

Metro Business Park - Building K

FLEX/OFFICE/INDUSTRIAL - WEST VALLEY CITY, UTAH

PRICE REDUCED



INVESTMENT HIGHLIGHTS:

- Desirable flex configuration totaling 23,017 sf, features restaurant/catering (10,243 sf), office (7,497 sf), and warehouse (5,277 sf)
- Mark-to-market opportunity as multiple tenants are on MTM leases with below market rents, estimated to be \$0.75 PSF (in-place rent currently averages \$0.60 PSF)
- Situated in the robust Metro Business Park, comprising 13 buildings totaling 842,000 sf
- Adjacent to the 201 Freeway and Redwood Road, providing access throughout the region
- A short 5-minute walk from the River Trail TRAX light rail station
- At the center of the office-warehouse district of Salt Lake City



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Asset Summary

Address:	1290 West 2320 South West Valley City, Utah		
Building Size: (per rent roll)	Restaurant/Catering:	10,243	44.50%
	Office:	7,497	32.57%
	Warehouse:	5,277	22.93%
	Total SF:	23,017	100.00%
Age:	1984/1998		
Site Size:	1.59 acres		
Parcel Number:	15-23-151-004		
Zoning:	B/RP - Office		
Parking:	71 spaces (3.14/1,000 sq. ft.)		
Ceiling Height:	15' clear height (in warehouse)		
Doors:	2 - 12' GL doors		
Occupancy:	93.39%		
Sale Price:	\$2,522,000 (\$109.57 psf)		
Cap Rate:	6.50% (in-place); 8.21% (pro forma)		



Tenant	Sq. Ft.	Annual Rent	Monthly Rent	Annual Rent PSF	Monthly Rent PSF	Pro Forma Rent PSF	Lease Start	Lease Expiration	Term Remaining (months)
A.B.S./ Rytel	2,785	\$ 19,959	\$ 1,663	\$7.17	\$0.60	\$0.75	05/24/2018	02/19/2025	3
Bright College, LLC	2,075	\$ 24,000	\$ 2,000	\$11.57	\$0.96	\$0.75	01/01/2021	05/31/2025	7
Apple #3 (Restaurant/Catering)	7,162	\$ 44,835	\$ 3,736	\$6.26	\$0.52	\$0.75	04/22/2019	05/31/2029	55
Apple #4 (Warehouse)	3,241	\$ 24,236	\$ 2,020	\$7.48	\$0.62	\$0.75	12/01/2019	05/31/2029	55
P.O.A. #1	1,115	\$ 6,690	\$ 558	\$6.00	\$0.50	\$0.75	11/01/2021	10/10/2024	0
P.O.A. #2 (Warehouse)	2,036	\$ 17,146	\$ 1,429	\$8.42	\$0.70	\$0.75	06/01/2022	05/31/2025	7
Cosmopolitan (Restaurant/Catering)	1,423	\$ 10,203	\$ 850	\$7.17	\$0.60	\$0.75	06/01/2013	12/31/2028	50
Bento Cuisine (Restaurant/Catering)	1,658	\$ 16,883	\$ 1,407	\$10.18	\$0.85	\$0.75	10/01/2015	12/31/2027	38
VACANT	1,522	\$ 0	\$ 0	\$0.00	\$0.00	\$0.75			
Total/Average	23,017	\$163,951	\$13,663	\$7.63	\$0.64	\$0.75			WALT: 34.59

**\$17,263/mo.
(Pro Forma)**

Occupied SF:	21,495	93.39%
Available SF:	1,522	6.61%
Total SF:	23,017	100.0%

Note: Vacant space may include small office suites, management office, common areas, or tenant storage; buyer to verify

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**CUSHMAN &
WAKEFIELD**

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The anchor tenant, Apple Spice (10,403-sf), is the premier box lunch delivery and catering company. Originally founded in 1988, the company has grown into a nationwide company of nearly 50 stores across 20 states, specializing in business and corporate lunches.

Apple Spice prides itself on high-quality ingredients and top-of-the-line recipes. Its sandwiches utilize bread that is made from scratch daily with only the finest meats and cheeses. In addition, each boxed lunch is complemented by a freshly baked cookie to end an already satisfying meal.

The tenant's headquarters is at Metro Business Park, with Building K serving as one of its storefront operations, open to the public. The site includes two full kitchens equipped with grease traps and houses its training facility. The tenant has made significant capital contributions to its space with potential for expansion within the remainder of Building K.

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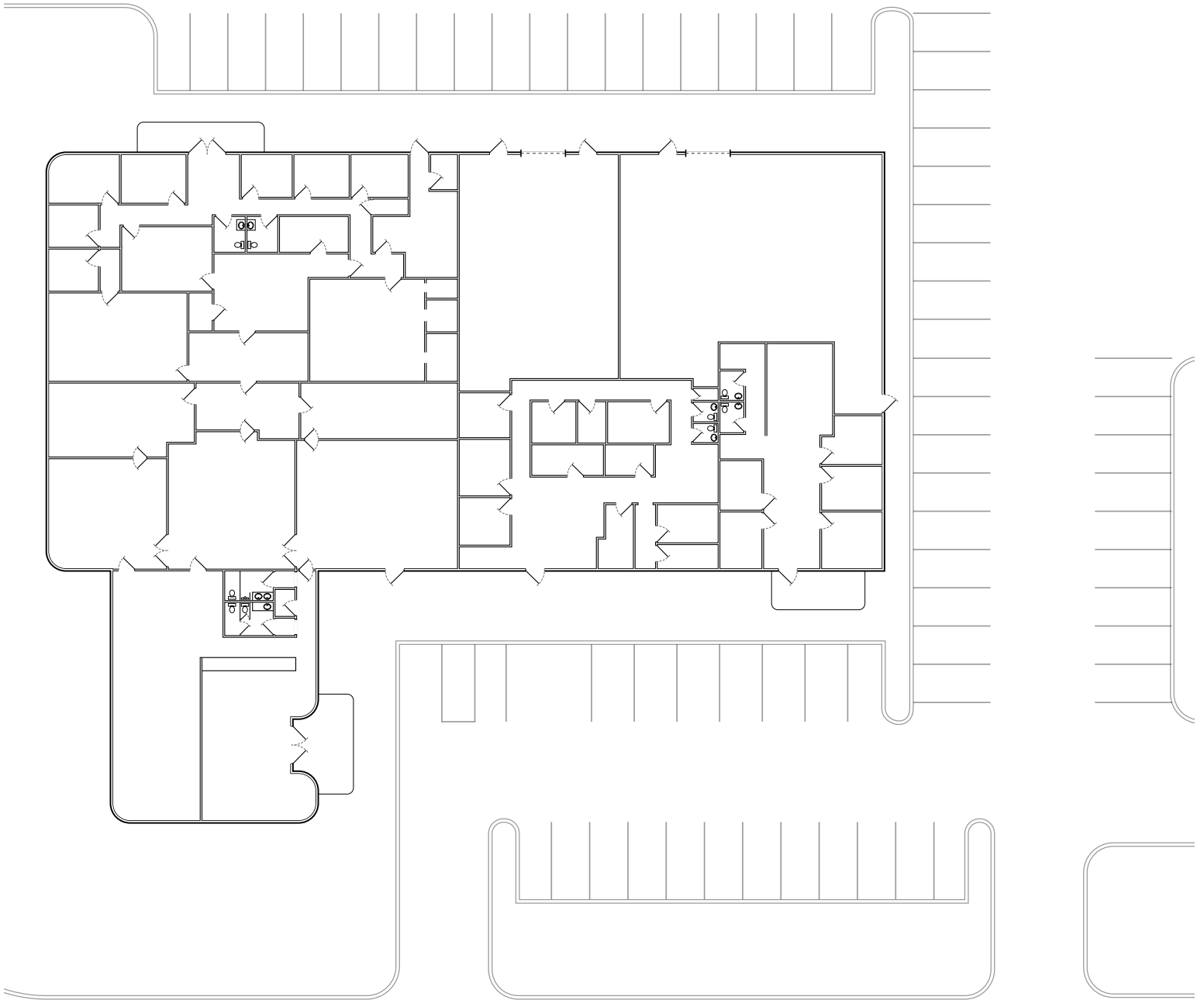
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FLOOR/SITE PLAN (not to scale, buyer to verify)



2320 SOUTH

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Imagery: Google Earth/
Landsat/Copernicus



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