



**Investment Realty**  
ADVISORS

411 W 7200 S Midvale, UT 84047  
Three Third Floor Office Suites Available  
Now

**EVAN WRYE**

Vice President of Commercial Leasing  
385.469.0920  
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**ELLIOT ABEL**

President of Commercial Leasing  
435.485.7070  
elliott@iraut.com

*Up to 902 sf of Office Space*

## PROPERTY SUMMARY

**PROPERTY DESCRIPTION**

This is an excellent office building just off the 7200 S Exit with tremendous visibility! Offices are quiet and suited for Executive Professional Office. Located at 411 West and 7200 South Midvale, UT 84047. Clean & Classic Offices with a convenient location off I-15 with good parking and access. Affordable private executive offices.

**AVAILABLE SUITES**

Executive office available for rent on a Month-to-Month term. Clean and professional office space. Great and quiet neighboring tenants. Fantastic 3rd floor views. Shared common space with conference room and break room.

**OFFERING SUMMARY**

Lease Rate:	\$500-\$750/month
Lease Type:	FSG
Number of Units:	4
Available SF:	902 SF
Total Building Size:	19,500 SF
Lot Size:	0.63 acres
Parking Ratio:	2/1,000
ADA Parking Stalls:	1
Total Parking Stalls:	45
ADA Complaint:	Yes
AADT:	33,885
Lease Term	Month-to-Month
Available Date:	Now

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# SITE & AVAILABILITY



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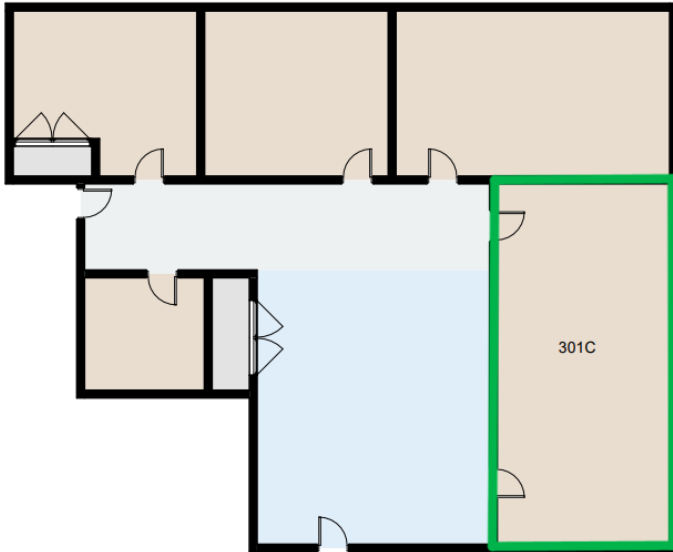
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# UNIT 301C FLOOR PLAN & PHOTOS

411W 7200S  
Suite 301C  
322SF



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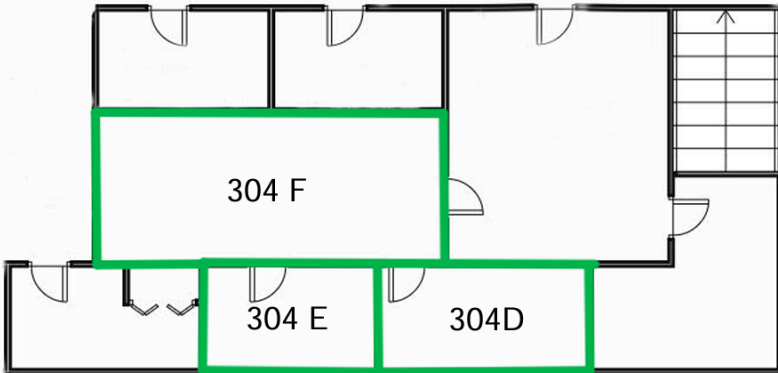
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# UNIT 304 FLOOR PLAN & PHOTOS



411 W 7200 S, Suite 304 130-300 SF



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# LOCATION MAP



Google

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