



## 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:

**\$12.00 - 21.00 SF/YR**  
**(FULL SERVICE)**

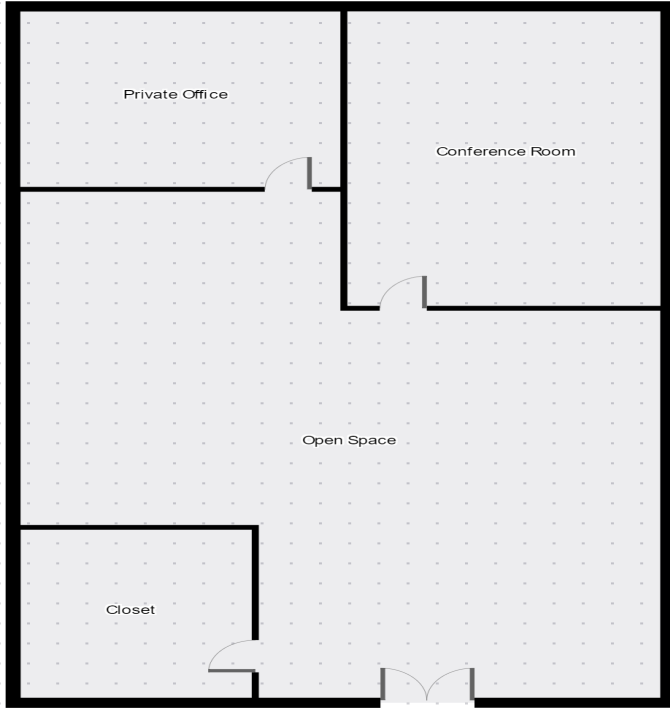
### PROPERTY DETAILS:

**1,545 - 7,745 SF**

**CHRISTIAN PRISKOS, CCIM**  
801.573.8500  
christian@iproperties.com

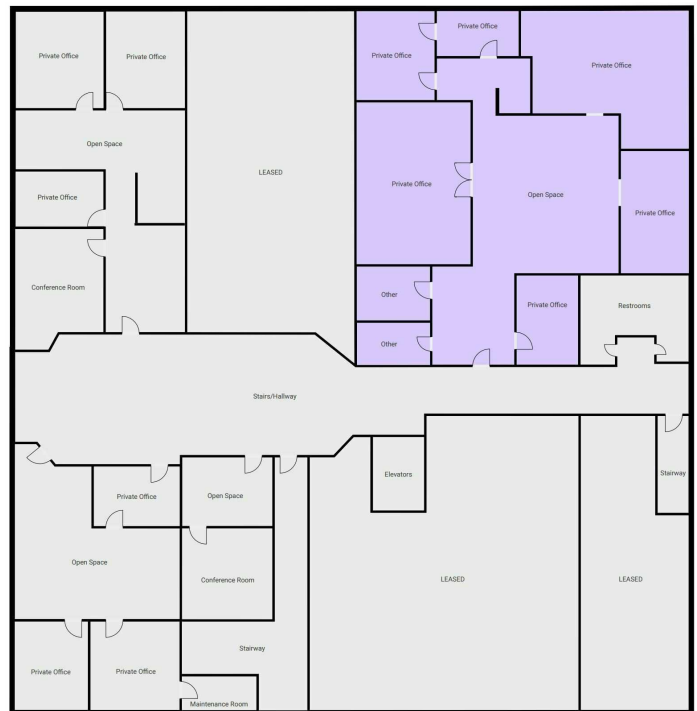
**CHRIS METOS**  
801.879.7870  
chris@iproperties.com

51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | iproperties.com



**FIRST & SECOND FLOOR**

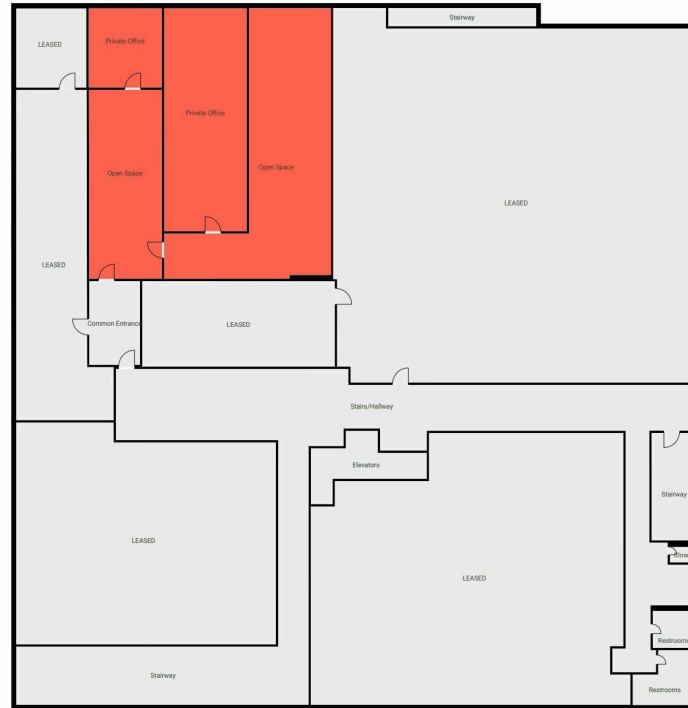
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 108	Grey (Above)	\$18.00-21.00/RSF/YR	1,545 RSF
Suite 203	Purple (Right)	\$18.00-21.00/RSF/YR	3,500 RSF



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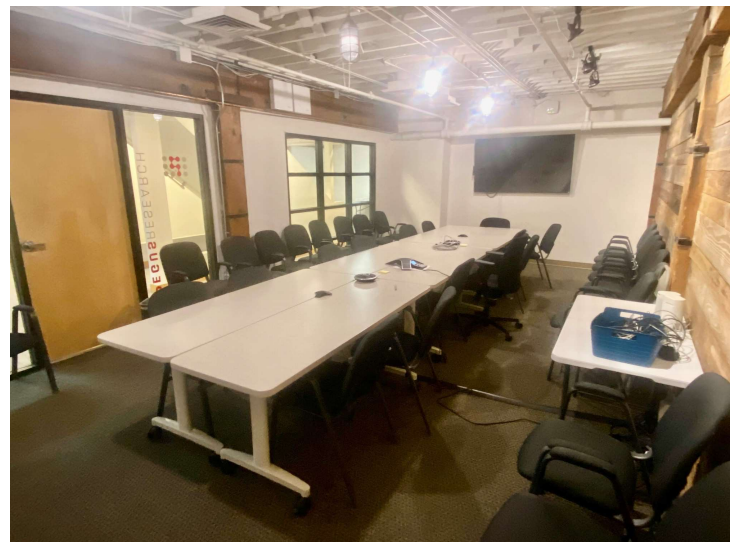
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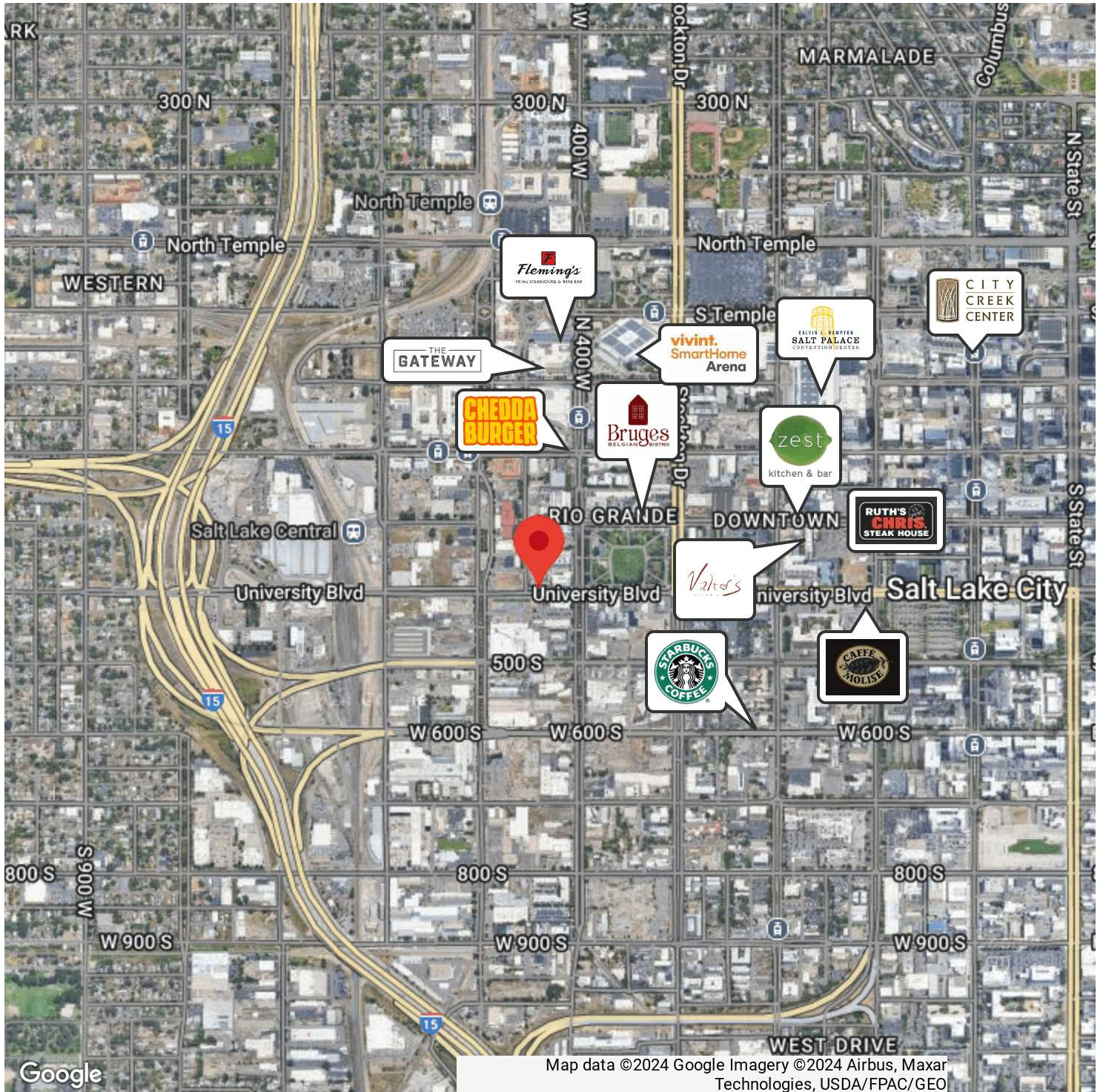


**BASEMENT**

High ceilings, potential private access and partial natural light. Great for low-priced office or product storage uses.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite B-1	Red	\$12.00-14.00/RSF/YR	2,700 RSF





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