

ANNEX III BUILDING

MW

FOR SALE OR LEASE



PROPERTY DETAILS

1001 SOUTH 1200 WEST, MARRIOTT-SLATERVILLE, UTAH 84404

- 30,490-80,800 SF available
- Lease rate: \$21.50/SF full service
- Sale price: please contact broker
- Approx. 9.73 acres
- 2,500 AMP | 277/480v power
- Built in 1994 – multiple renovations
- Abundant parking: 7.5:1,000 parking ratio
- Parking ratio could be increased to 9:1,000
- Cat5e wiring installed
- Secure entrance with turnstiles
- No generator on-site (could be added)
- Raised floor throughout
- Recently used as a call center facility
- Public transit stop on-site (bus)
- Immediate access to I-15
- 9' drop ceiling
- 3 phase power
- Fiber optic connectivity



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

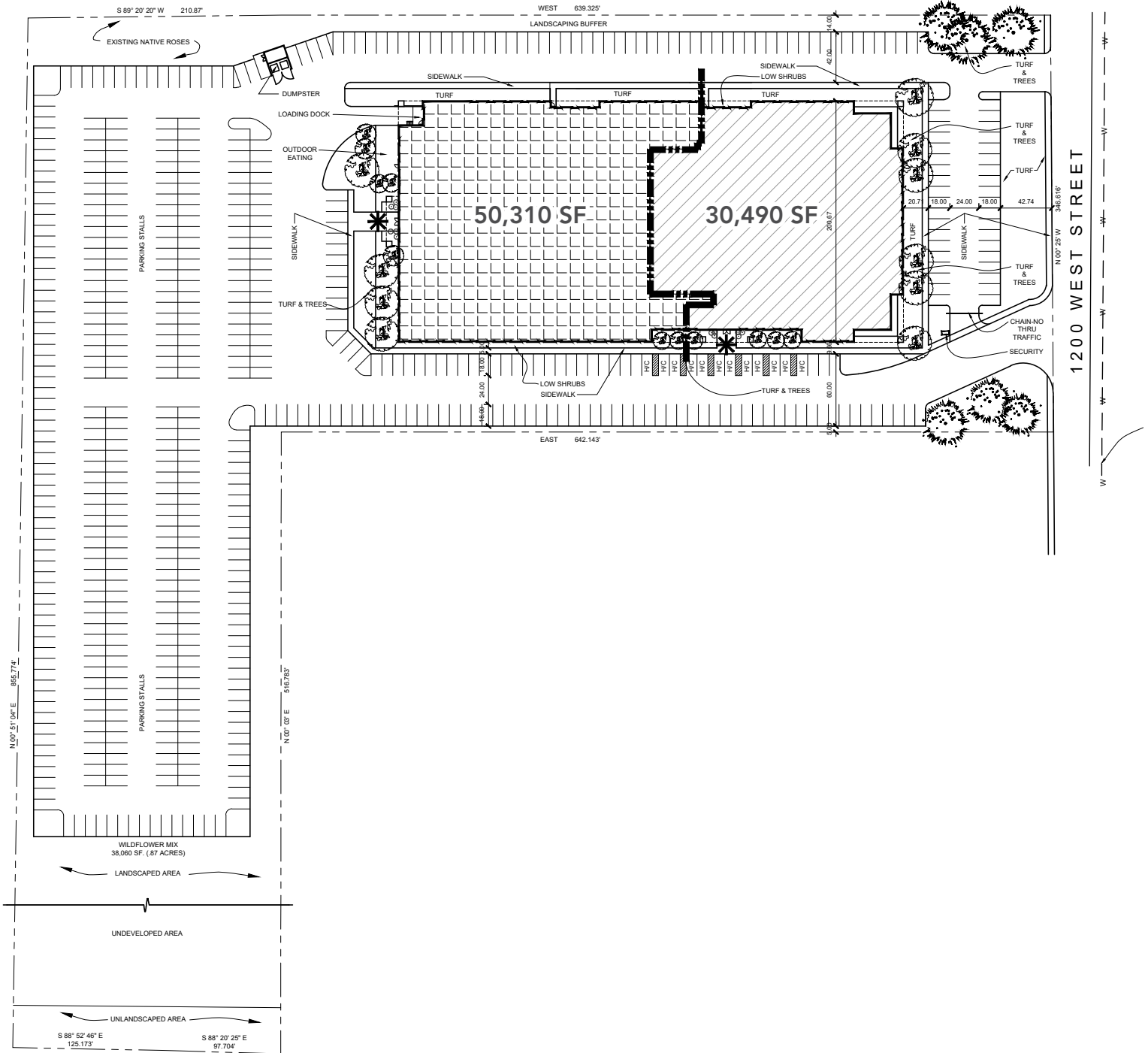
BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

ANNEX III BUILDING



SITE PLAN



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
View Profile

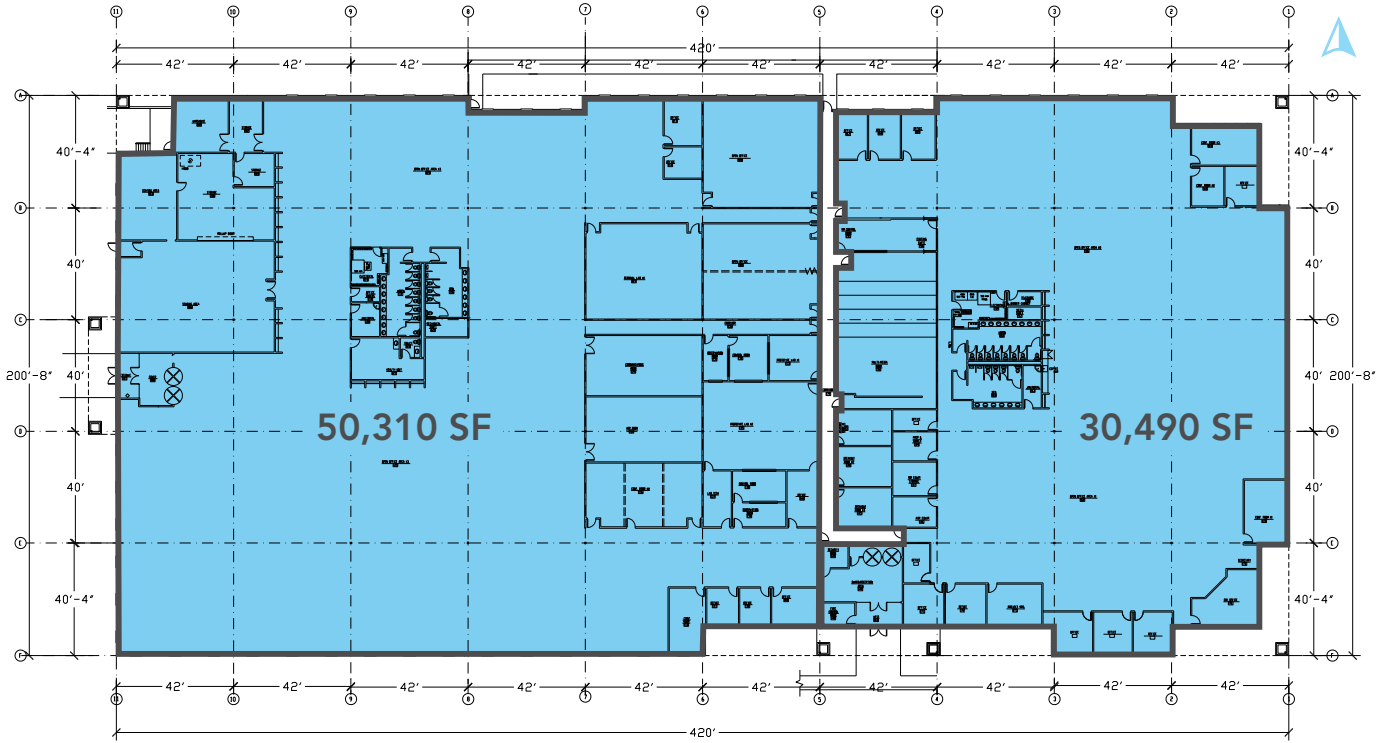
BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
View Profile

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

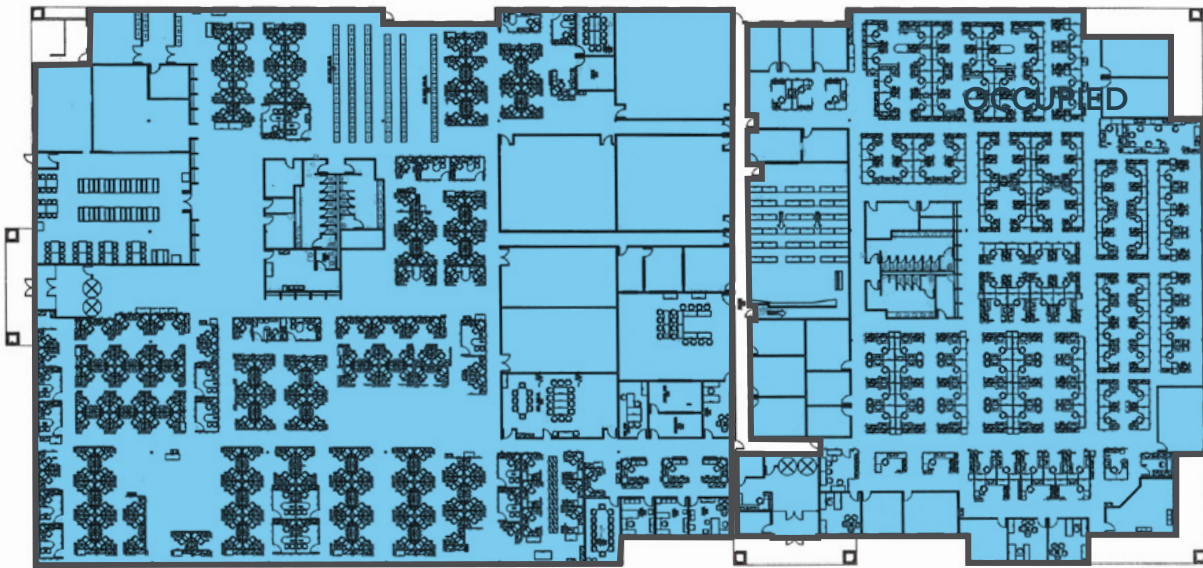
ANNEX III BUILDING



FLOOR PLAN



CURRENT DESIGN WITH FF&E

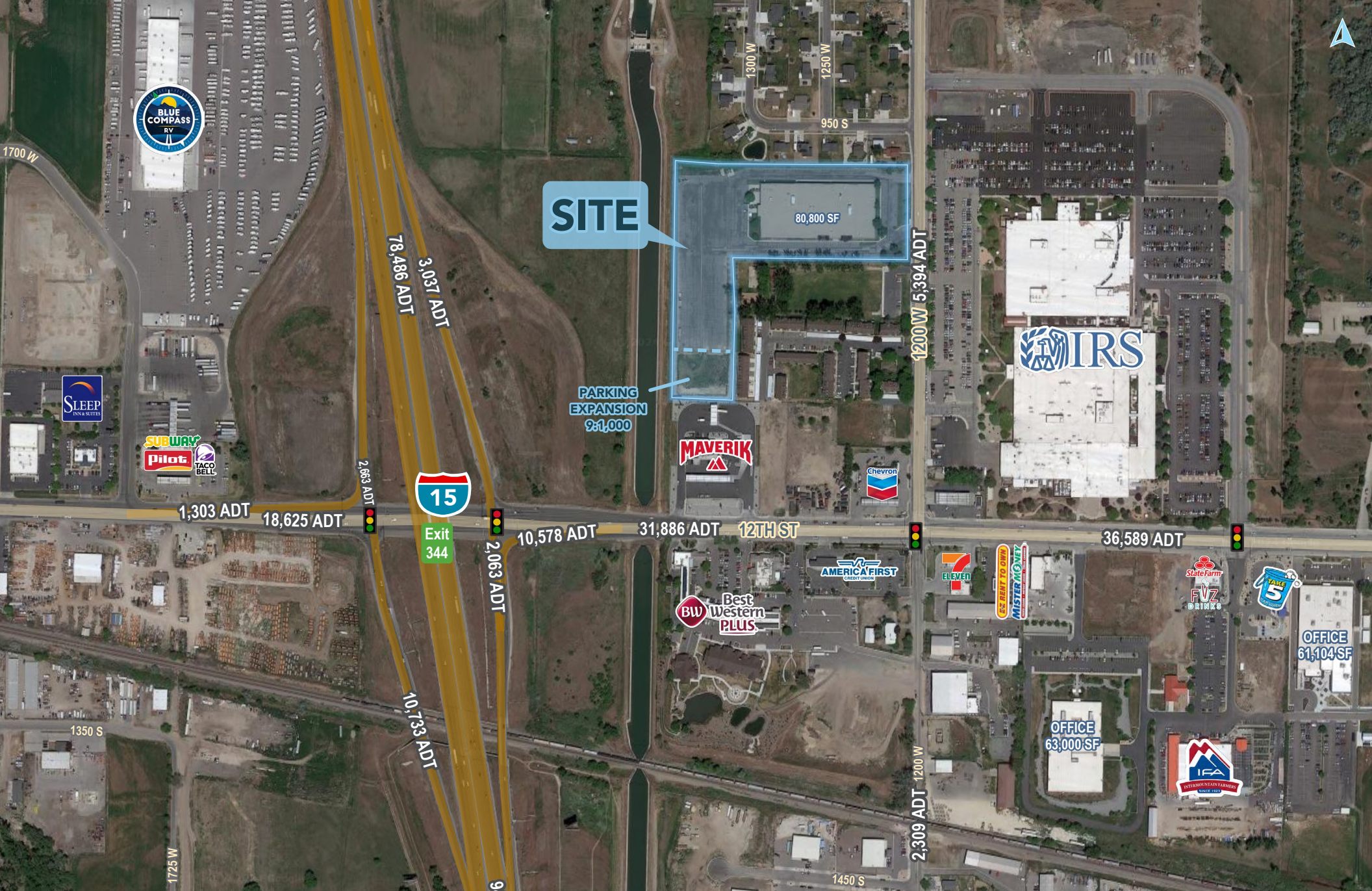


MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com



SITE

80,800 SF

PARKING EXPANSION
9±1,000

MAVERIK

IRS

12TH ST

Best Western PLUS

OFFICE
63,000 SF

OFFICE
61,104 SF



CHRIS FALK, CCIM, SIOR
cfalk@mwcre.com
direct 385.429.5500
[View Profile](#)

BRAXTON WILLIE, CCIM
bwillie@mwcre.com
direct 385.429.5501
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
www.mwcre.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.