



## EAST RIDGE COURT

124 South 400 East, Salt Lake City, UT 84111

### PROPERTY DESCRIPTION:

- New Exterior and Super High Efficiency HVAC System
- New Energy Efficient Low "e" Double Thermal Pane Windows
- Energy Efficient Lighting Throughout Building
- Landlord will Provide TI Allowance
- Roof Mounted Solar Energy
- Locally Owned and Managed, Owner/Agent

### LEASE RATE:

**\$21.95 - 23.95 SF/yr**  
**(Full Service)**

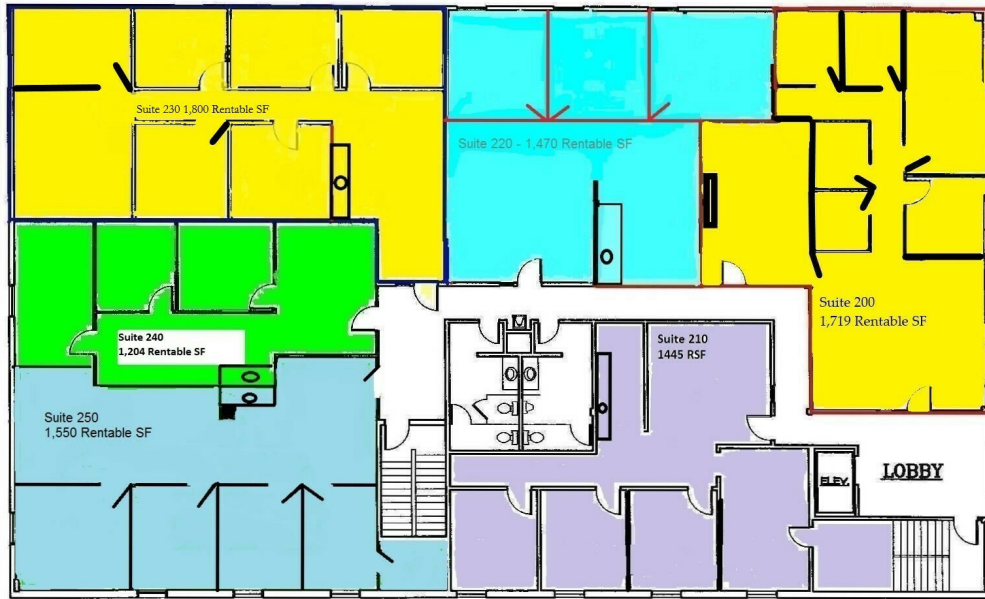
### PROPERTY DETAILS:

**Suite 220: 1,470 SF**  
**Suite 340: 1,394 SF**

**SCOTT INGHAM, MBA** (OWNER/AGENT)

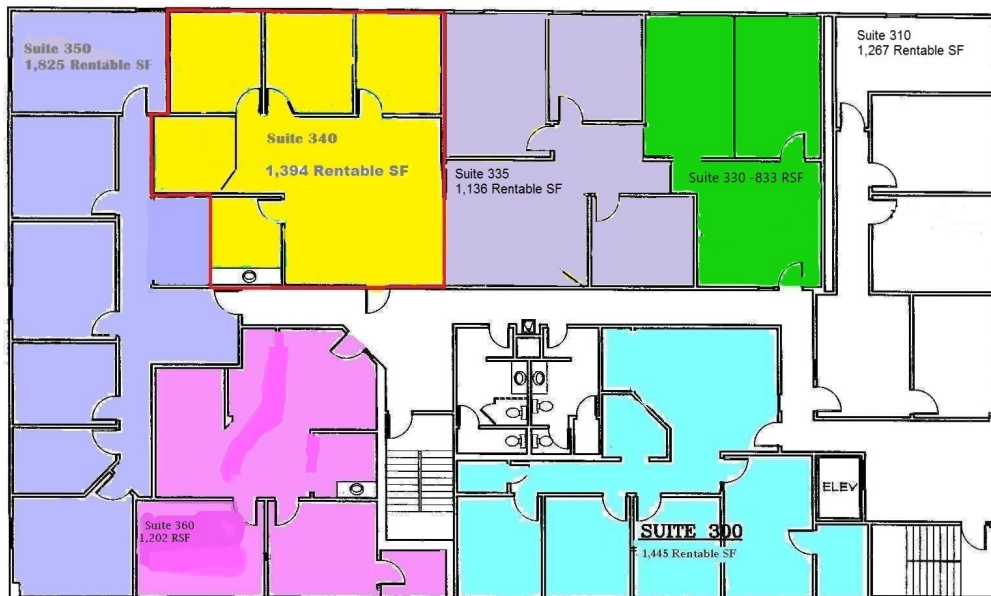
801.243.9999  
swi@xmission.com

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



**EASTRIDGE COURT BUILDING SUITE 2nd FLOOR**  
SCALE: 1/4" = 1'-0"

Suite 220: 1,470 RSF



**EASTRIDGE COURT BUILDING SUITE 3rd FLOOR**

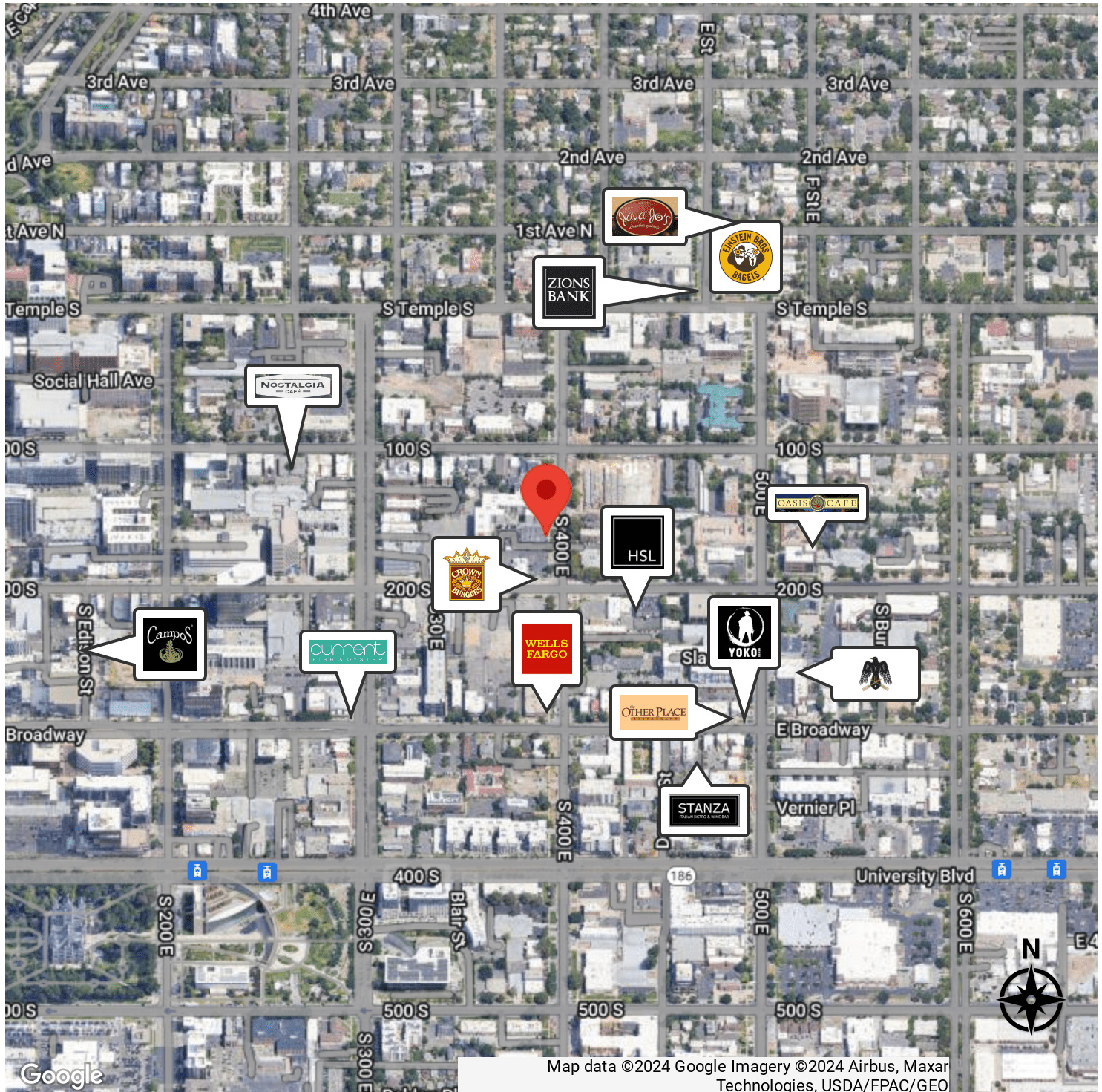
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