

STUDIO BUSINESS PARK

5039 West T1800 South | Herriman, Utah

FOR SALE - CLASS A OFFICE CONDOS



Colliers

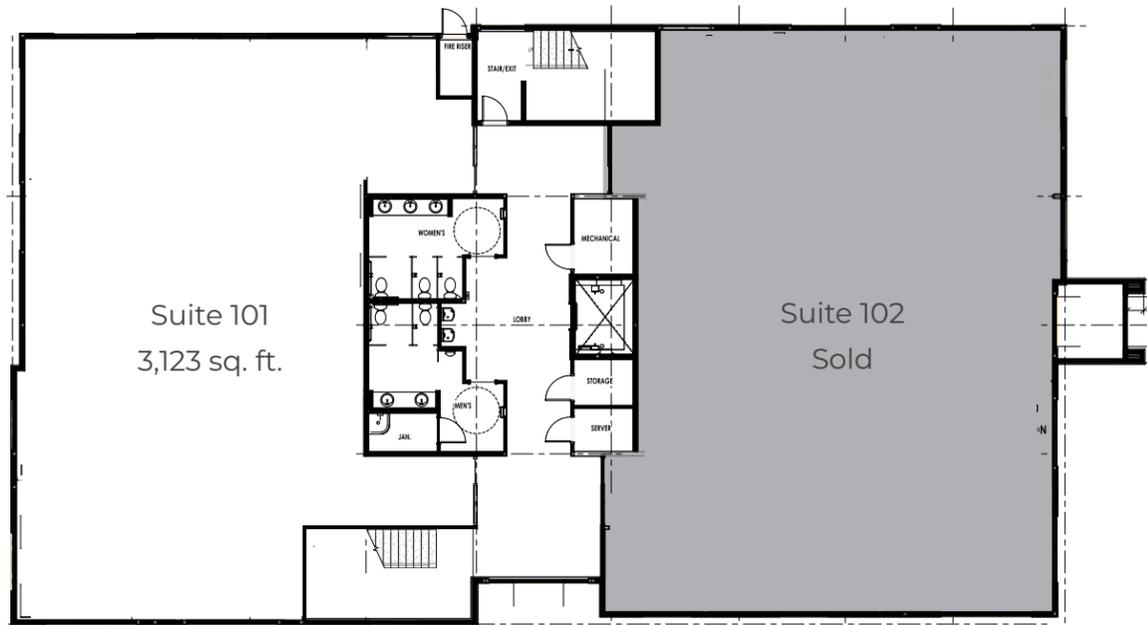
Property Highlights

New Class A Professional Building, Ready for Occupancy on Mountain View Corridor – Ideal for Purchase on a Condo Basis

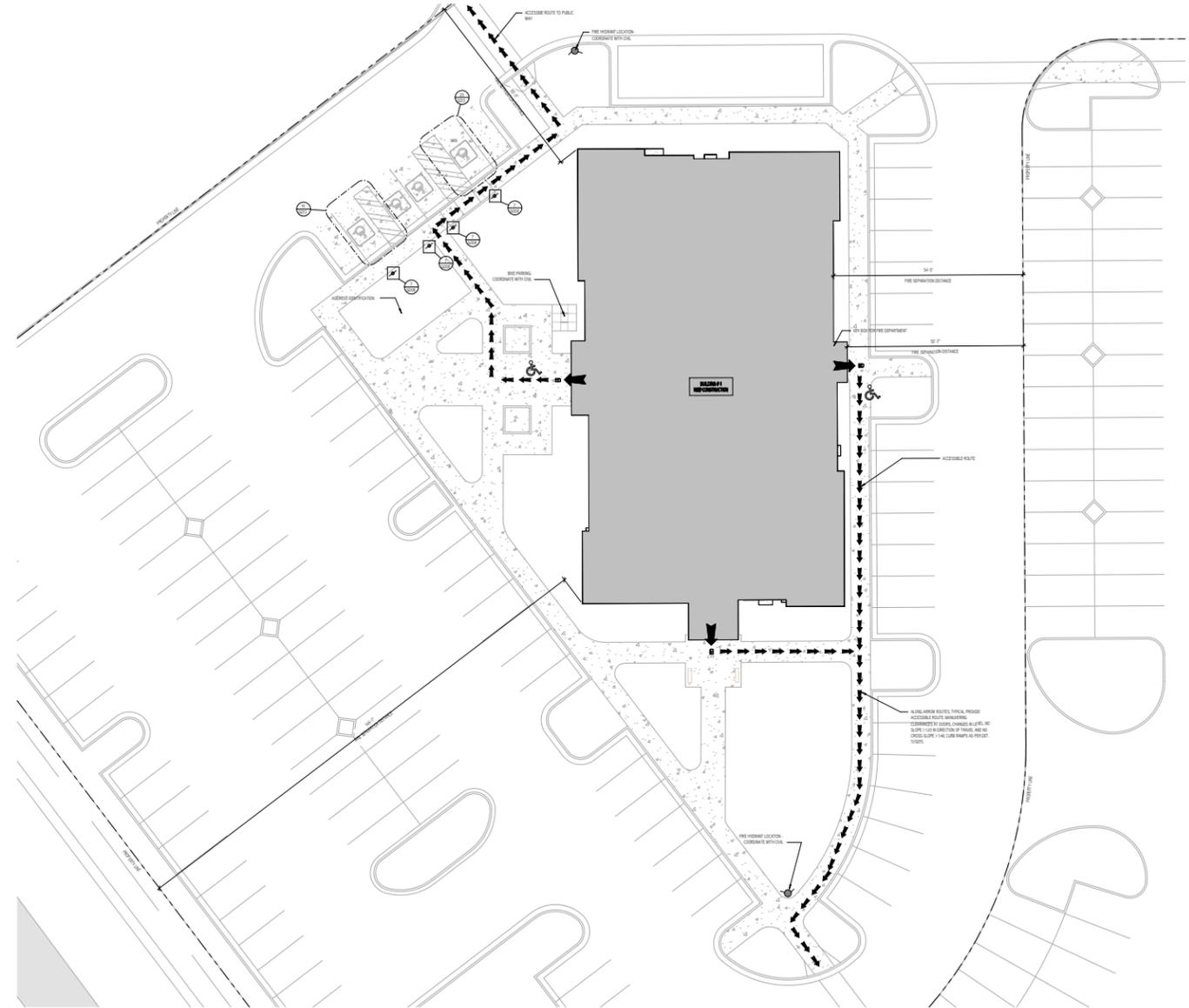
- Suites Available:
 - Suite 101: 3,123 sq. ft.
 - Suite 201: 3,354 sq. ft.
- Two-Story Upscale Destination Address
- Pricing from \$385 per Sq. Ft.
- \$85 per Rentable Square Foot Allowance Included
- Class A Finishes
- Highest-Growth Area in Market – Ideal Location
- Generous Tenant Improvement Allowance
- Close Proximity to Numerous Services



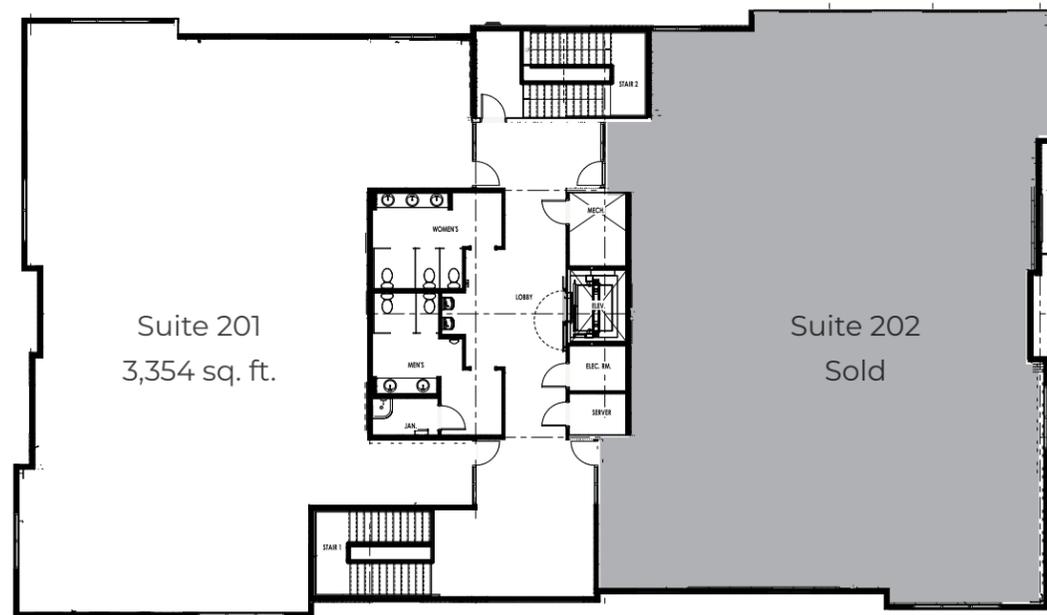
1st Floor



Building 1

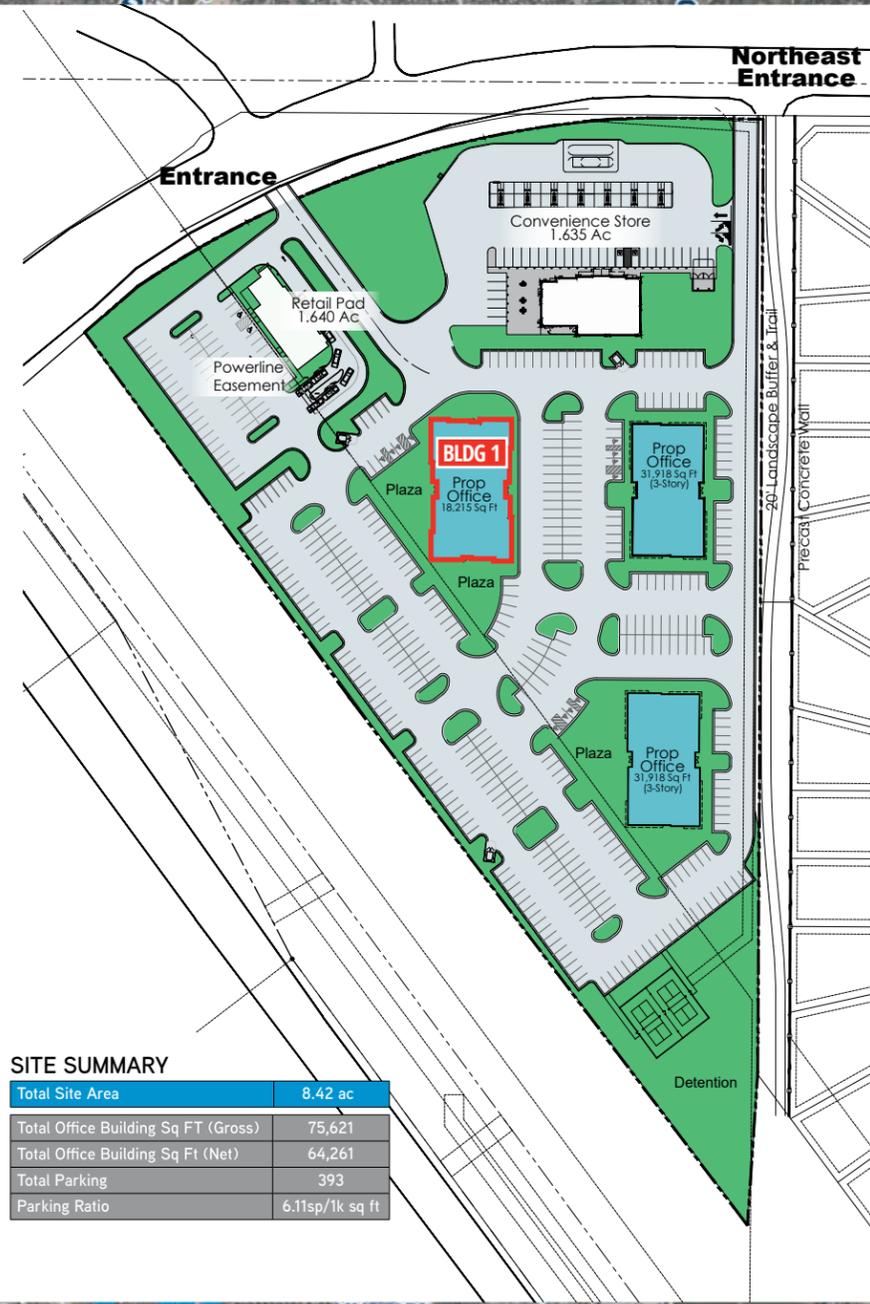
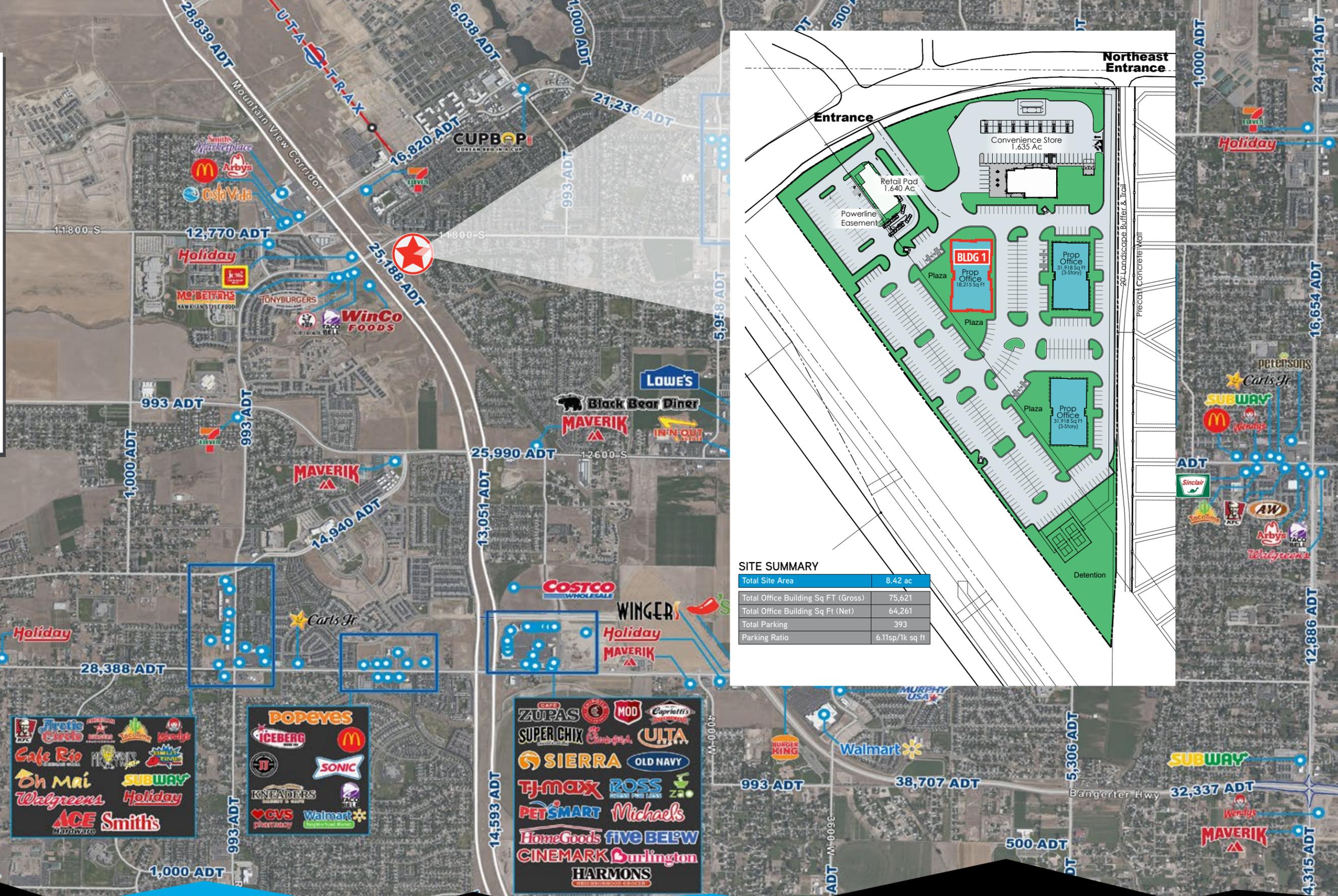


2nd Floor



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



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