

**MARKETING FLYER**

# OLD MILL BUSINESS CENTER II

6415 SOUTH 3000 EAST | SALT LAKE CITY, UT



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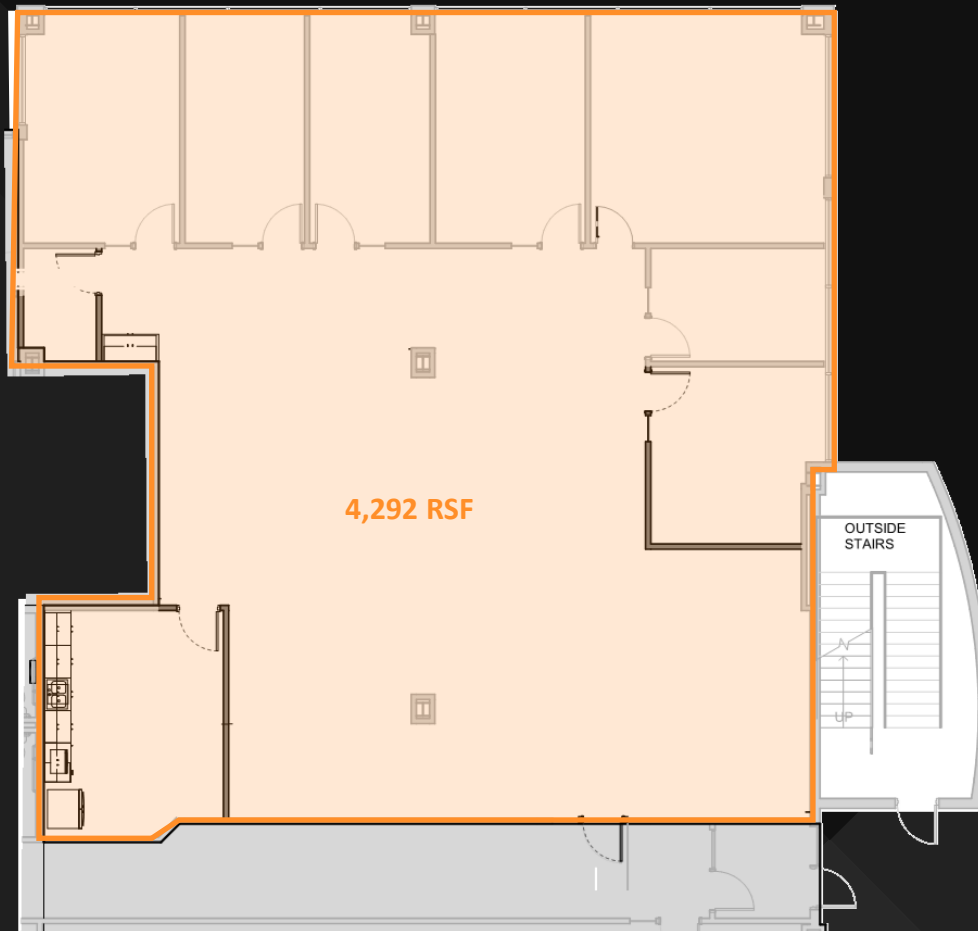
## PROJECT HIGHLIGHTS

- 4,292 – 21,939 RSF
- Recently remodeled common area
- 1-Mile Avg. Income - \$149,298
- 3-Mile Avg. Income - \$109,865
- 32.8% of population within 3 miles have Bachelors degree, 17.8% has further education
- 19 Miles from Salt Lake International Airport
- 15 Miles from the CBD
- Less than 30 minutes from four ski resorts
- Walking Distance: Starbucks, Spitz, Rustic Chicken, Bandits, Café Trio, Elixir, Narra Café, Jimmy Johns, Bout Time Pub & Grill, Knickerbockers, Dasks Grecian Cuisine, and Market Street Grill
- Proximity to Old Mill Golf Course



### FIRST FLOOR FLOOR

- 12,304 available
  - Split 7,014 SF and 5,290 SF
- Newly remodeled common area
- On-site showers
- Fantastic lobby presence
- Move-in ready
- Restaurants within walking distance



### SECOND FLOOR

- 4,292 RSF available
- Class-A Office Space
- Newly remodeled common area
- On-site showers
- Fantastic lobby presence
- Move-in ready
- Restaurants within walking distance



### THIRD FLOOR

- 21,939 SF available
- Class-A Office Space
- Newly remodeled common area
- On-site showers
- Very high ceilings
- Incredible views
- Improvements available
- Building signage available
- Restaurants within walking distance



