

OFFICE SPACE FOR LEASE

BRAND NEW OFFICE SPACE FOR LEASE IN SALT LAKE CLOSE TO I-15



232-248 West 4860 South, Salt Lake City, Utah 84107

SALT LAKE CITY OFFICE SPACE

Welcome to your brand new office space in Salt Lake. This property consists of two units, one totaling 2,538 square feet and the other 2,535 square feet, perfect for a variety of uses including secured tech space, medical customer service, and more. These units can be combined for a total of 5,133 square feet. Conveniently located just off of I-15 via 4500 South and 5300 South.

The Landlord is willing to make this space work for your business even if layouts need to be changed. The larger unit features designated office space, while the smaller unit offers flexibility for various layouts and uses. Don't miss out on this opportunity to lease a prime office space.



PROPERTY HIGHLIGHTS



- > Rate: \$14 NNN (\$3.71)
- > 1st Floor- 2,598 sq ft
- > 2nd Floor - 2535 sq ft
- > Option to combine units to have 5,133 sq ft
- > Parking: 3.2 / 1000
- > Brand new Build
- > Potential to add elevator to units
- > TIA available
- > Signage Available



248 W 1st Floor

1st Floor options

- Reception / Showroom
- 2 Conference Rooms and Kitchenette
- 5 Offices
- Bathrooms

248 W 2nd Floor

- 6 Offices
- Conference Room
- Small Kitchenette
- Reception
- Bathroom



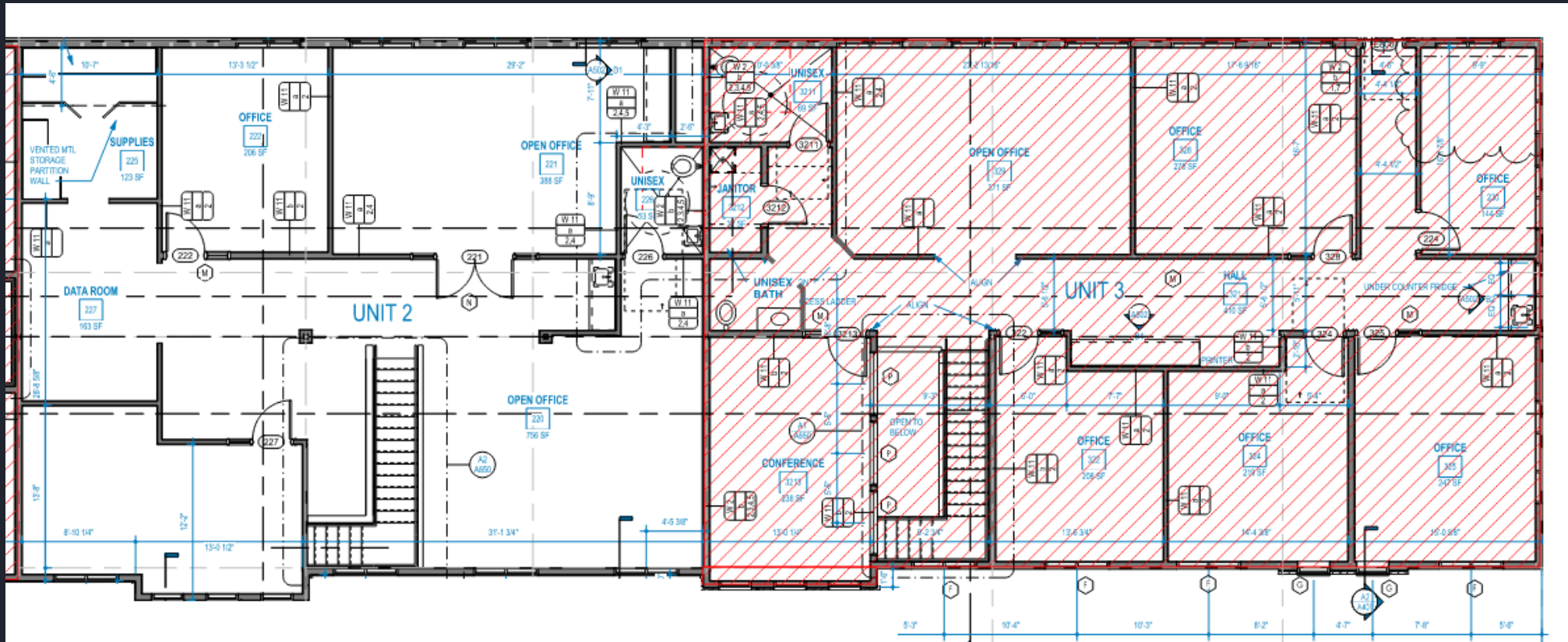






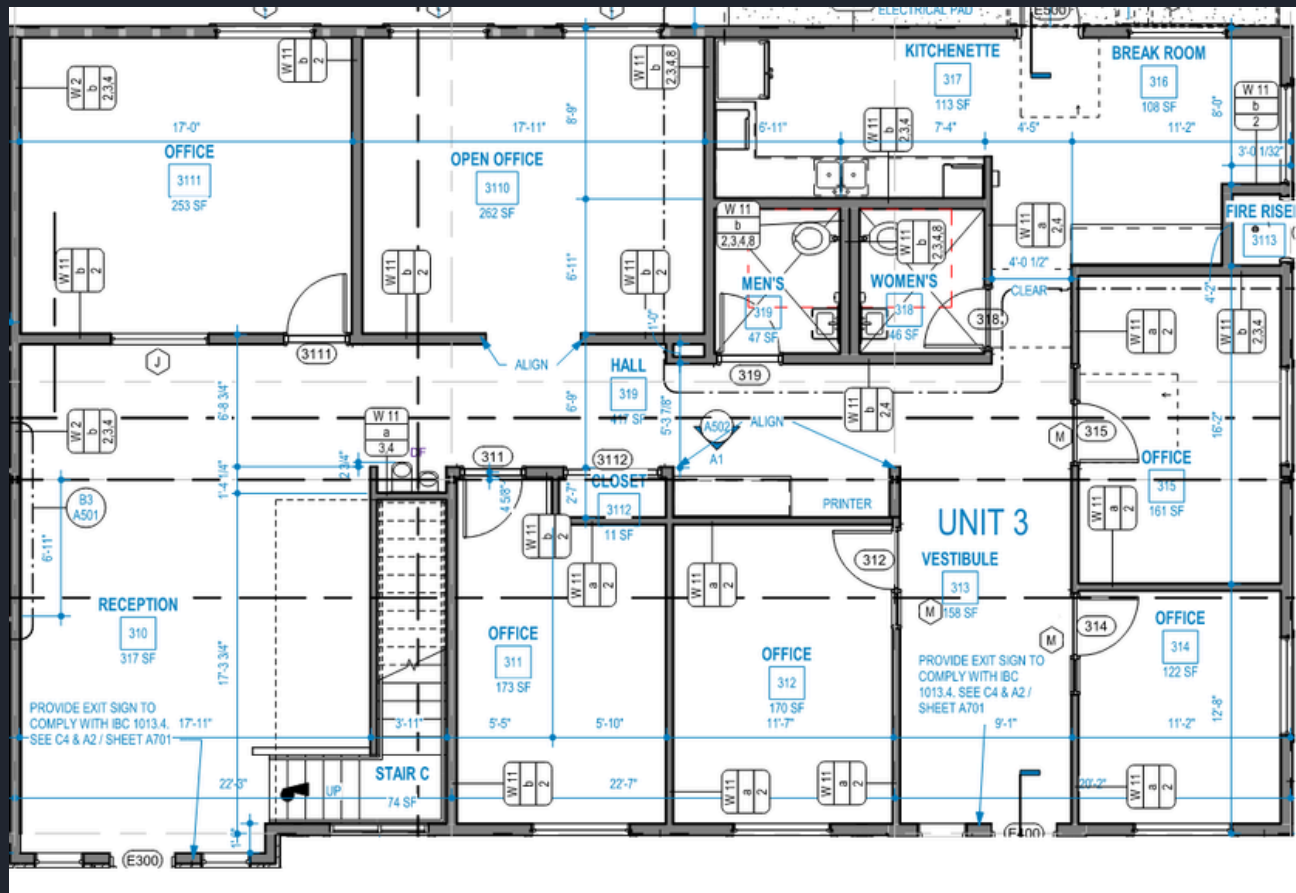
COMBINED FLOORPLAN

*2ND FLOOR IN RED



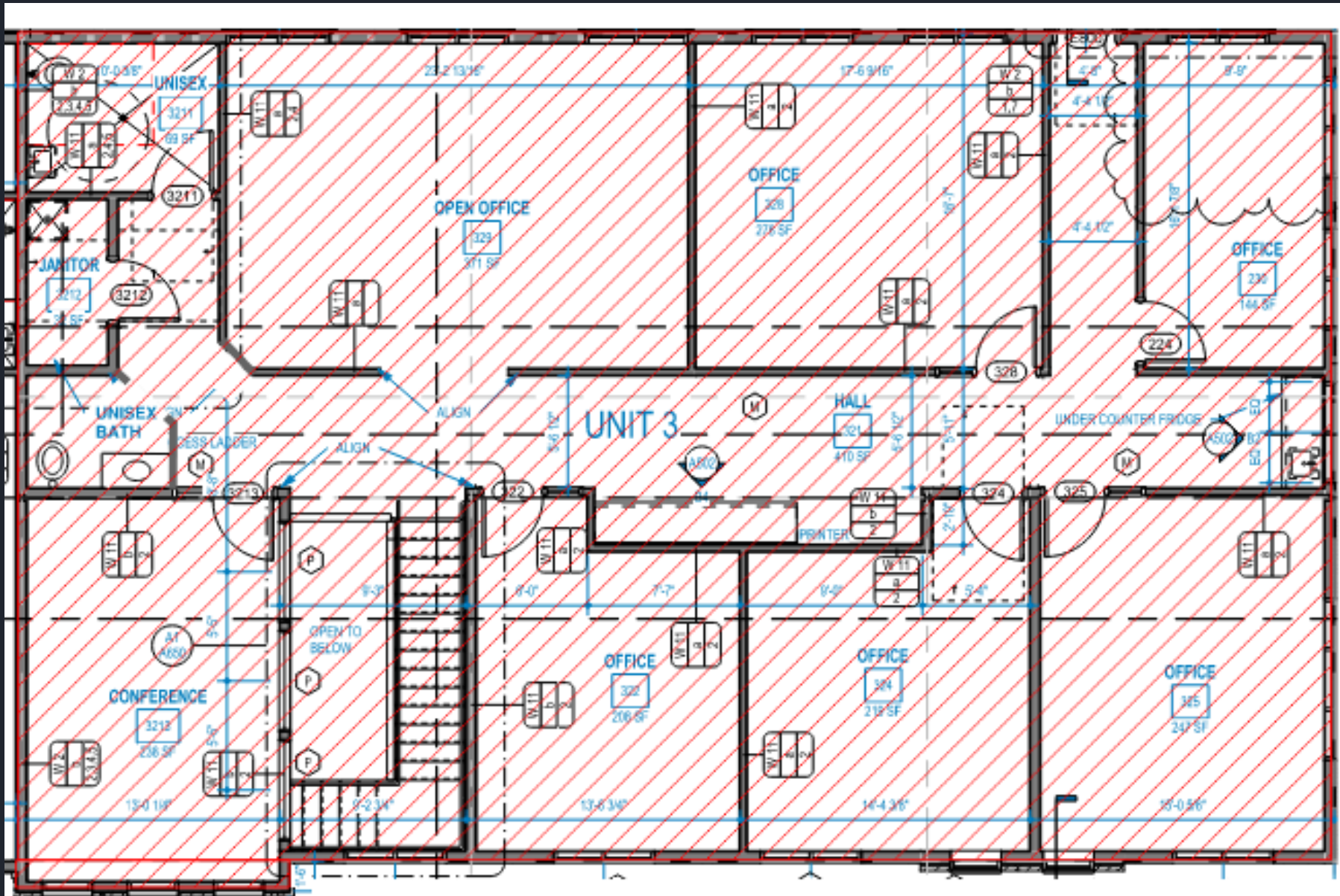
FLOORPLAN

1ST FLOOR OPTION

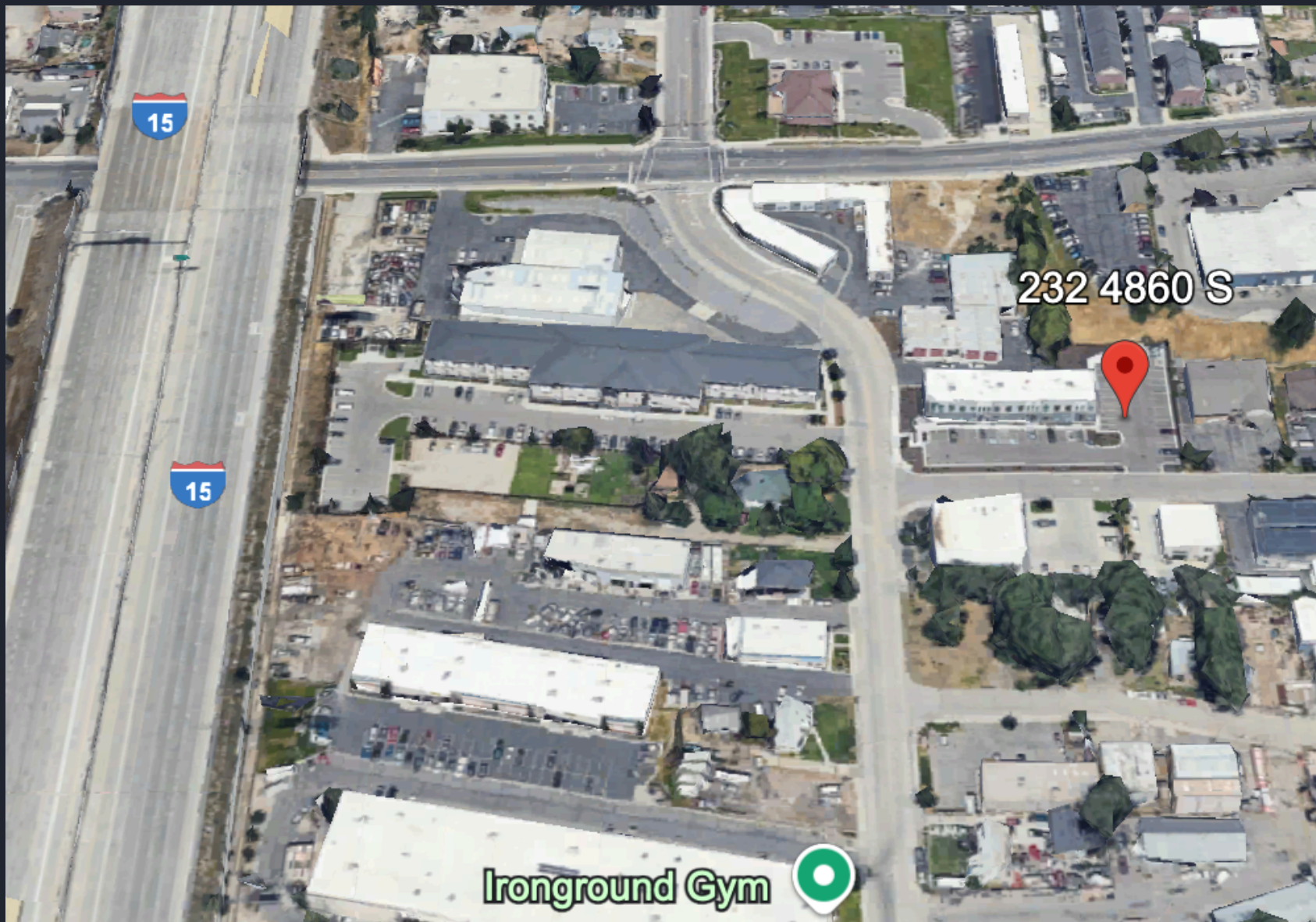


FLOORPLAN

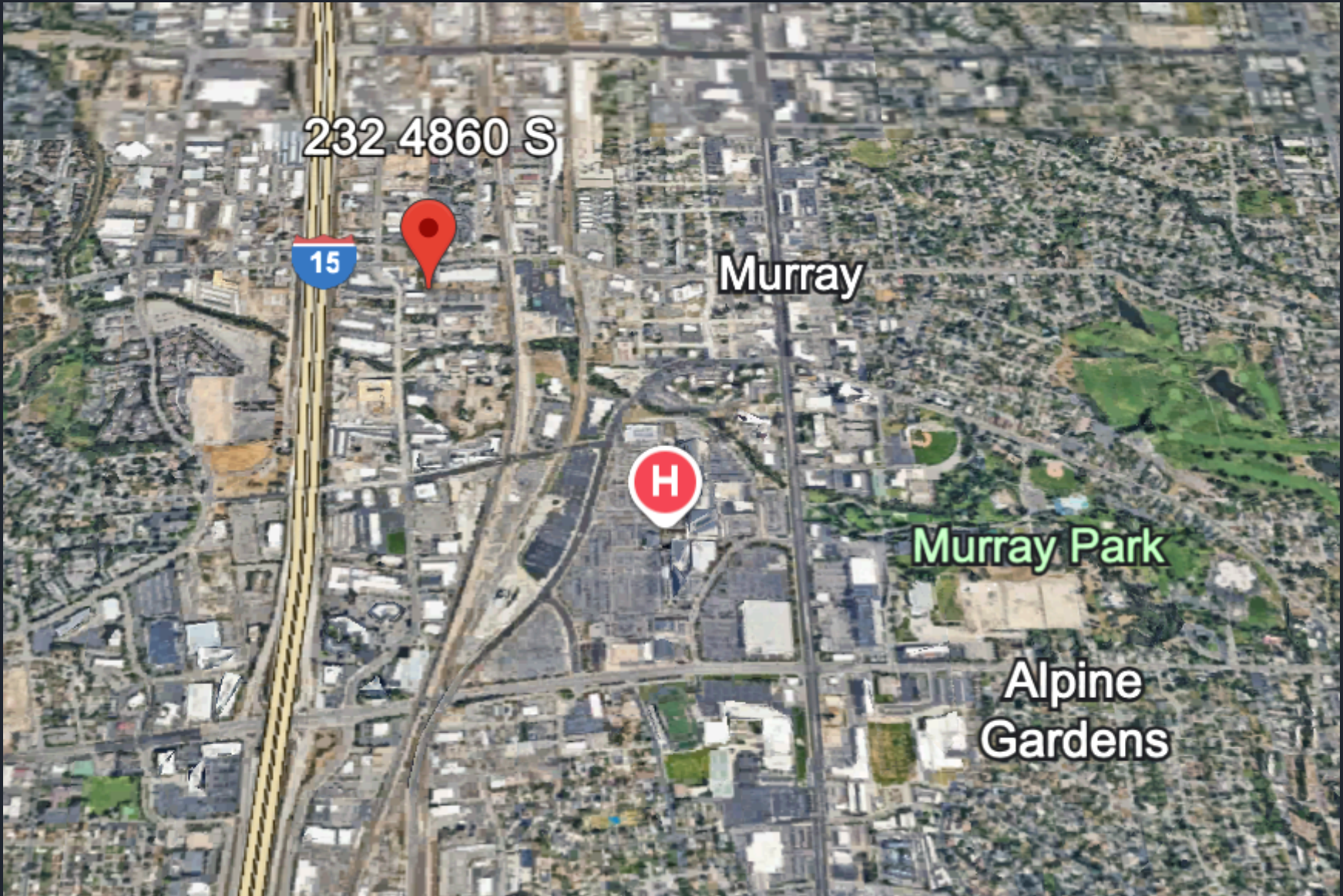
*UNIT 3 - 248 W



AERIAL VIEW



AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

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