

FOR SALE OR LEASE



NEWMARK
MW MOUNTAIN WEST

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PROPERTY DETAILS

13894 S. Bangerter Pkwy, Draper, UT 84020

SALE PRICE: \$7,400,000 (\$302/SF)

- Great owner user opportunity
- Extra income from 2nd floor tenant
- 2nd floor 100% leased
- Tenant is a publicly traded company: Regus (NASDAQ: IWGFF)
- Average annual operating expense \$9.00/SF

LEASE RATE: \$26.00 FSG

- 12,053 SF Available vacant space for lease or for owner user
 - » 7,649 SF available immediately (Suite 100)
 - » 4,404 SF available May 1st (Suite 150)

- Building size: 24,492 SF
- Ideal South Valley location in a high growth market for office, retail and housing

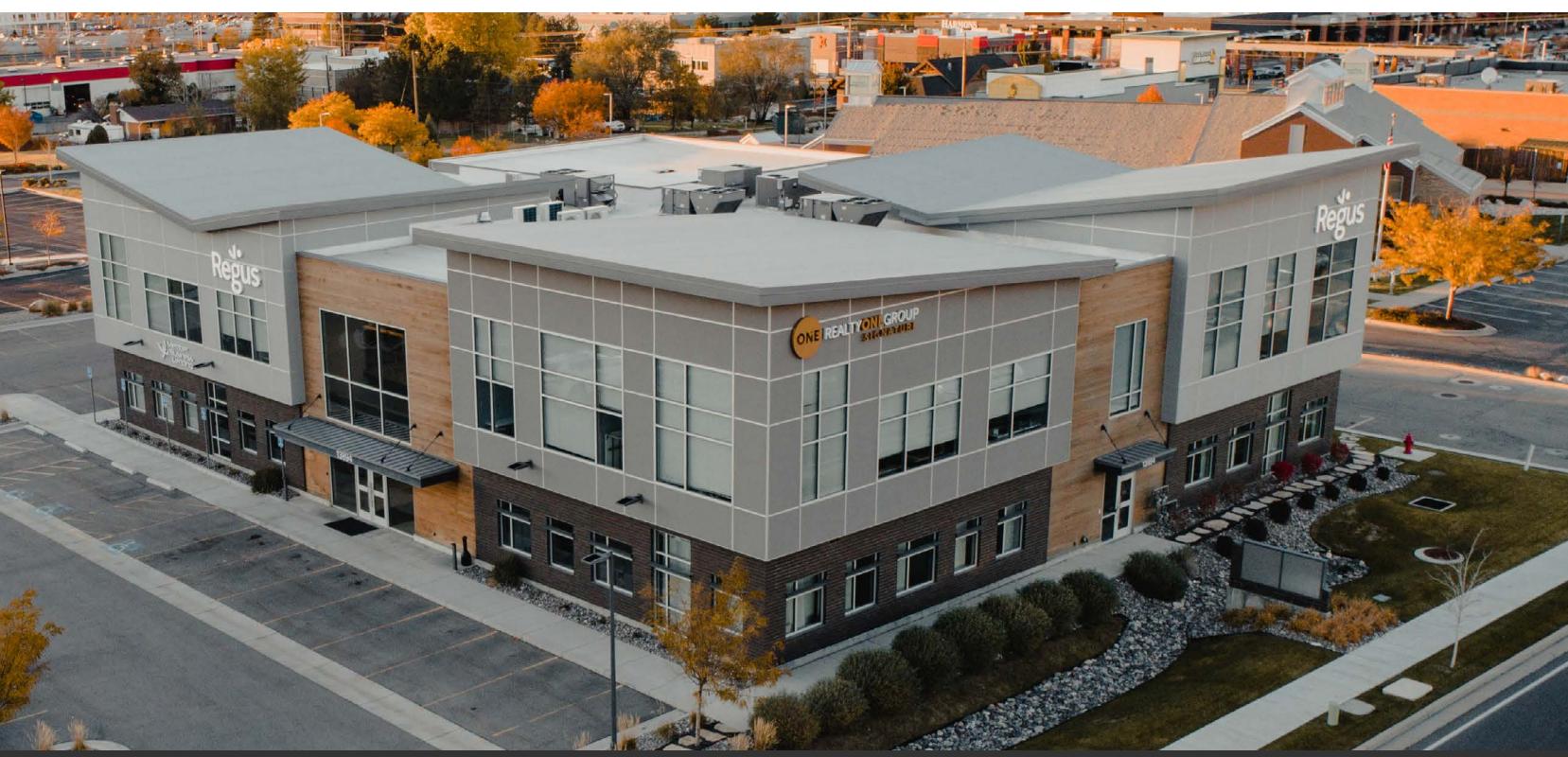
- Great parking ratio at 4.5/1,000 SF
- Year built: 2017

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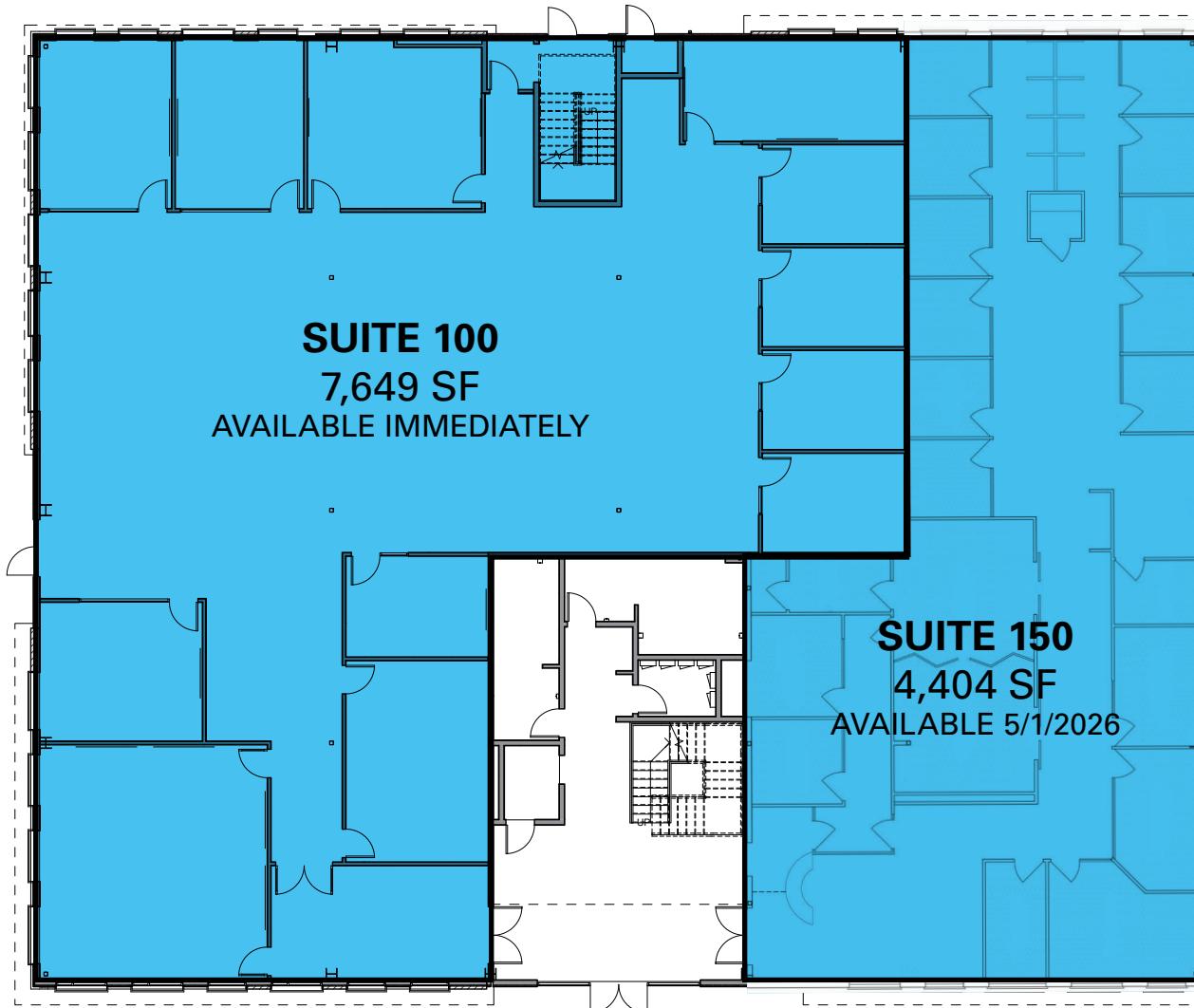
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FLOOR PLAN - 1ST FLOOR

LEASED
 AVAILABLE



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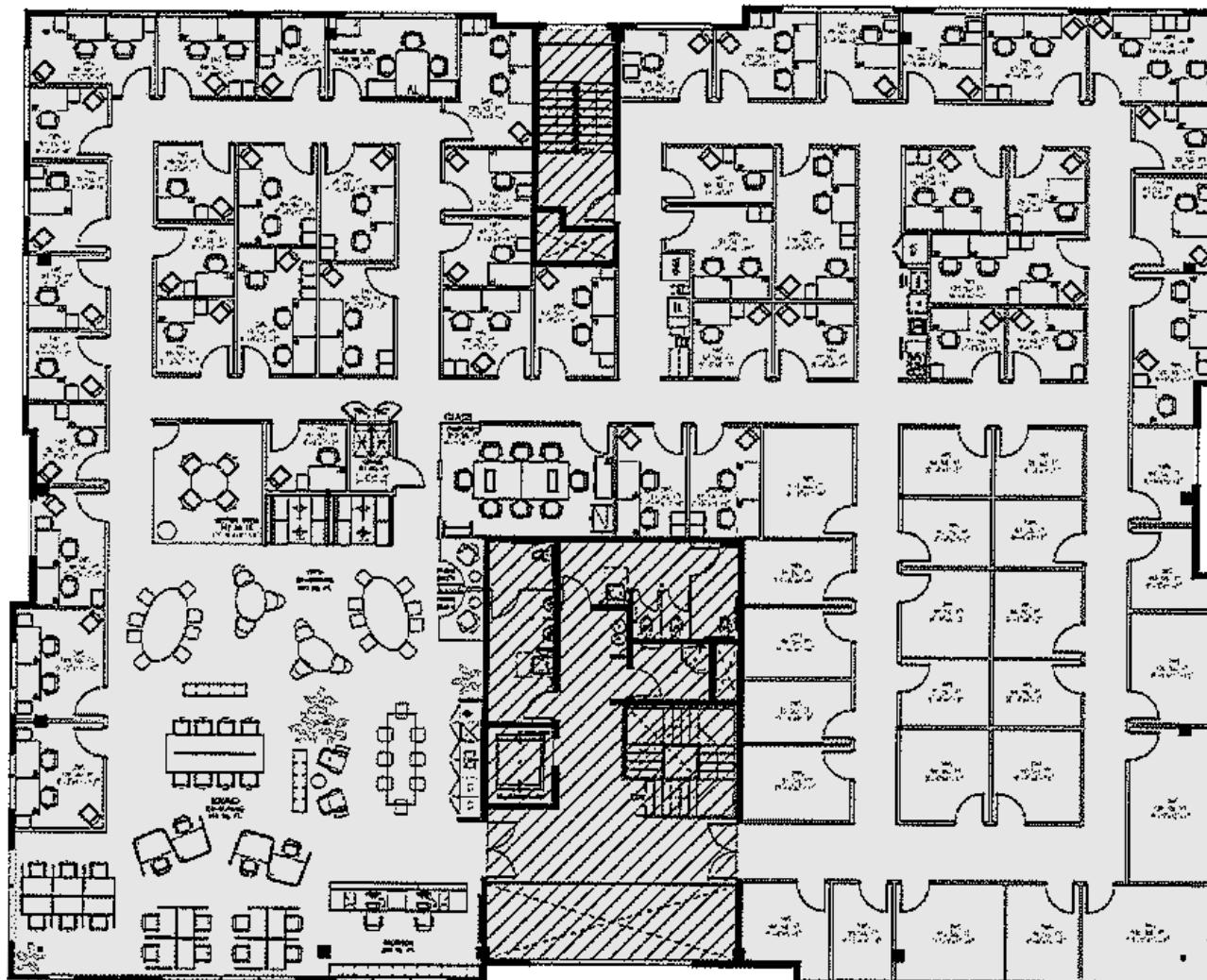
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FLOOR PLAN - 2ND FLOOR

LEASED
 AVAILABLE

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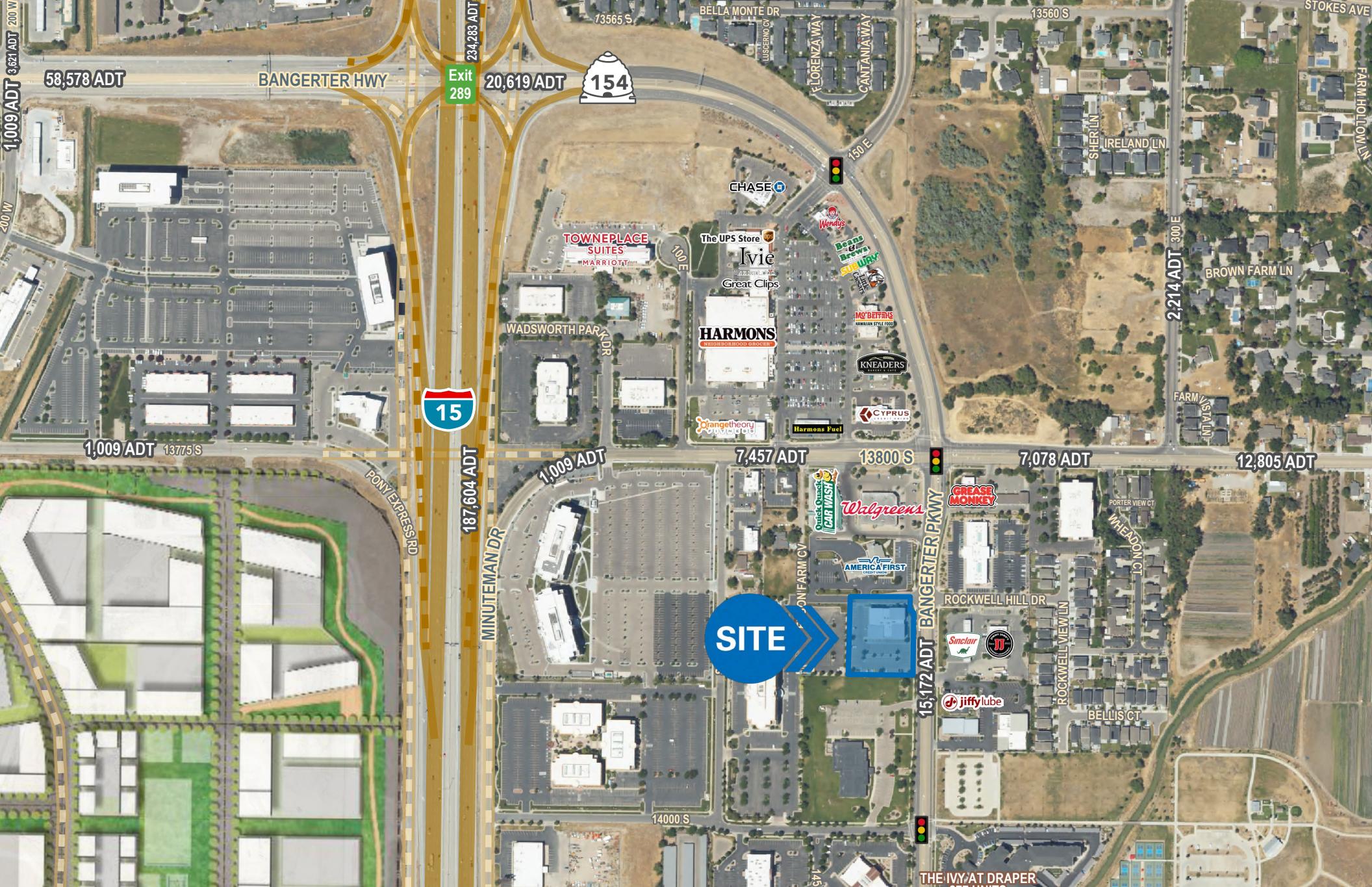


SUITE 200
 LEASED

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