

OFFERING MEMORANDUM

# OFFICE BUILDING INVESTMENT

6076 SOUTH 900 EAST  
MURRAY, UT



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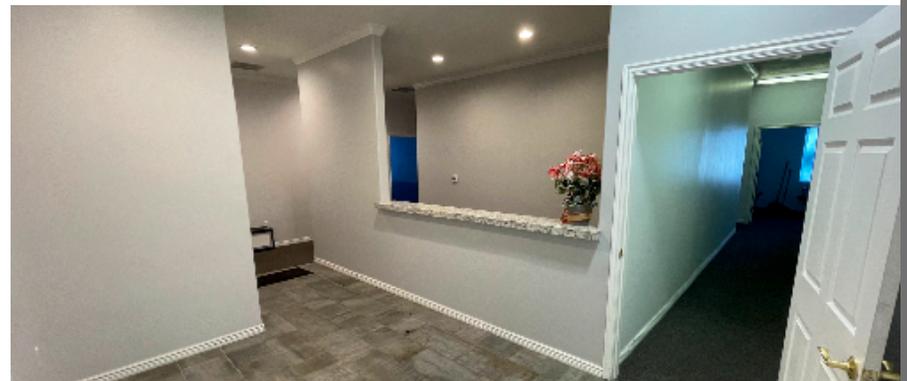
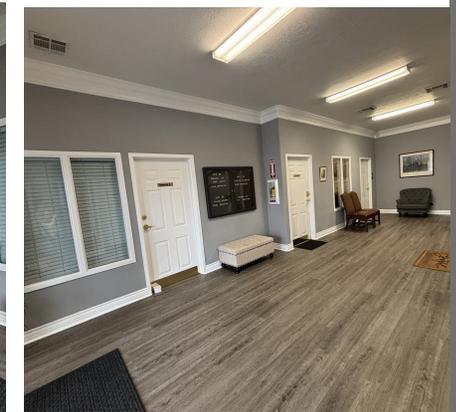
**ALIGN**  
COMPLETE REAL ESTATE SERVICES

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# THE OFFERING

Align Real Estate is pleased to present this single-story, multi-tenant office building situated on 0.54 acres in Murray's established Union Park office corridor. Built in 1998, this well-maintained property offers stable cash flow with three tenant's in place.

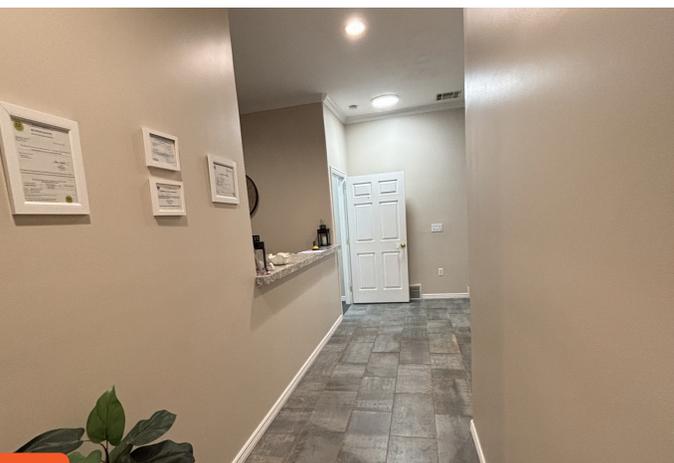
|                  |                                   |
|------------------|-----------------------------------|
| PROPERTY ADDRESS | 6076 South 900 East, Murray, Utah |
| SQUARE FEET      | 6,000 SF                          |
| LOT SIZE         | 0.54 Acres                        |
| PARCEL NUMBERS   | 22-17-377-029-0000                |
| ASKING PRICE     | \$1,350,000                       |
| PARKING          | 37                                |
| STATUS           | 100% Occupied                     |



# RENT ROLL & OPERATING EXPENSES

| Current Rent Roll    |       |       |              |             |           |            |                            |
|----------------------|-------|-------|--------------|-------------|-----------|------------|----------------------------|
| Tenant               | Suite | SF    | Monthly Rent | Annual Rent | Price/ SF | Lease Term | Lease Status               |
| Brighten Life        | 100   | 2,820 | \$3,500      | \$42,000    | \$14.89   | 24 months  | Started Aug 2025, 3%       |
| Kellogg Moving       | 101   | 500   | \$650        | \$7,800     | \$15.60   | Mon-to-Mon | Short-term                 |
| Clearview Counseling | 102   | 2,680 | \$4,200      | \$50,400    | \$18.81   | 3 years    | Year 2 of 3 (1 yr remains) |
| <b>Total</b>         |       | 6,000 | \$8,350      | \$100,200   |           |            |                            |

| 2024 Operating Expense |                 |                |                   |
|------------------------|-----------------|----------------|-------------------|
| Expense Category       | Annual Cost     | Monthly Cost   | Price/ SF         |
| Property Taxes         | \$10,649        | \$887          | \$1.77            |
| Insurance              | \$2,037         | \$170          | \$0.34            |
| Gas (Enbridge)         | \$2,751         | \$229          | \$0.46            |
| Water/ Electric        | \$5,177         | \$431          | \$0.86            |
| Sewer                  | \$576           | \$48           | \$0.10            |
| Trash                  | \$852           | \$71           | \$0.14            |
| Snow Removal           | \$550           | \$45           | \$0.09            |
| Cleaning Service       | \$780           | \$65           | \$0.13            |
| <b>Total OPEX</b>      | <b>\$23,372</b> | <b>\$1,948</b> | <b>\$3.90/ SF</b> |



# AERIAL





## CONTACT

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# ALIGN

COMPLETE REAL ESTATE SERVICES

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