



CARPENTER BUILDING

331 South Rio Grande, Salt Lake City, UT 84101

PROPERTY DESCRIPTION:

- Adjacent Parking Stalls Available
- Located Next to all Major Freeways
- Minutes Away from SLC International Airport and University of Utah
- Walking Distance to The Gateway, Pioneer Park, TRAX and Downtown Salt Lake City
- Excellent Urban/Creative Aesthetic: Exposed Brick/Ducting & Original Hardwood Floors
- Suites Offer Open or Bullpen Floor Plans & Tall Ceilings
- Lots of Natural Light in Suites & Common Areas
- ADA Access with Elevator
- Common Area Loading Dock On-Site
- Hundreds of New Apartment Units Under Construction within a 1-Block Radius

LEASE RATE:

\$19.00 - 21.00 SF/YR
(FULL SERVICE)

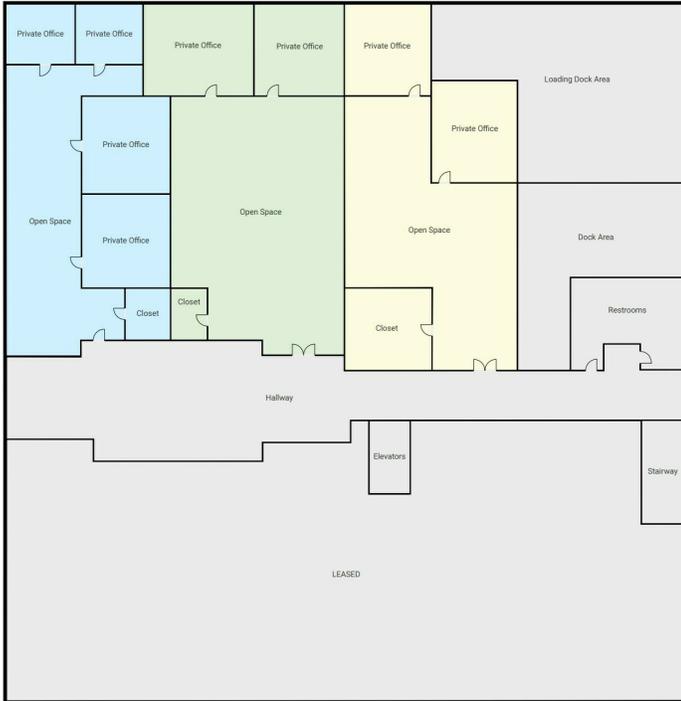
PROPERTY DETAILS:

1,545 - 10,378 SF

CHRISTIAN PRISKOS, CCIM
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CHRIS METOS
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51 East 400 South Suite 210
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FIRST FLOOR

Office space available in up and coming neighborhood close to downtown. Current and future growth including hundreds of housing units and surrounding businesses in the area.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 106	Green	\$19.00-21.00/RSF/YR	1,750 RSF
Suite 108	Yellow	\$19.00-21.00/RSF/YR	1,545 RSF
Suite 160	Blue	\$19.00-21.00/RSF/YR	1,916 RSF





Suite 108



Suite 108



Suite 108



Suite 160



Suite 160



Suite 160

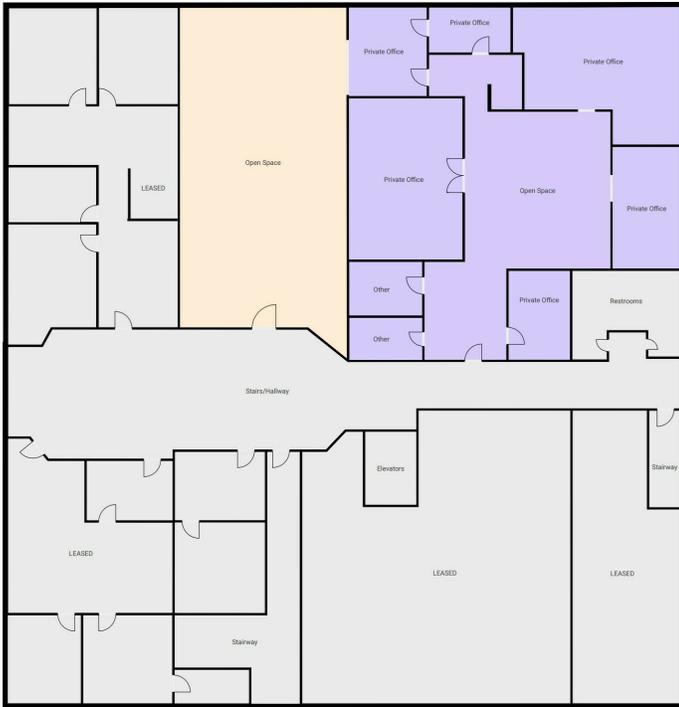


Suite 160

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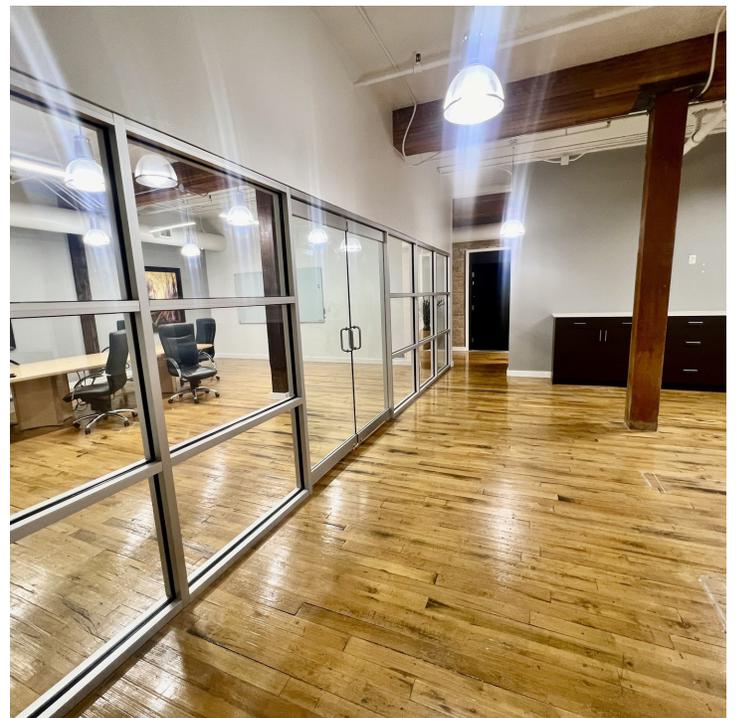
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SECOND FLOOR

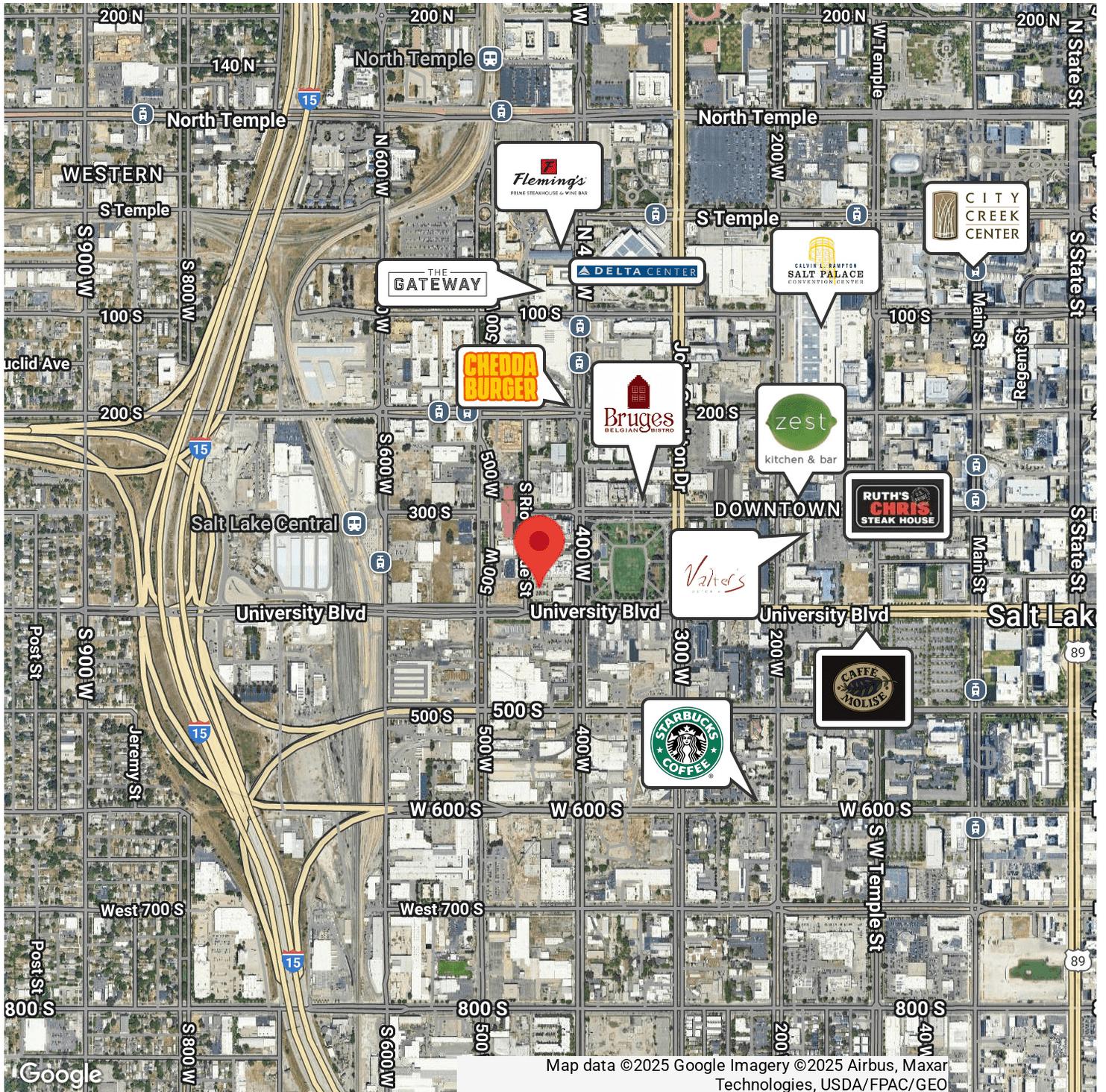
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 204	Orange	\$19-21/RSF/YR	1,809 RSF
Suite 203	Purple	\$19-21/RSF/YR	3,358 RSF



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