



OFFICE BUILDING FOR SALE

1574 WEST 1700 SOUTH - SALT LAKE CITY, UT

1574 W 1700 S, Salt Lake City, UT 84104



### Property Description

Freestanding, 9,740 SF two-story office building located on 0.75 acres in West Central, Salt Lake submarket. Two levels including 11-13 offices, multiple open areas/bullpen spaces, classroom spaces, kitchen area, and 2 sets of rest rooms (one set multiple stalls), and ample parking provide flexibility for multiple uses. The property offers in-place income with flexibility and upside potential, making it ideal for both investors seeking value-add repositioning and owner-users looking for future occupancy. The existing tenant's short-term lease, and willingness to sign longer, provides flexibility for future use, including owner-occupancy, lease restructuring, or rent repositioning to market rates. Information provided as a courtesy. Buyer to verify.

### Offering Summary

Sale Price	\$1,995,000.00
Building SF	9,740 SF
Parking Ratio	3.08/1,000-

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,656	33,114	128,637
Total Population	9,293	84,446	314,559
Average HH Income	\$79,985	\$77,897	\$92,338

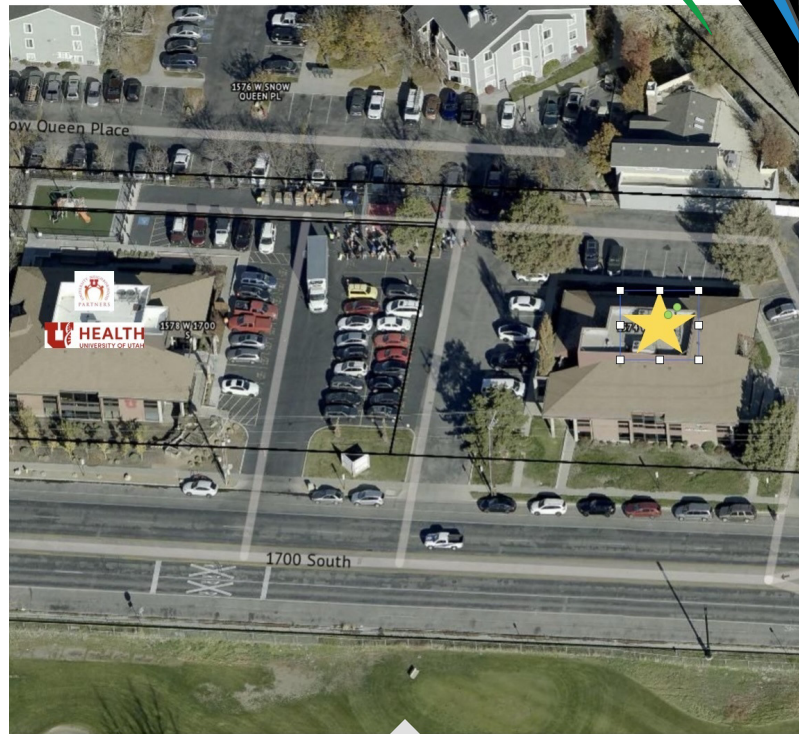
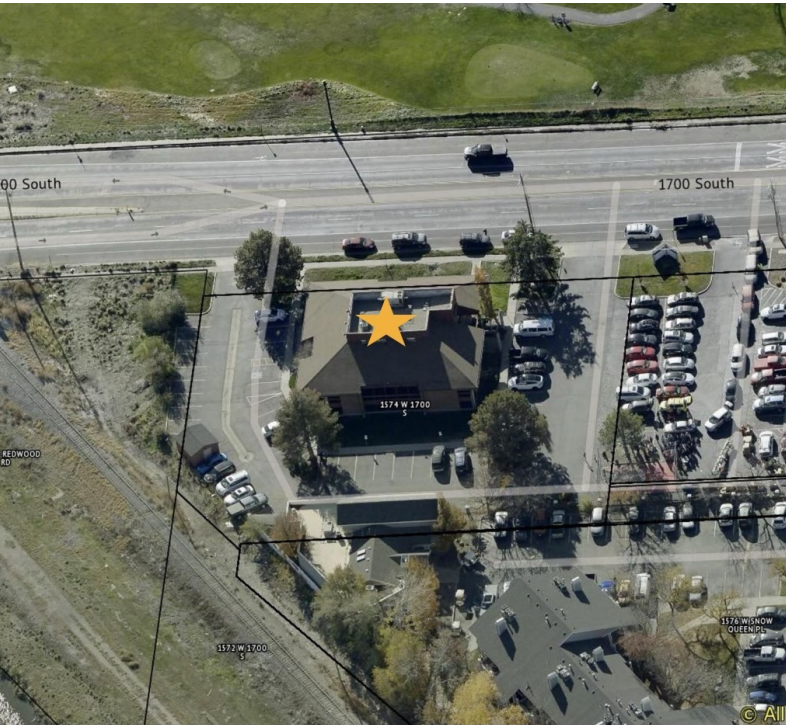
### CHRISTIE DAUGHERTY, CCIM

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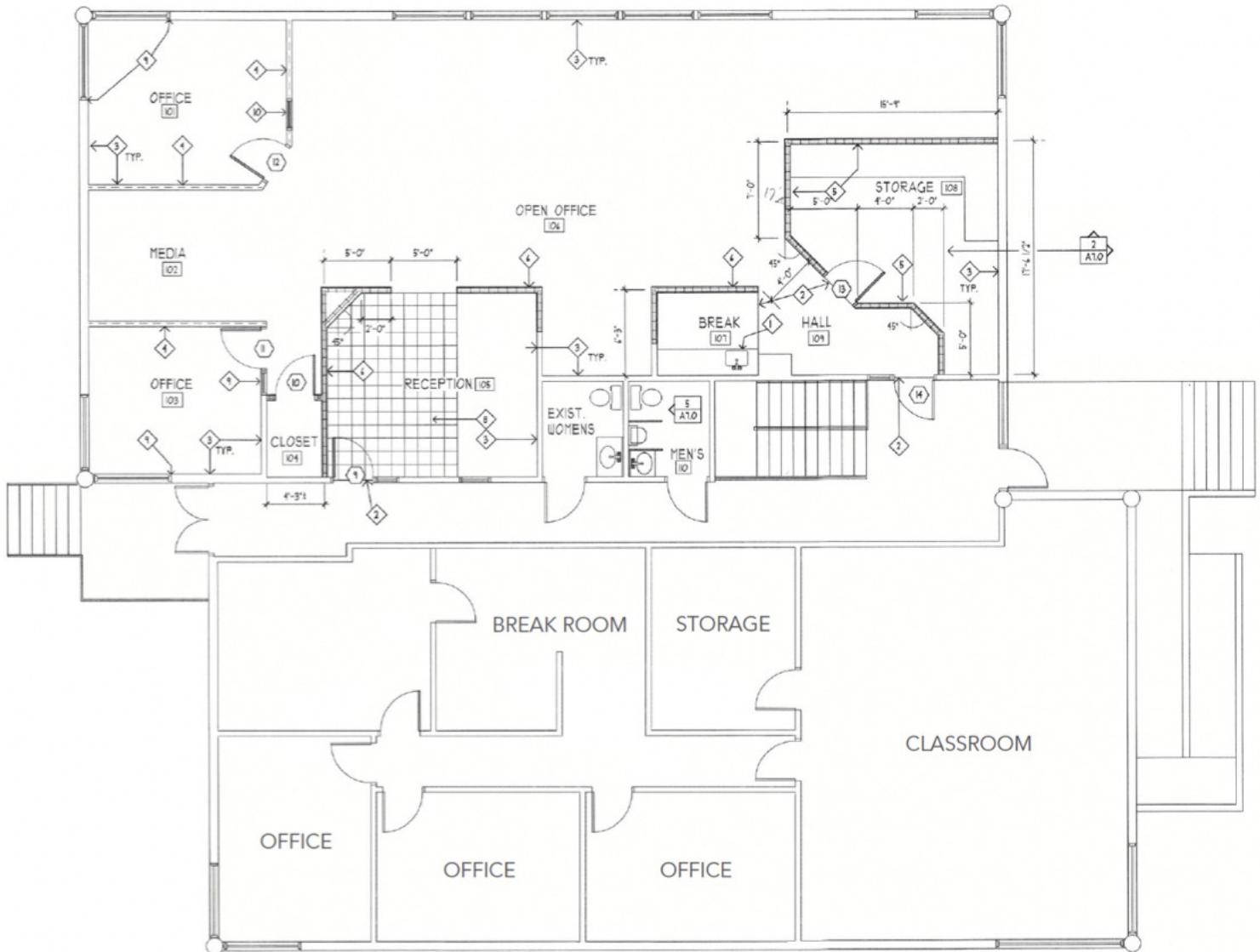


<b>Building Name</b>	1574 West 1700 South - Salt Lake City, UT
<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>APN</b>	15-15-258-014
<b>Building Size</b>	9,740 SF
<b>Lot Size</b>	0.75 Acres
<b>Building Class</b>	B
<b>Year Built</b>	1984
<b>Number of Floors</b>	2
<b>Average Floor Size</b>	4,870 SF

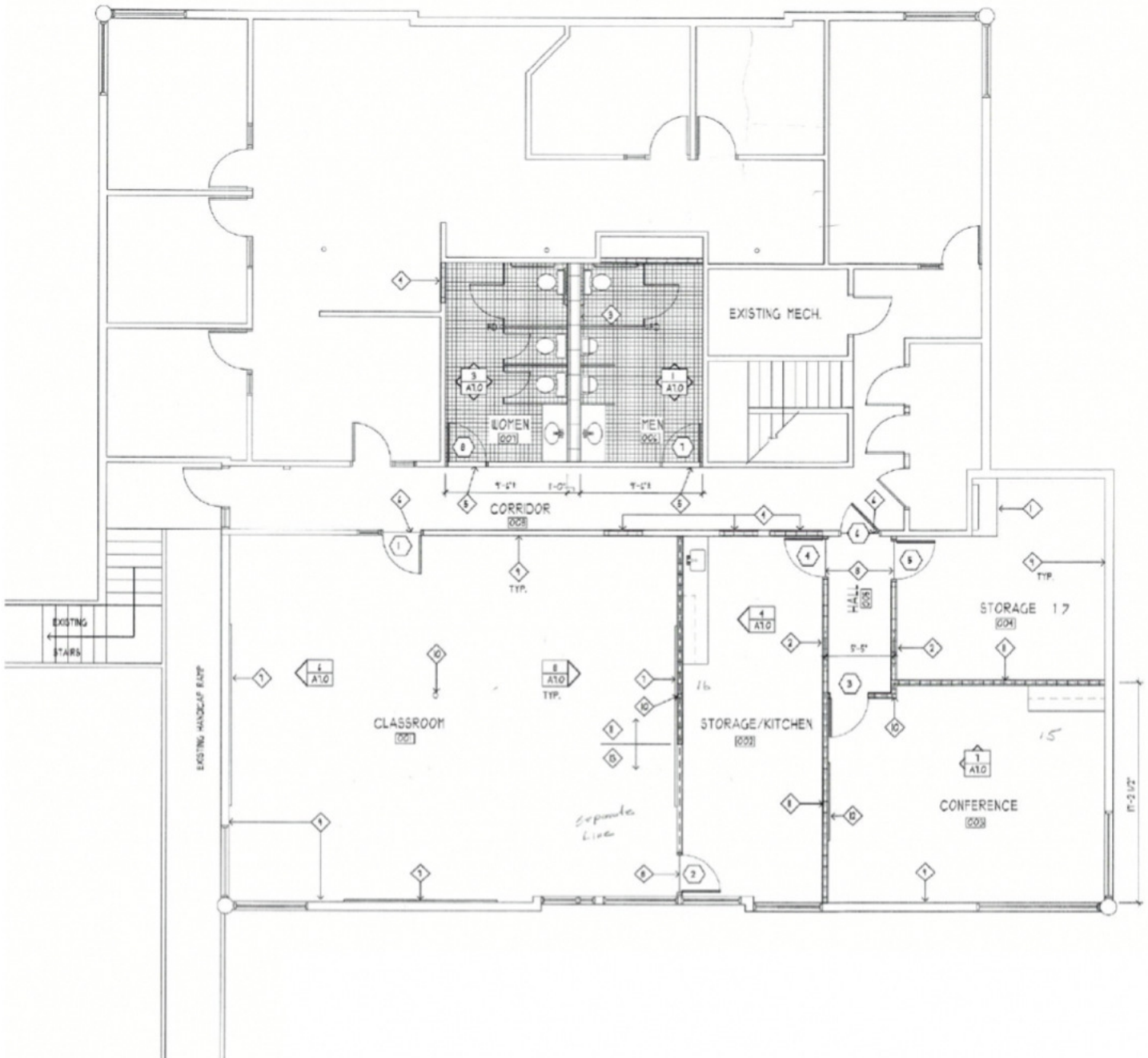
- Freestanding Building on 0,75 Acres
- Direct Exposure on 1700 South - SLC
- Located Next to the University of Utah Hartland Partnership Center
- BP Zoned - Flexible Uses
- 11-13 Office Spaces
- Multiple Open Area / Bullpen Spaces
- Classroom Spaces
- Kitchen/Lunchroom
- Two (2) sets of Restrooms - 1 with Multiple Stalls
- Ample Parking



# MAIN LEVEL



# LOWER LEVEL





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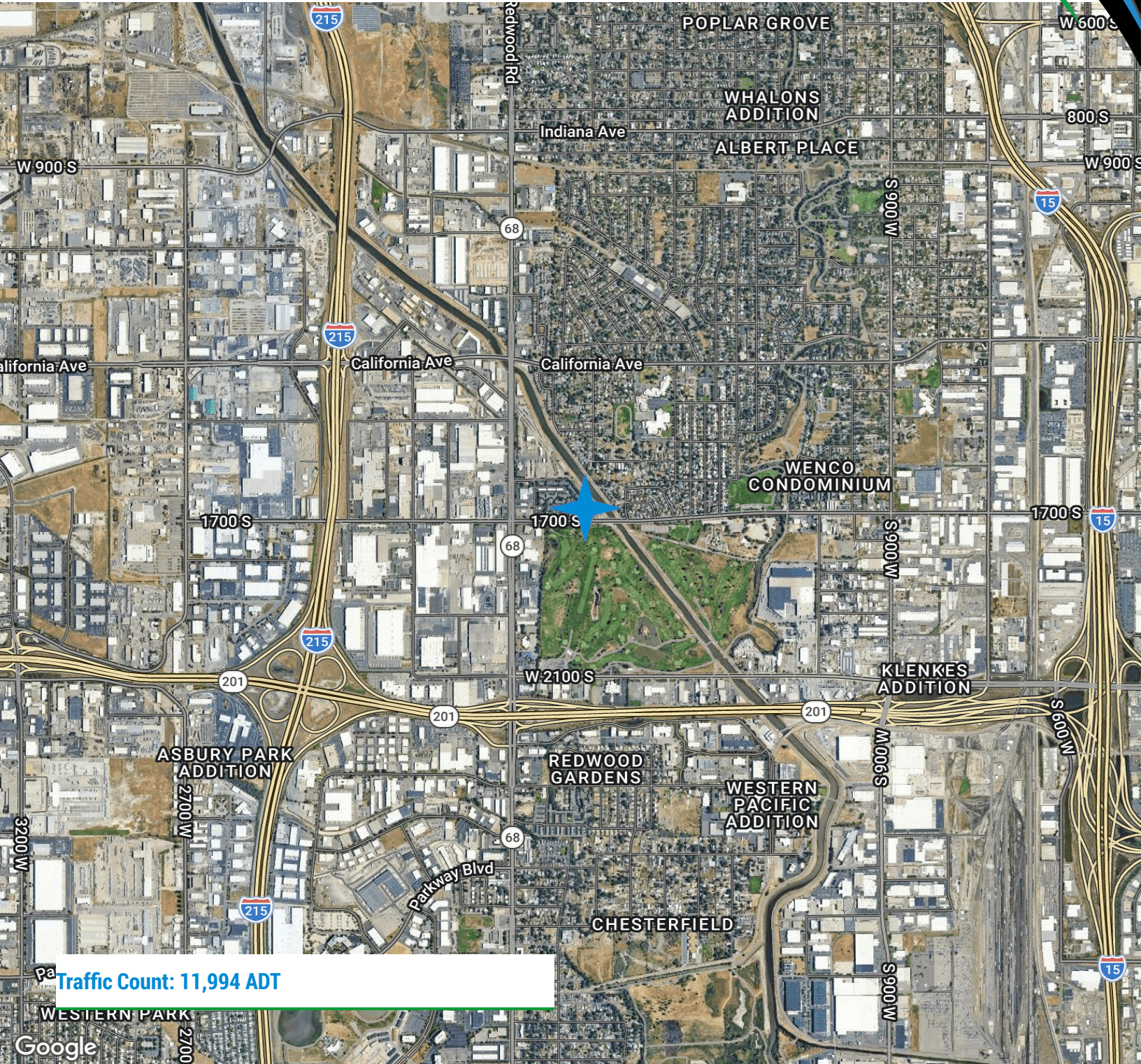




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Traffic Count: 11,994 ADT

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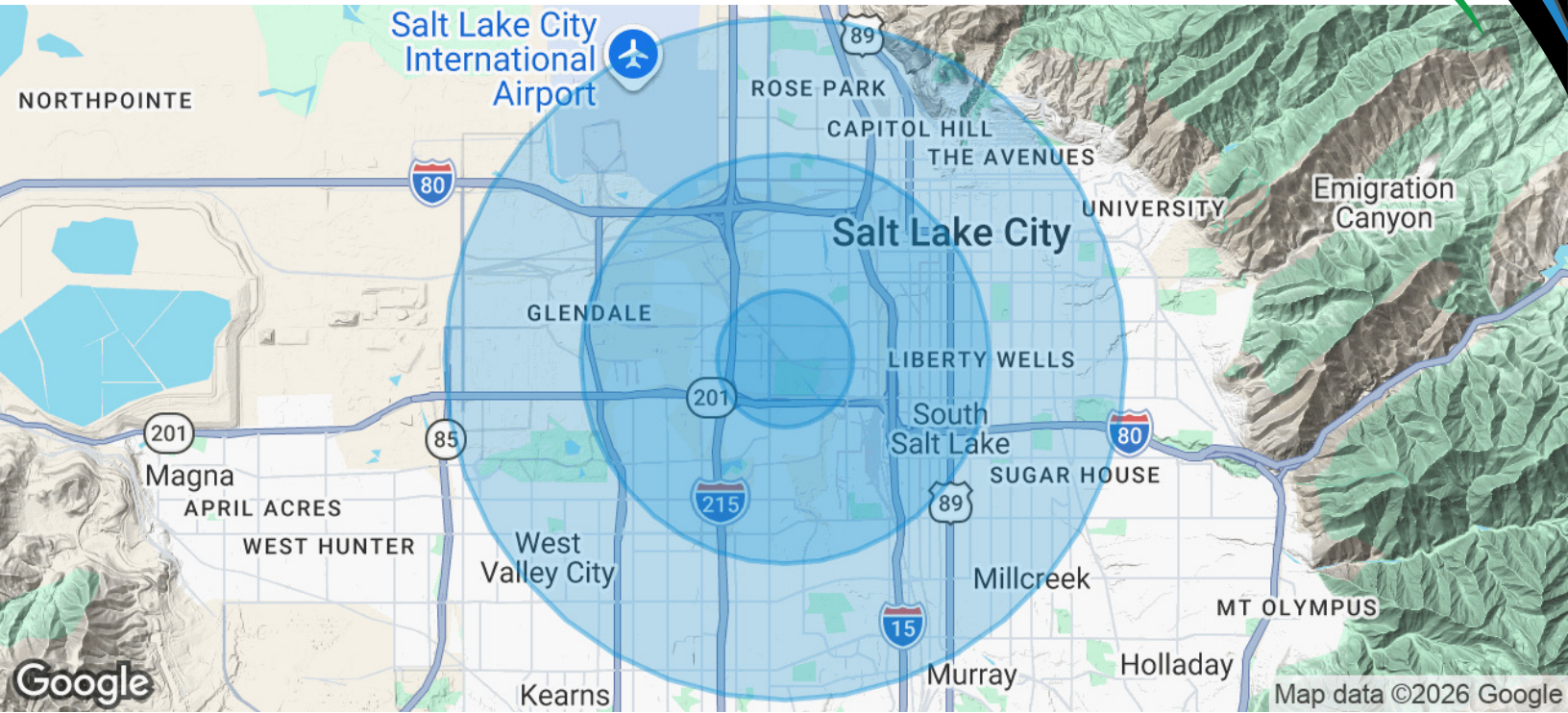




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**Population**

	1 Mile	3 Miles	5 Miles
Total Population	9,293	84,446	314,559
Average Age	29.1	32.3	32.8
Average Age (Male)	28.1	32.5	32.5
Average Age (Female)	30.2	33.5	33.8

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	2,656	33,114	128,637
# of Persons per HH	3.5	2.6	2.4
Average HH Income	\$79,985	\$77,897	\$92,338
Average House Value	\$360,196	\$312,488	\$432,829

2023 American Community Survey (ACS)

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