



# SOUTH SALT LAKE OFFICE FOR LEASE

2480 SOUTH MAIN STREET, SOUTH SALT LAKE 84115



**RATE REDUCTION! | BELOW MARKET RATES! | NEW PAINT AND CARPET**

## PROPERTY INFORMATION

- 4,108 SF Total Salt Lake Office Plaza  
Divisible to:
- Suite 200S: 3,200 SF Second Level Office
- Suite 204: 908 SF Second Level Office
- Suite 208: 1,365 SF Second Level Office
- Suite 200W: 687 SF Second Level Office
- No Elevator Access
- New Paint and Carpet
- Main Street Frontage
- Signage & Ample Parking Available
- Easy Access to I-80 and I-15

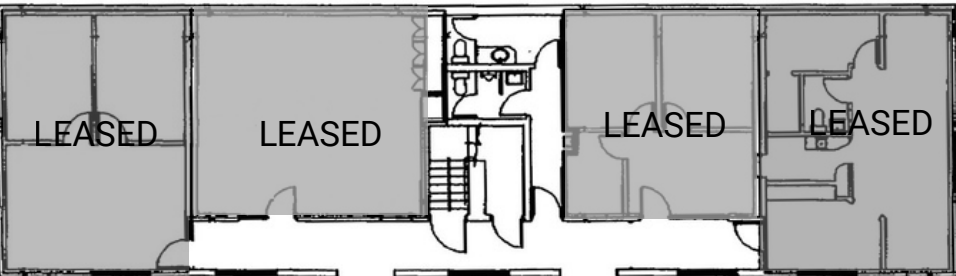
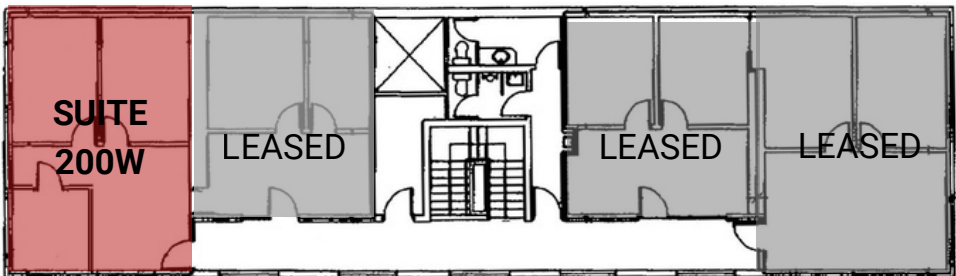
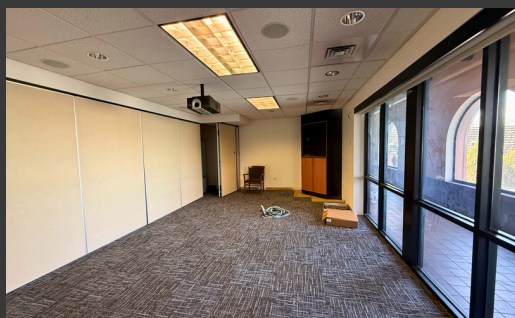
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,411	132,240	374,489
Households	5,828	52,244	145,883
Avg. Household Income	\$44,260	\$52,047	\$54,848

## TRAFFIC COUNTS

State Street : 34,281 Annual Average Daily Traffic  
 Main Street : 9,102 Annual Average Daily Traffic

**Rate Reduced : \$7.00/SF - \$9.50/SF NNN**



**WEST BUILDING**

**SECOND FLOOR**

Suite 200W 687 SF

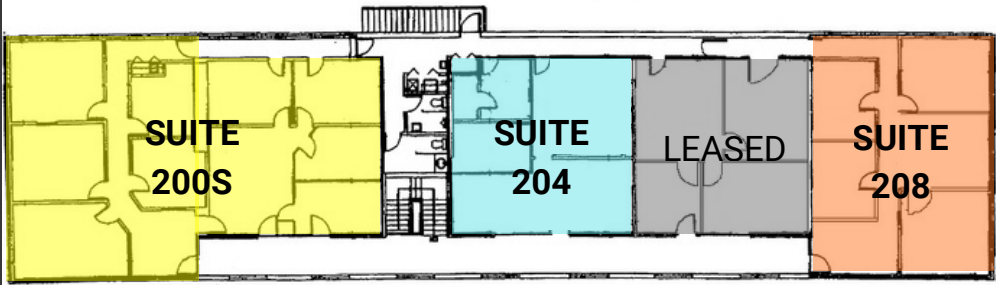
**FIRST FLOOR**

Fully Leased

**SOUTH BUILDING**

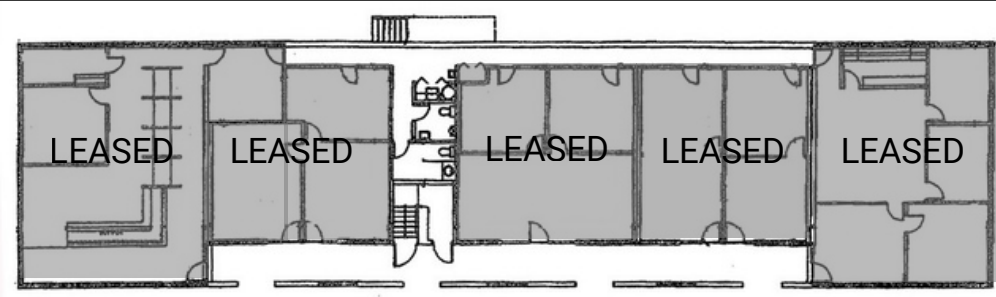
**SECOND FLOOR**

Suite 200S 3,200 SF  
Suite 204 908 SF  
Suite 208 1,365 SF



**FIRST FLOOR**

Fully Leased



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.