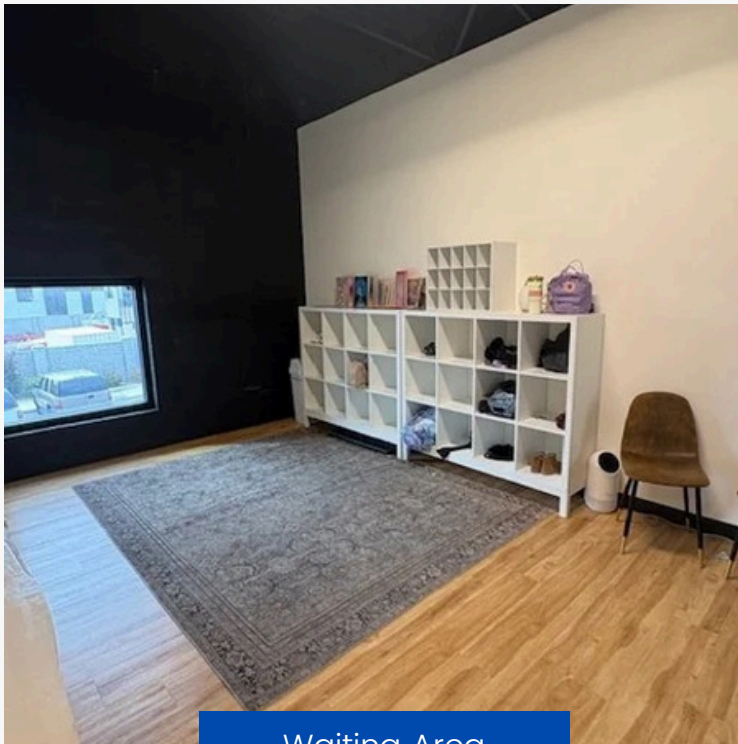
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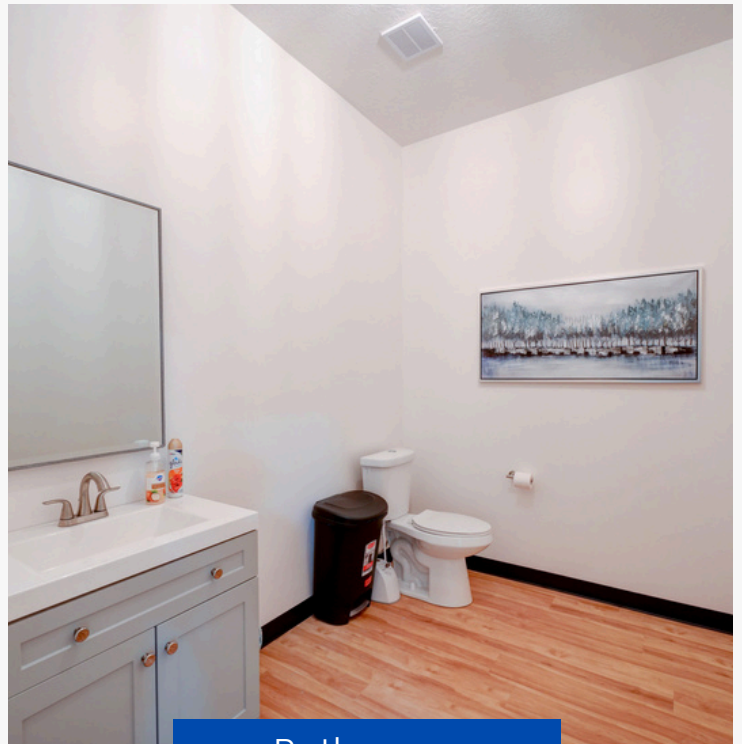
Studio Area 1



Studio Area 2



Waiting Area



Bathroom

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