

For Lease | Flex / Industrial / Office

Downtown SLC

Colliers



Lease Rate:

**\$14.00** PSF yearly (NNN)

Contact:

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**Colliers**

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# Time Square

300 - 449 W. Bearcat Drive  
South Salt Lake, UT

## Available

447 W. Bearcat Dr.	Flex / Life Science	18,774 SF
310 W. Bearcat Dr.	Life Science / Office	64,153 SF
345 W. Bearcat Dr.	Office	4,212 SF
434 W. Bearcat Dr.	Office	3,926 SF

Proposed and current uses include:

*IOS/Storage, Medical, Lab, Flex, Life Science, Office, Retail*

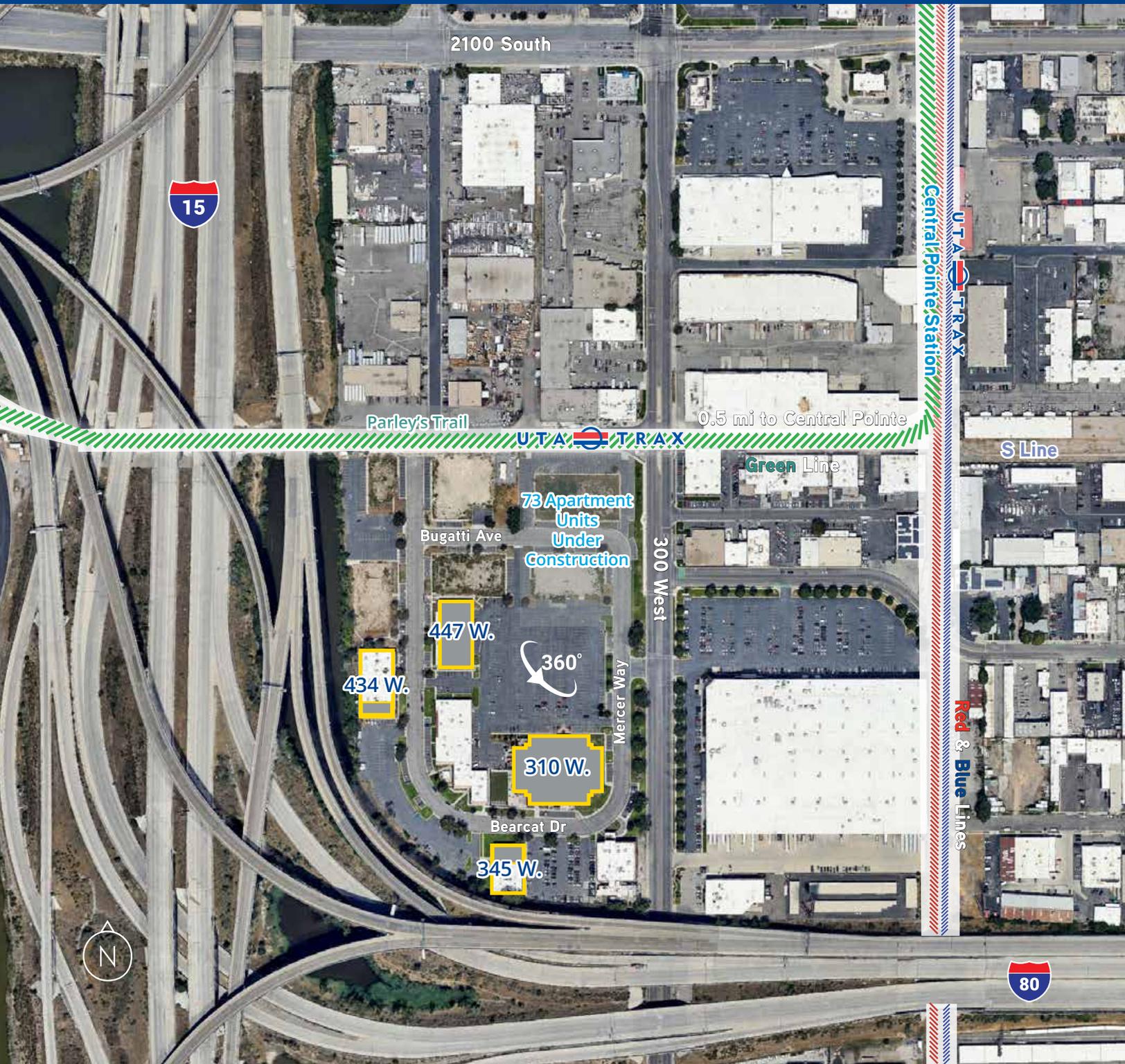
## Property Highlights

- At intersection of I-15 & I-80 with immediate freeway access
- ½ mile from Central Pointe Station, connection to TRAX Red, Blue & Green Lines & S Line
- Adjacent to new multifamily project under construction
- Retail pads available – call for details
- Up to 10 acres available - call for details



# Time Square Vacancies

Address	SF	Availability	Type
447 W. Bearcat Dr.	<b>18,774 SF</b>	Vacant	Flex / Life Science
310 W. Bearcat Dr.	<b>64,153 SF</b>	Vacant	Life Science / Office
345 W. Bearcat Dr.	<b>4,212 SF</b>	Vacant	Office
434 W. Bearcat Dr.	<b>3,926 SF</b>	Vacant	Office



2100 South



Parley's Trail

0.5 mi to Central Pointe

UTA TRAX

Central Pointe Station



Green Line

S Line

73 Apartment Units Under Construction

Bugatti Ave

300 West

447 W.



434 W.

Mercer Way

310 W.

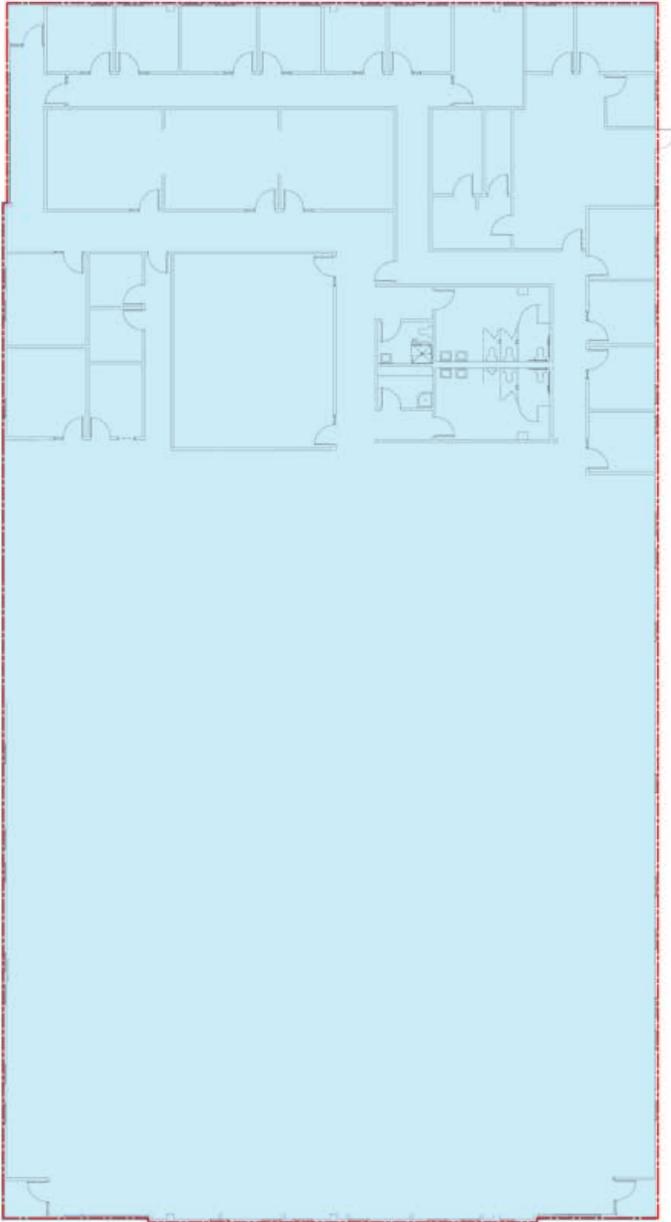
Bearcat Dr

345 W.

Red & Blue Lines



# 447 W. Floor Plan



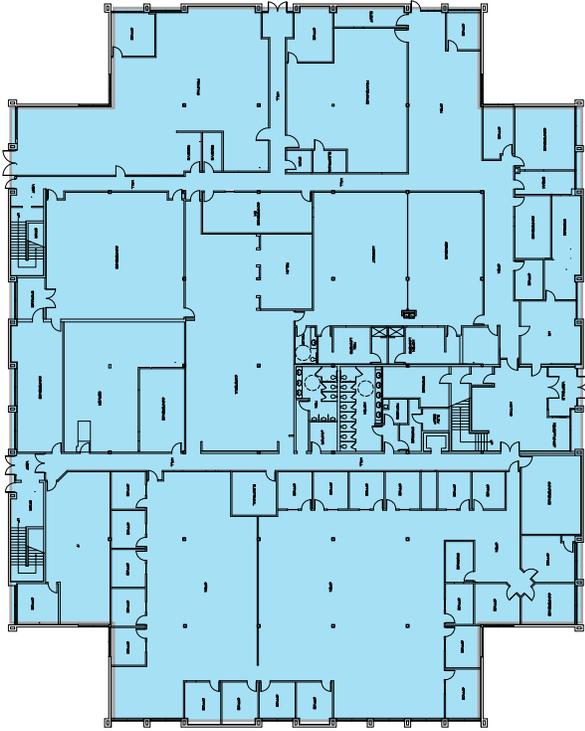
**Available: 18,774 SF**  
Vacant

- \$1.05 PSF monthly (NNN)
- Flexible floor plans
- Climate controlled
- 14' clear height
- Heavy power: 120/480 3 Phase;  
1,000 Amps

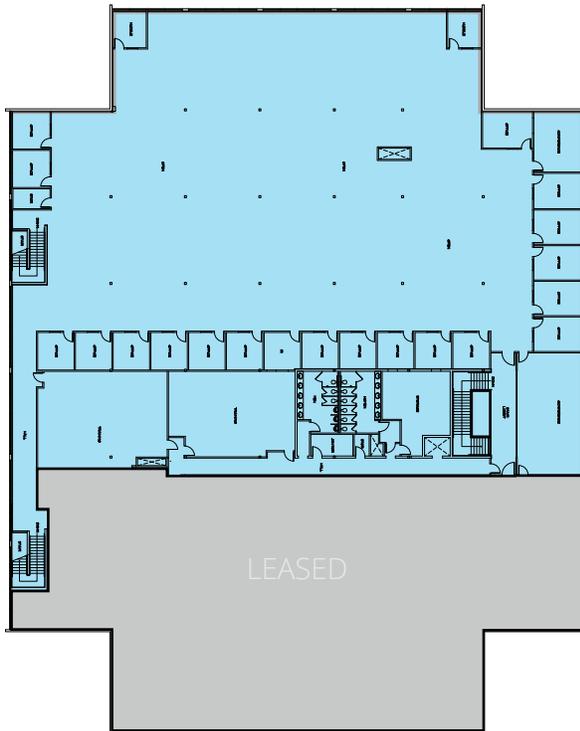


# 310 W. Floor Plan

## Level 1



## Level 2



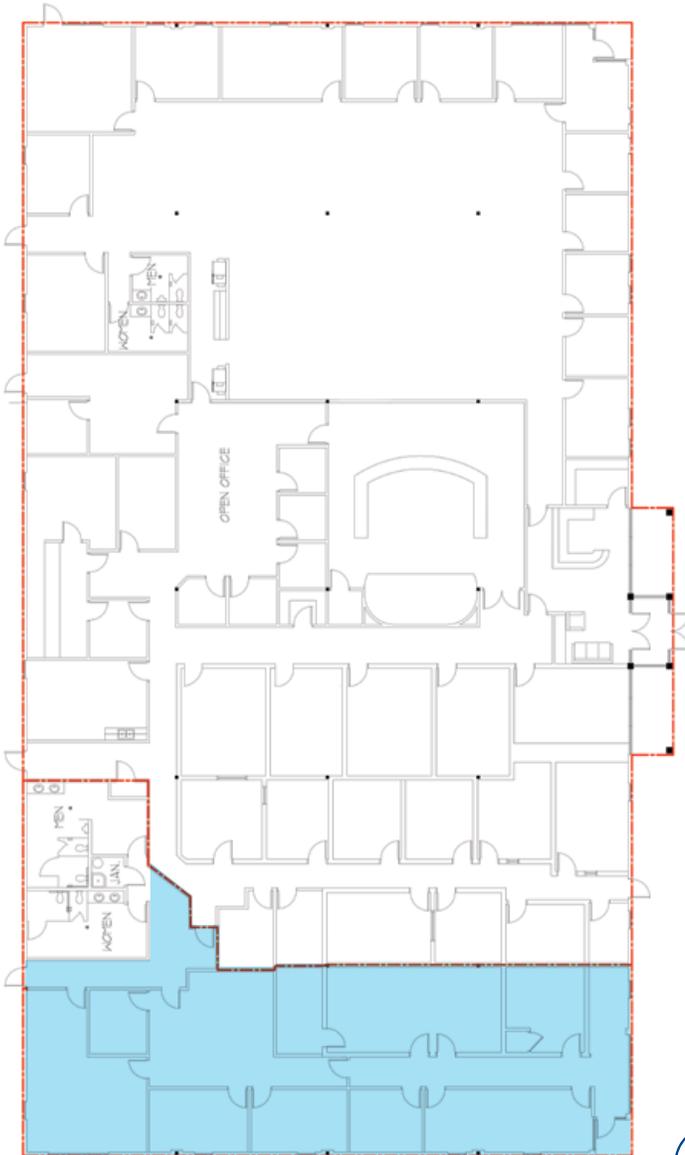
**Available: 64,153 SF**

*Two-story building | Vacant*

- Up to 64,153 SF (divisible to 20,000 SF)
- Back-up generator
- On-site fitness center, large commercial kitchen and mail room
- Freight elevator
- Redundant fiber connectivity
- On-site BBQ patio with built-in grill
- On-site basketball / pickleball court
- Lawn picnic area
- Mountain views
- 14' ceiling height



# 434 W. Floor Plan



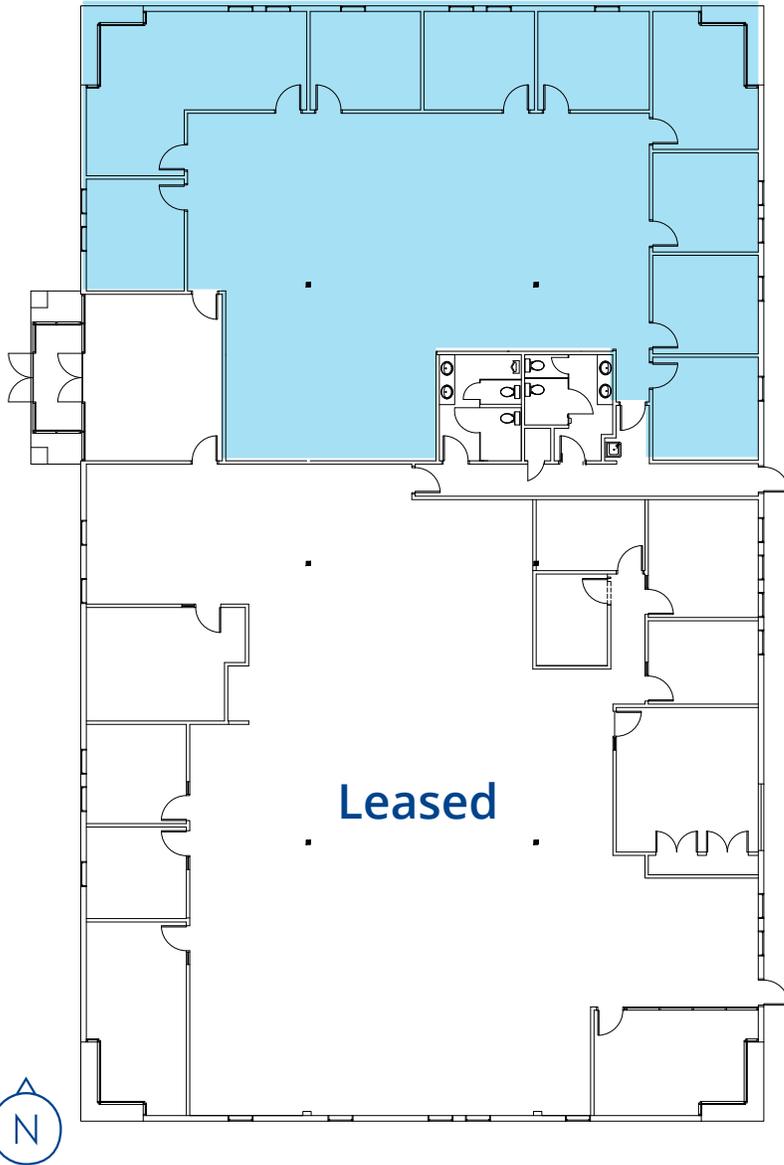
**Available: 3,926 SF**

Vacant

- Lease Rate: \$14.00 PSF yearly (NNN)
- Move-in-ready space!
- Newly build-out space with multiple private offices, conference rooms and break room



# 345 W. Floor Plan



**Available: 4,212 SF**  
Vacant

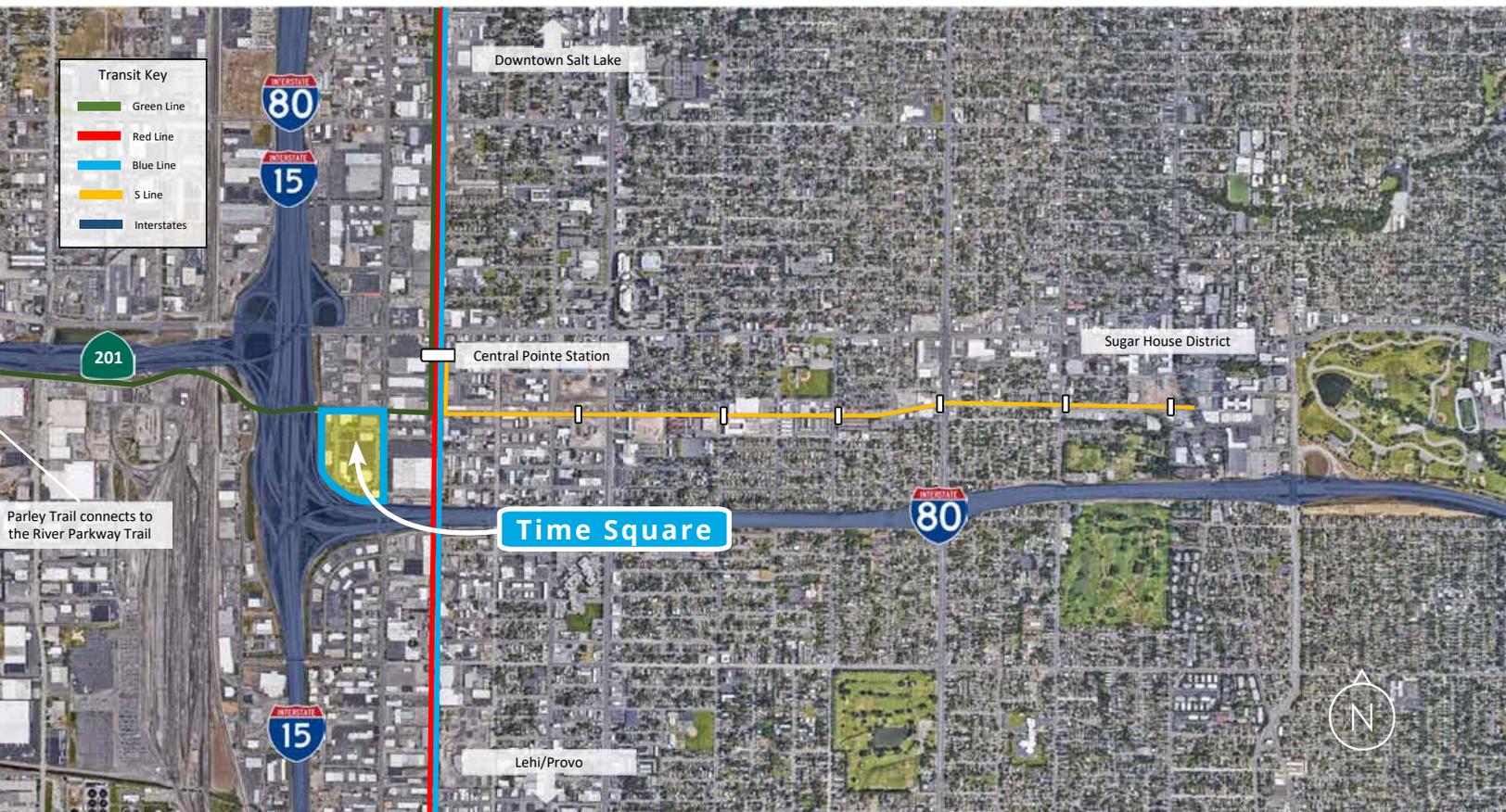
- Move-in-ready space!
- Mix of private offices and open space
- Large open kitchen area
- New buildout with polished concrete floors
- New reception with large branding/ image opportunity



# Area Overview

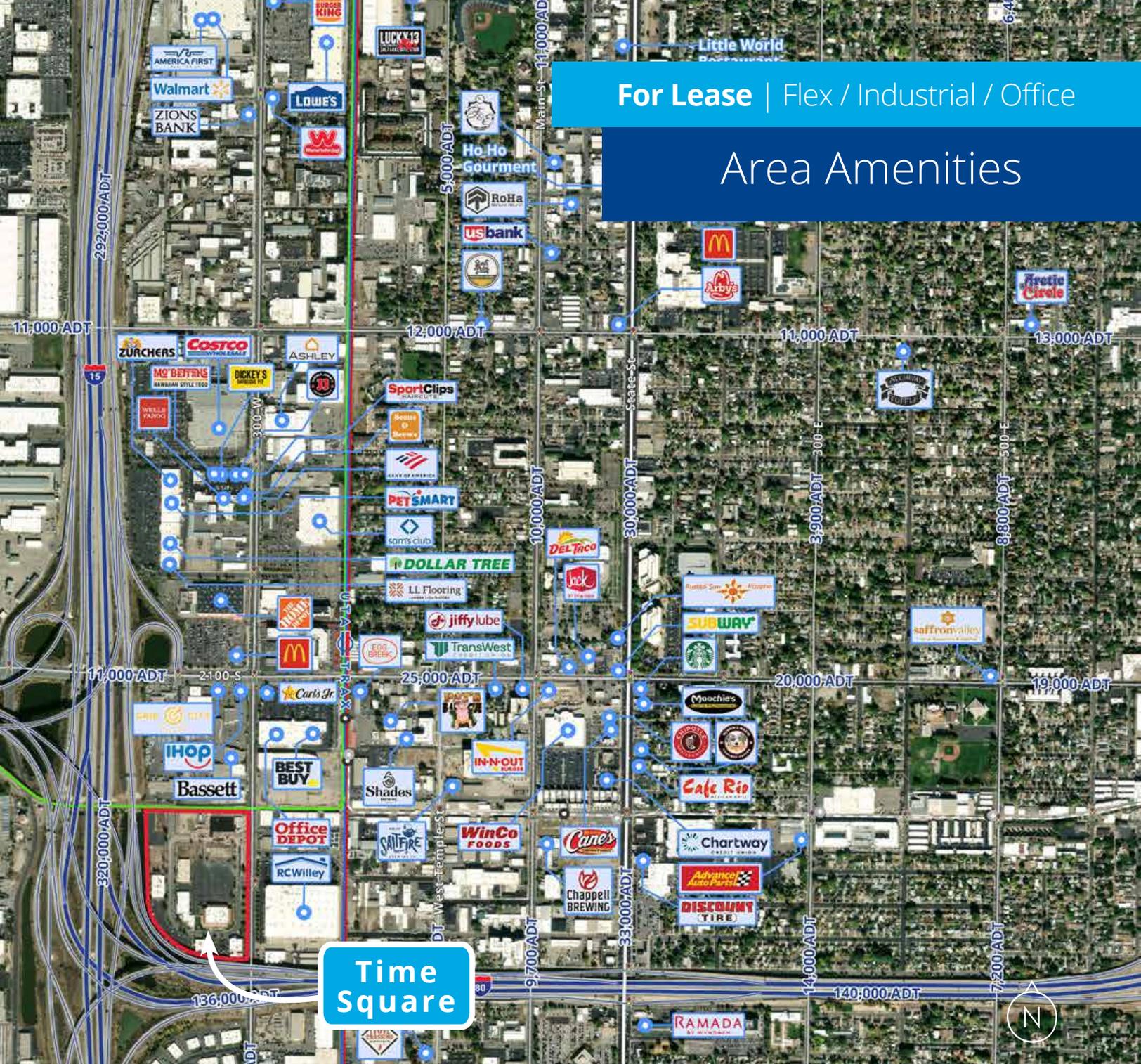


# Area Transit



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# Area Amenities



**Time Square**

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