

# PLAZA 35

3280 W 3500 S West Valley City, UT 84119

**Single Level Office Space  
Available Now**



**Investment Realty**  
ADVISORS

**EVAN WRYE**

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**ELLIOT ABEL**

Associate Broker  
435.485.7070  
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*Up to 6,125 SF of Office Space*



# PROPERTY SUMMARY



## LOCATION DESCRIPTION

Plaza 35 is located in a prime location with high traffic counts and fast access to I-215. Located in the heart of West Valley's redevelopment project, which has transformed the area from a suburban community to a more business-centered, multicultural city with recreational amenities. Prime Location in West Valley City. 6/1000 parking ratio and 40,810 AADT.

## AVAILABLE SUITE(S)

Suite F is 6,125 square feet of office space. The office space currently offers multiple individual office spaces, training rooms, conference rooms, and many other amenities for your business needs. This location offers ample parking, 6/1,000 parking ratio.

## OFFERING SUMMARY

Lease Rate:	\$11/SF/YR
Lease Type:	NNN
CAM Fee's:	\$4.50/SF/YR
# of Units:	1+
Available SF:	6,125 SF
Total Building Size:	30,164 SF
Parking Ratio:	6/1000
Total Parking Stalls:	188
ADA Parking Stalls:	7
ADA Compliant:	Yes
AADT:	40,810
Lease Term:	2-10 Years
Available Date:	Now

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## SUITE F



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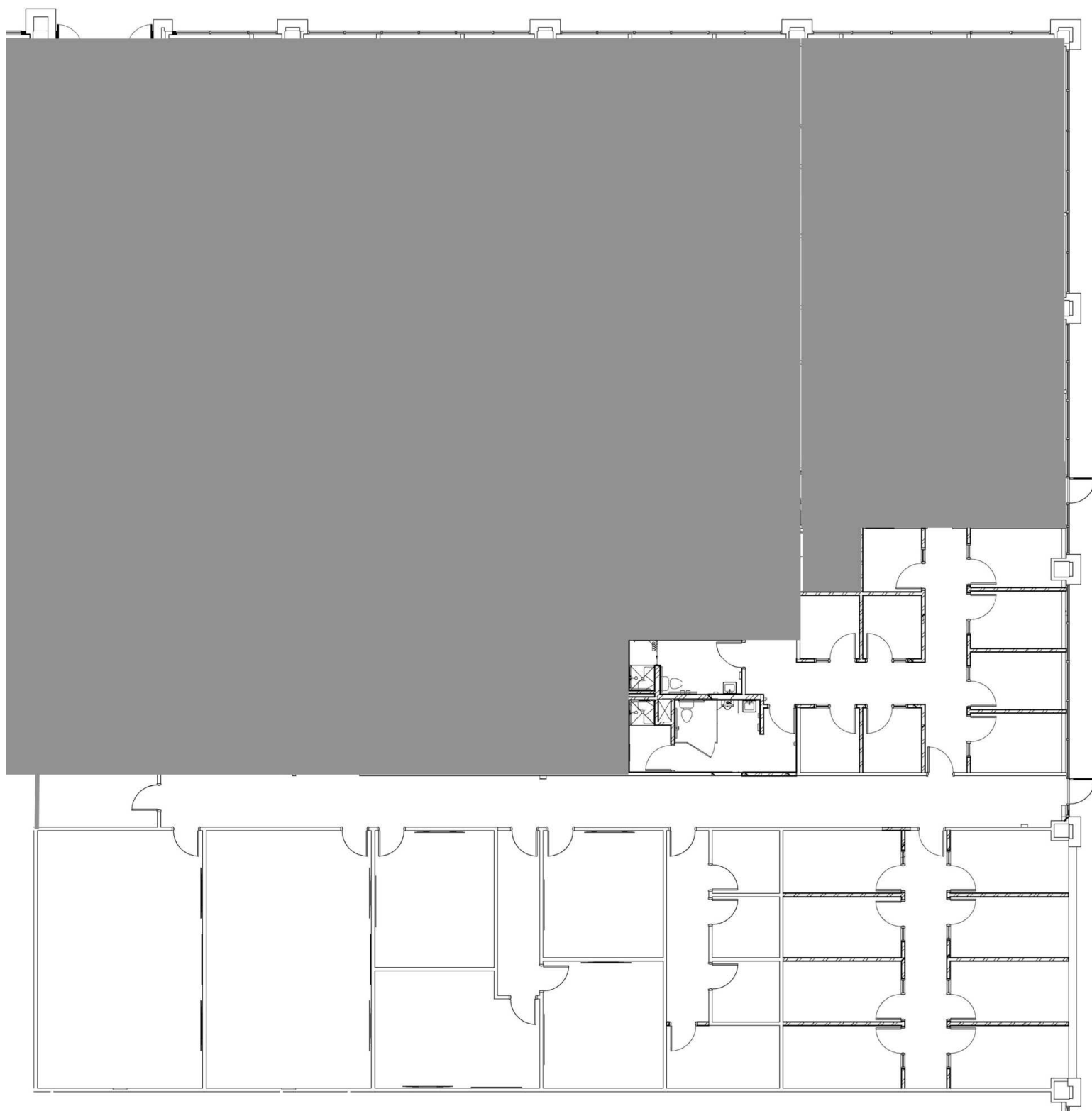
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# SUITE F: CURRENT FLOOR PLAN



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# LOCATION MAP



## HIGHLIGHT

Plaza 35 is located in a prime location with high traffic counts of 40,810 per day and fast access to I-215.

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