

STUDIO BUSINESS PARK

5081 West 11800 South | Herriman, Utah

**FOR SALE - CLASS A OFFICE CONDOS
NOW UNDER CONSTRUCTION**



Property Highlights

New Class A Professional Building Under Construction on Mountain View Corridor - Ideal for Purchase on Condo Basis.






- 3,982 Sq Ft to 17,137 Sq Ft Available
- 2 Story Upscale Destination Address
- Pricing from \$385/Sq Ft
- \$85 per rentable square foot allowance is included
- Class A Finishes
- Highest Growth Area in Market Ideal Location
- Generous Tenant Improvement Allowance
- Close Proximity to Numerous Services

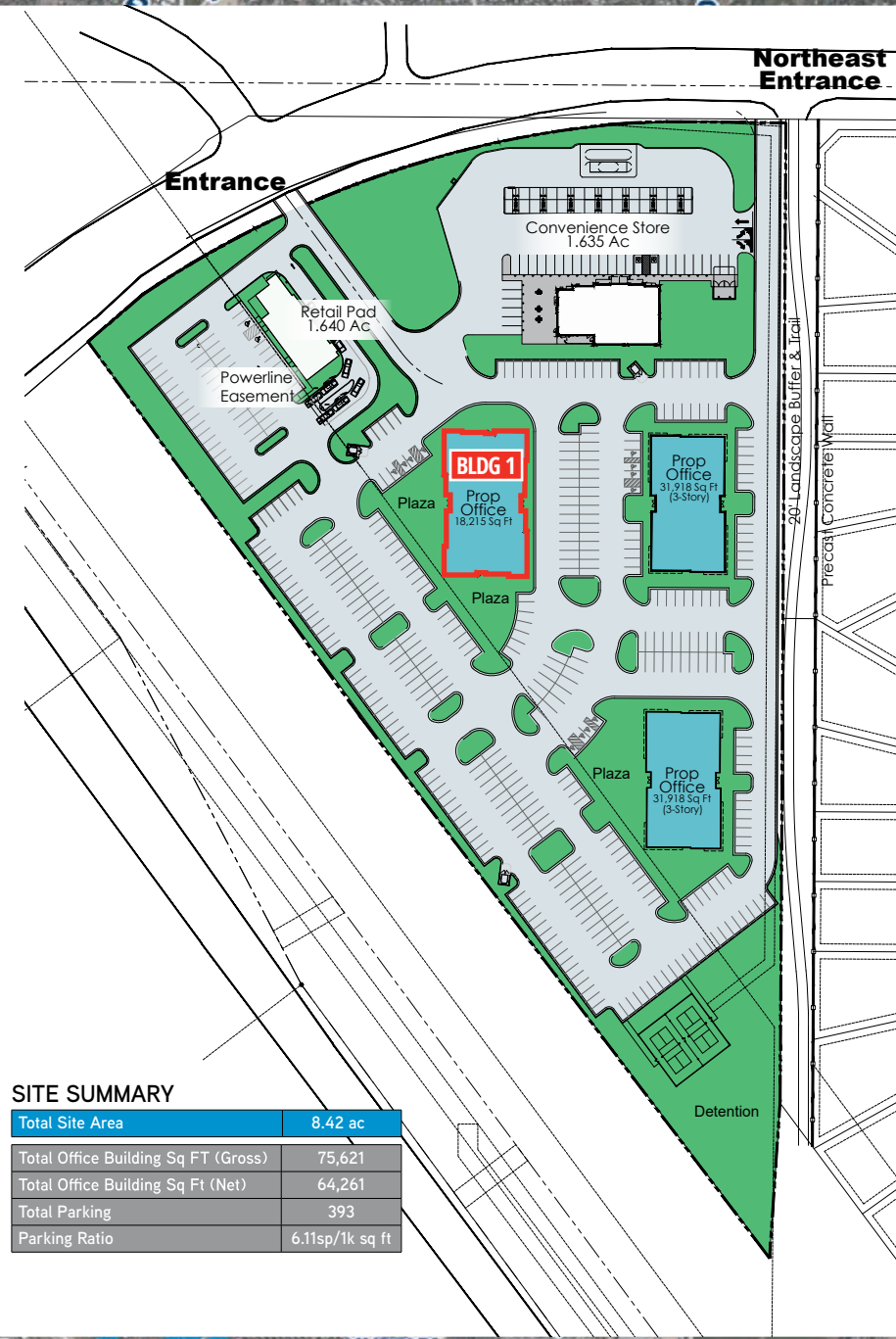
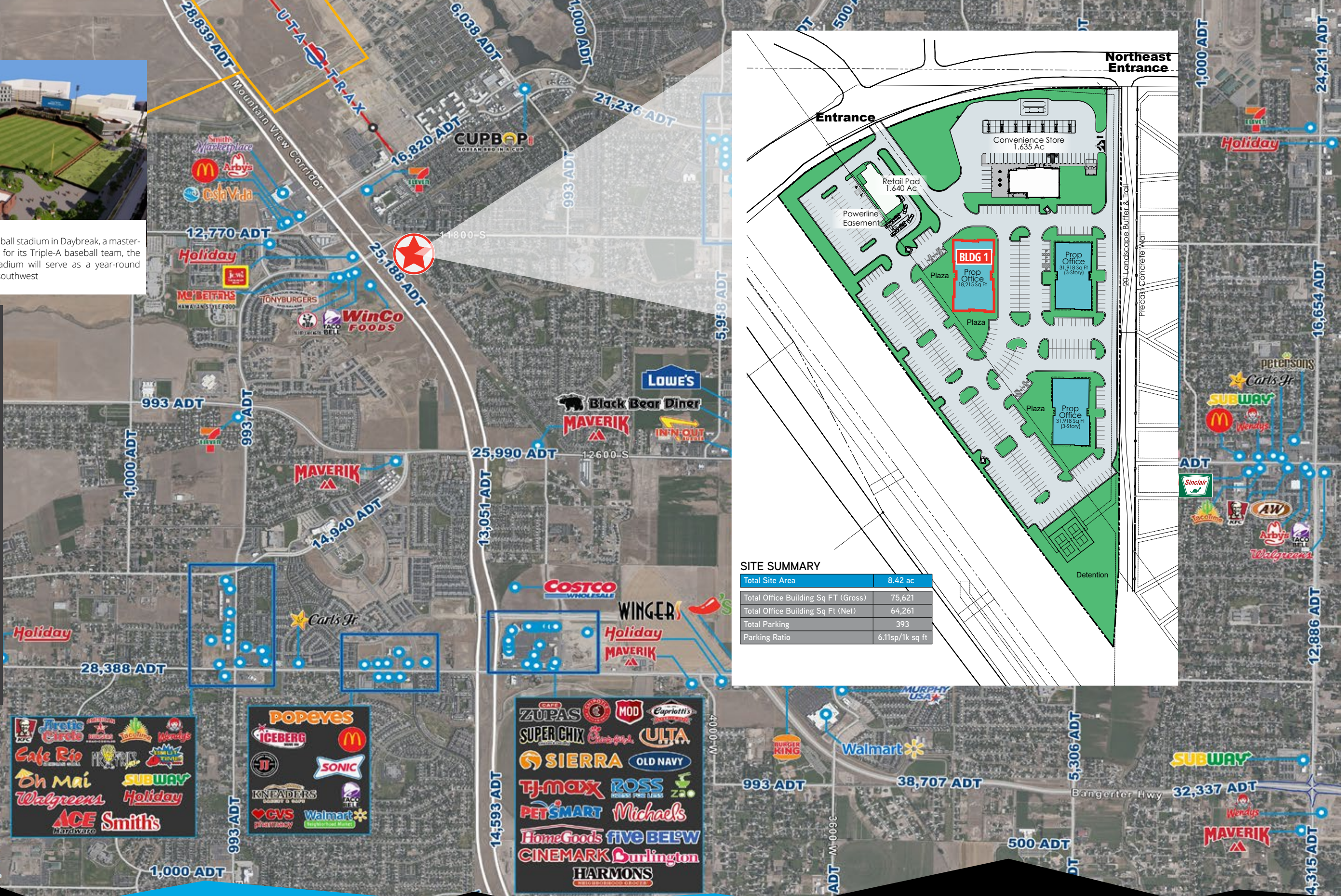




BEE'S BALLPARK
 The Larry H. Miller Company will build a baseball stadium in Daybreak, a master-planned community in South Jordan, Utah, for its Triple-A baseball team, the Salt Lake Bees. The privately financed stadium will serve as a year-round entertainment anchor for the fast-growing southwest

CONNECTED TO IT ALL

-  POINT OF THE MOUNTAIN
10 MINUTES
-  INTERNATIONAL AIRPORT
20 MINUTES
-  DOWNTOWN SLC
25 MINUTES
-  UNIVERSITY OF UTAH & UTAH VALLEY UNIVERSITY
25 MINUTES
-  SKI AREAS
25 MINUTES



SITE SUMMARY

Total Site Area	8.42 ac
Total Office Building Sq FT (Gross)	75,621
Total Office Building Sq Ft (Net)	64,261
Total Parking	393
Parking Ratio	6.11sp/1k sq ft



FOR LEASING INFORMATION PLEASE CONTACT:

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