





Property Summary

Stories: 3

Rentable Area: 15,750 sq ft

Parking Spaces: 51 exclusive stalls

Average Traffic: 20,000 vehicles per day

Building Access

Regular Business Hours: Monday - Friday: 7am - 6pm; Saturday 7am - 1pm

Building Access For Tenants: 24/7, 365



Utilities

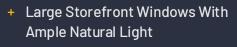
HVAC: Full Central HVAC

Electrical: Upgraded LED lighting

Internet: Google Fiber, Comcast and others available



- + Entry Lobby
- + Free Private Parking
- + Upgraded LED lighting
- + New carpet and paint throughout
- + Open ceiling design



+ Exposed trusses and brick giving a modern industrial look

+ Full Central HVAC





Premier Office Suites with Unparalleled

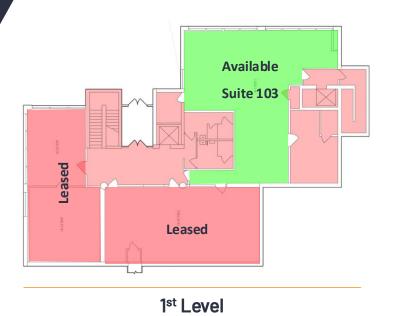
- + Discover a workplace environment crafted to elevate creativity, well-being, and productivity. From open concept layouts that encourage collaboration to dedicated offices for quiet focus, every aspect of Brickyard Business Suites is tailored to enhance the work experience.
- + Suites have exposed ceilings creating an inviting and open atmosphere. New carpet and paint along with expansive windows foster a bright and uplifting atmosphere that enhances the well-being of its occupants. The suites are move-in ready, yet also offer customization options, allowing tenants to tailor their workspace to meet their specific needs and preferences.



Office
Suites
Available/
Pricing

Competitive pricing to give you affordability and flexibility to accommodate your business needs. Monthly price includes CAMs and utilities.

Suite Available	Size	Pricing per Month
Suite 103	1,428 Sq.Ft.	\$1,785
Suite 302	2,173 Sq. Ft.	\$3,625





ickyard Business Suites



For more than two decades, we have worked extensively in acquiring and stabilizing real estate assets, developing new projects, rehabilitating and repositioning existing properties, taking over underperforming portfolios, and managing assets to higher value.

We focus exclusively on investments that promote smart growth, urban revitalization and sustainability in urban and high-density suburban submarkets of select "Gateway Neighborhoods" within Salt Lake and Los Angeles. Our objective: to achieve investment success while making a positive impact in the communities in which we invest.

Contact info:

Jerry Lee

Jerry@TheLeeGrp.com

801-532-3457

Brickyard Business Suites