

PEACOCK BUILDING

RETAIL/OFFICE FOR LEASE



PROPERTY DETAILS

1941 SOUTH 1100 EAST, SALT LAKE CITY, UTAH 84106

- **First and Second Floors Available: 2,572 - 9,694 RSF**
 - Suite A - 2,634 Rentable SF (2,097 Usable SF)
 - Suite B - 2,572 Rentable SF (2,047 Usable SF)
 - *Second Floor - 5,550 Rentable SF (4,487 Usable SF)
Currently occupied but can be made available
- **For Lease: \$25.00 - \$35.00 PSF NNN**
 - **NNN Fees = \$6.00 PSF**
- **Located in the heart of Sugarhouse within walking distance of several retail amenities**

2024 DEMOS

EST. POPULATION

1 MILE » 21,489
3 MILE » 169,614
5 MILE » 348,439

EST. HOUSEHOLDS

1 MILE » 10,411
3 MILE » 78,195
5 MILE » 151,407

EST. AVERAGE HH INCOME

1 MILE » \$139,427
3 MILE » \$117,504
5 MILE » \$117,307



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

LANCE PENDLETON

lpendleton@mwcre.com
direct 801.456.8808
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sgalley@mwcre.com
direct 801.796.5006
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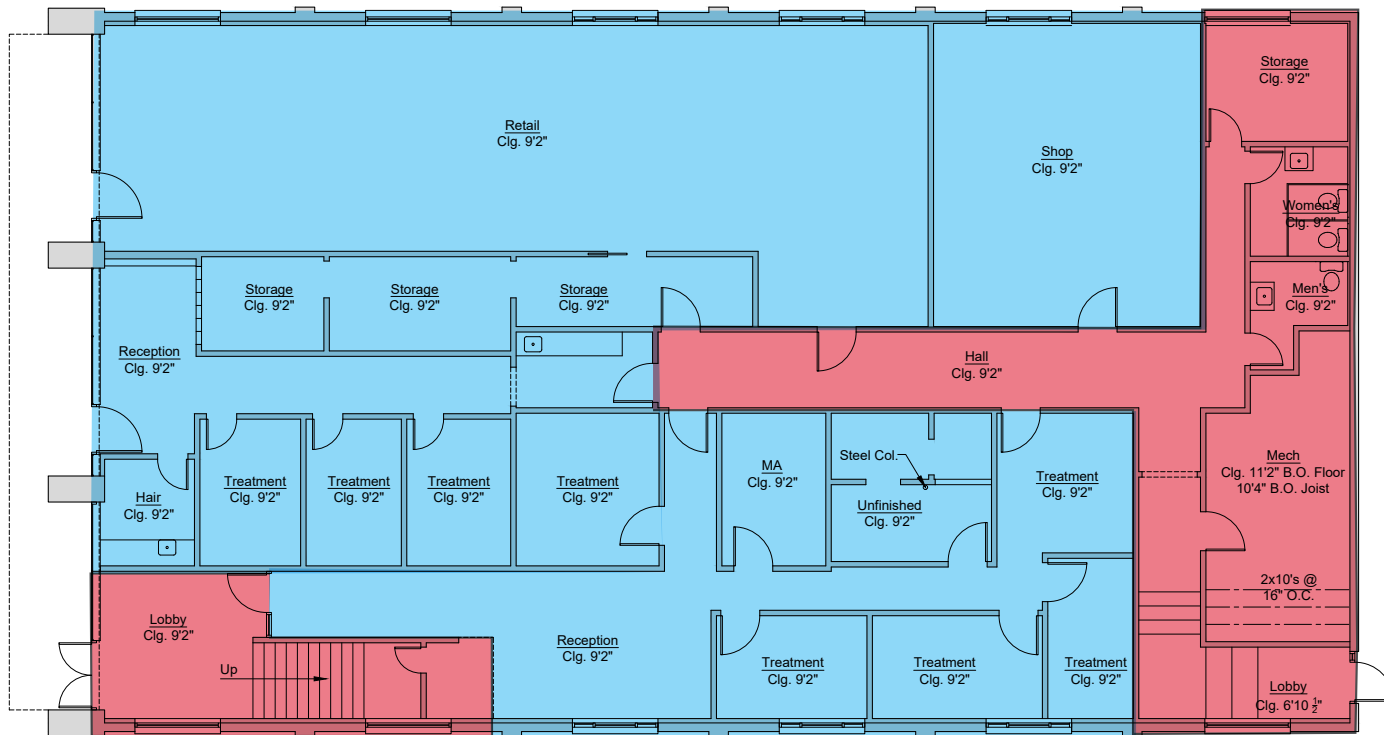
jeff.harrison@colliers.com
direct 801.453.6862
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312 East South Temple
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SITE PLAN

FIRST FLOOR
4,144 USABLE SF



Common Areas
Available



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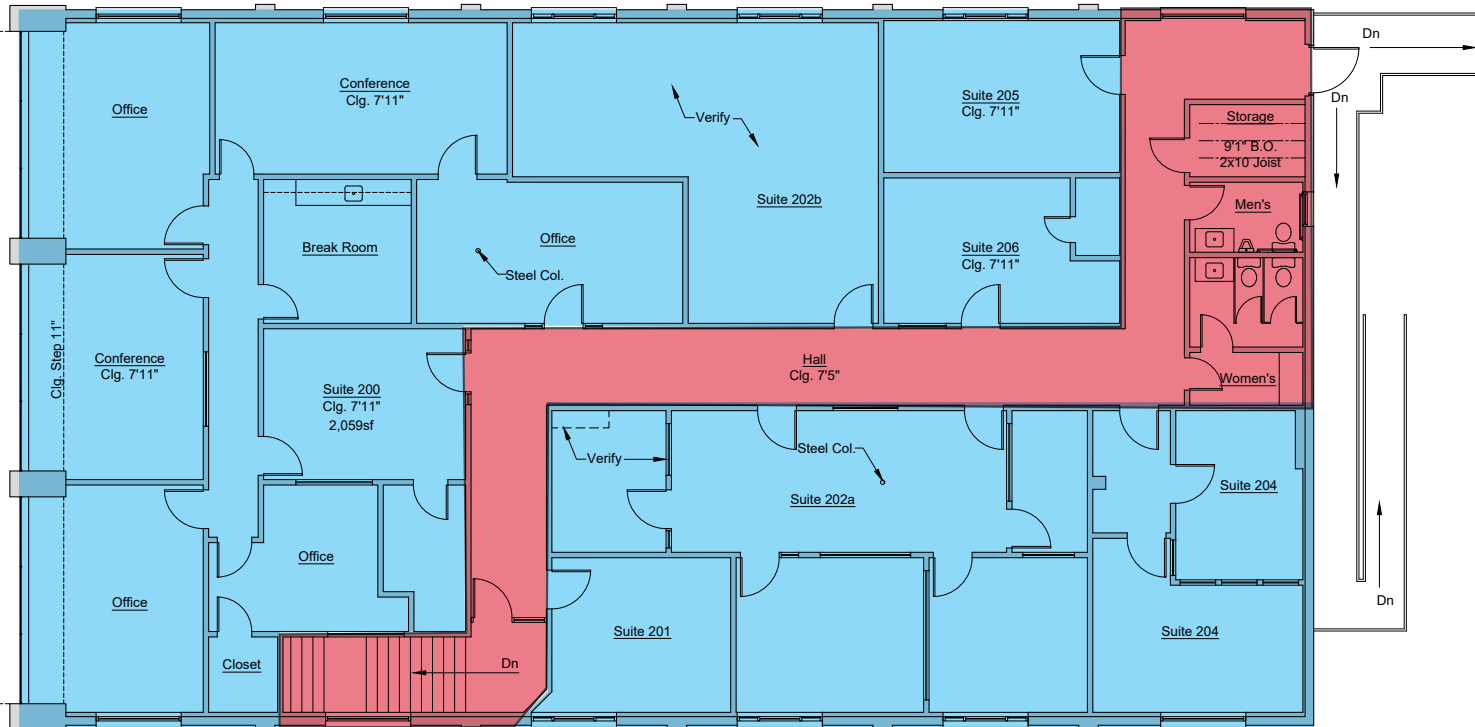
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SITE PLAN

PEACOCK BUILDING

2ND FLOOR
4,487 USABLE SF



■ Common Areas
■ Available



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