

FOR LEASE

OWNER-USER OFFICE WITH FORT UNION FRONTAGE

177 E. FT. UNION BLVD MIDVALE, UT



Asking Price:

\$879,000

PROPERTY DETAILS

- 3,010 SF Stand alone office building
 - 8 Private offices
 - Conference room
 - Storage room
 - Breakroom
 - 2 Restrooms
- Prime Fort Union Boulevard Frontage
 - Excellent brand and customer visibility to +/- 35,000 vehicles daily
 - Centrally located within the Salt Lake Valley
 - Highly visible monument signage
- Flexible Mixed-Use Zoning
 - Suitable for office, medical, retail showroom, or owner-user headquarters
- Excellent Regional Access
 - Less than 5 minutes to both I-15 and I-215
 - High density retail corridor
 - Close proximity to TRAX (Midvale Fort Union Station)



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SITE AND ONLINE VIEWS



Demographics	1 Mile	3 Mile	5 Mile
Population			
2026 Estimated	18,825	137,252	365,888
2031 Projected	19,117	138,430	368,902
Households			
2026 Estimated	7,876	54,942	141,760
2031 Projected	8,147	56,619	146,298
Income			
2026 Median HHI	\$79,029	\$93,938	\$99,930
2026 Average HHI	\$103,042	\$120,609	\$130,129
2026 Per Capita	\$42,455	\$48,371	\$50,361

Information provided by ESRI Business Analyst

South
View



North
View



Overhead
View



Interior
Tour

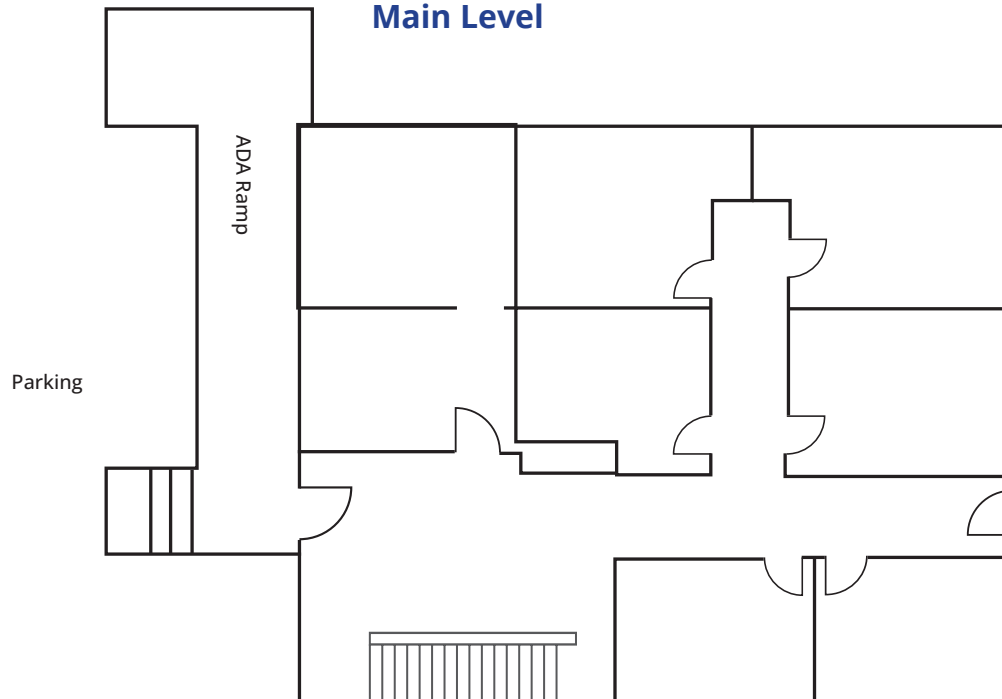


INTERIOR PHOTOS

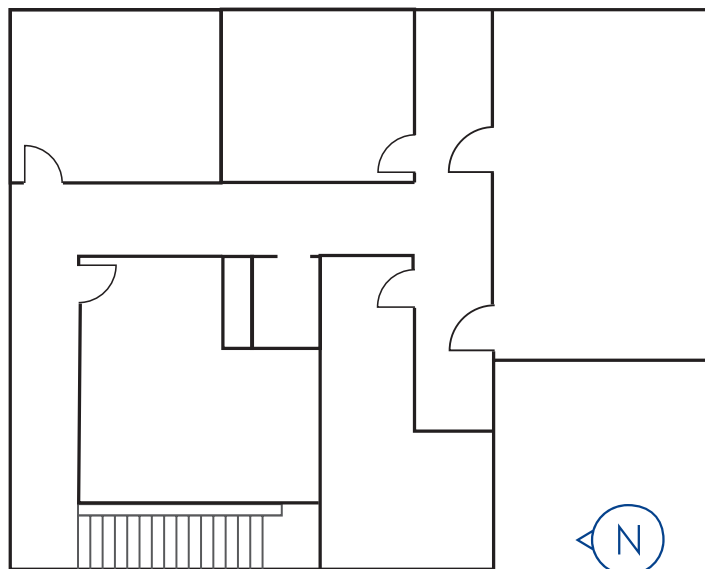


FLOOR PLANS

Main Level



Basement Level



Property Information

- Building Size - 3,010 SF
- Site Size - 0.21 Acres
- Zoning - MU
- Year Built - 2000
- Parking - 4.00/1,000 SF

Drive Times



1 mile / 3 minutes



15 miles / 18 minutes

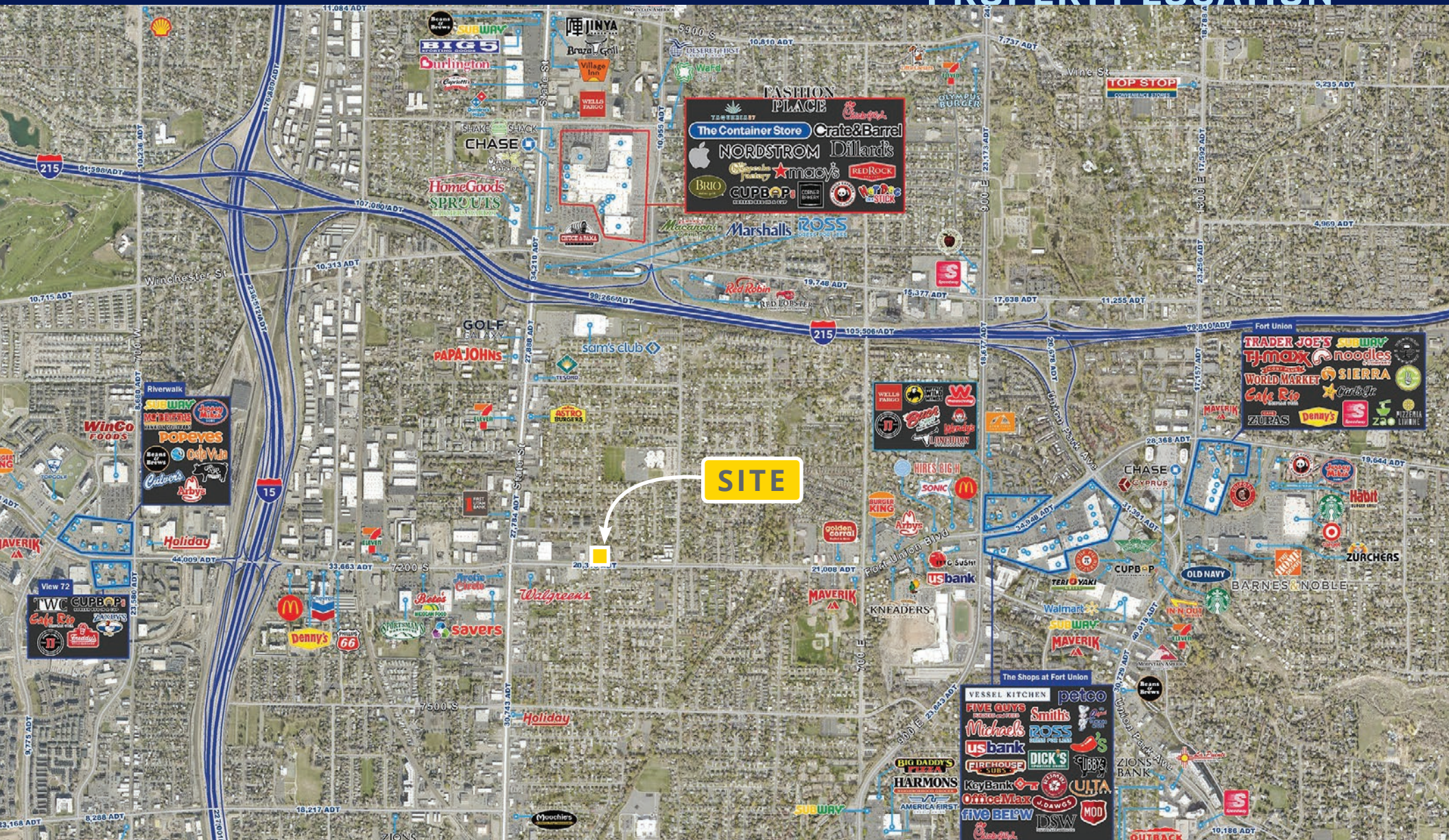


1 mile / 4 minutes



10 - 15 minutes to world class recreation

PROPERTY LOCATION



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