

45TH SOUTH

FOR LEASE



PROPERTY OVERVIEW

45th Street Office Park features 80,000 square feet ideally positioned along 700 East in the center of the Salt Lake Valley. The office park is comprised of four two-story office buildings, each featuring spacious lobbies and impressive finishes. The east side location provides access to a strong labor pool and the competitive rates offered at 45th Street Office Park make this one of the best values in the Salt Lake market.



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4424 SOUTH 700 EAST

MURRAY, UTAH

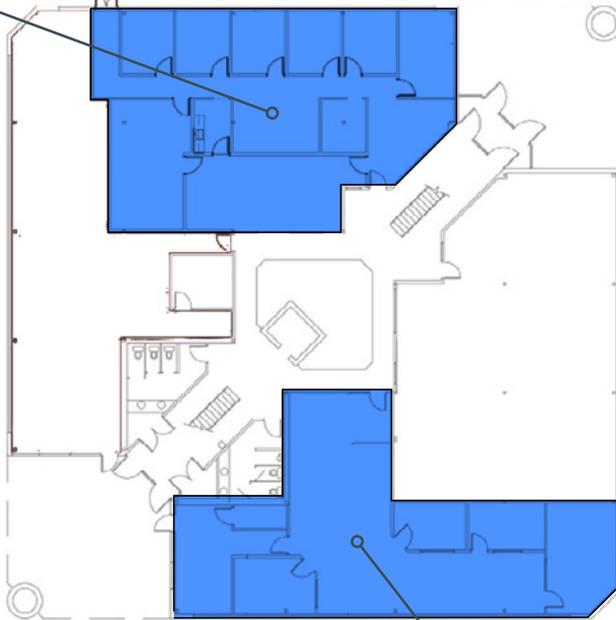


BUILDING HIGHLIGHTS:

- Suite 120: 2,548 sq. ft.
- Suite 180: 2,866 sq. ft.
- Suite 200: 7,282 sq. ft.
- Lease rate starting at : \$17.75 Per Sq. Ft. / Full Service
- Convenient, Central Location
- Easy I-15 access and great visibility from 700 East
- Utopia, CenturyLink and Multiple Fiber Providers
- Wireless Connectivity
- Building Signage Available
- Updated Landscaping and Common Areas

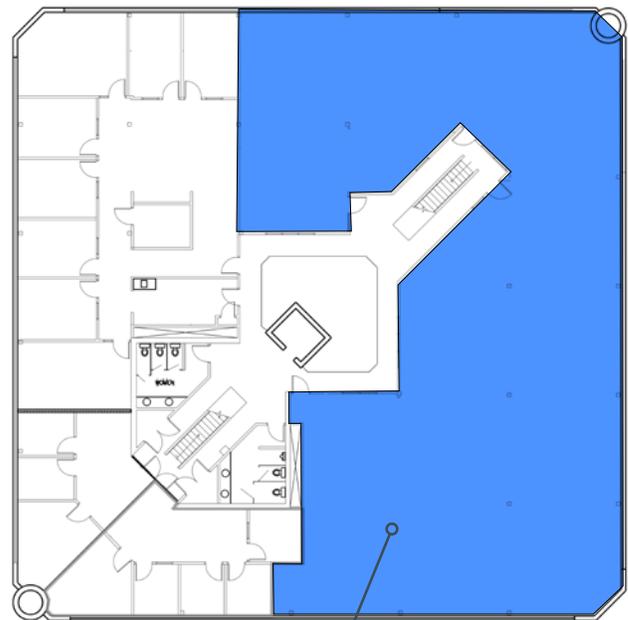
1ST FLOOR

SUITE 180
2,866 SF



SUITE 120
2,548 SF

2ND FLOOR



SUITE 200
7,282 SF

4444 SOUTH 700 EAST

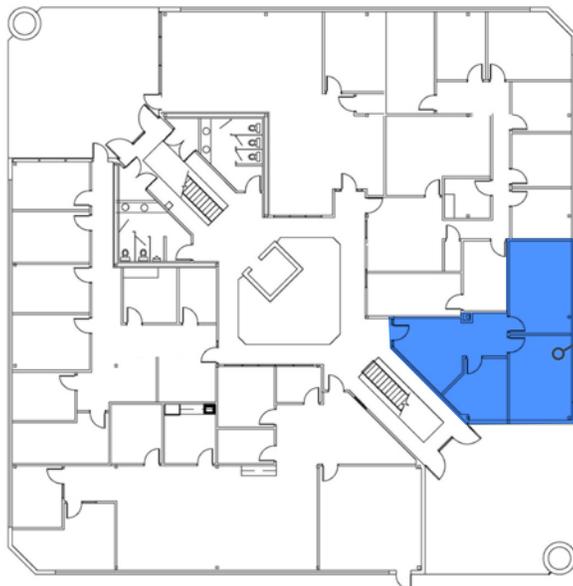
MURRAY, UTAH



BUILDING HIGHLIGHTS:

- Suite 106: 987 sq. ft.
- Suite 205: 6,622 sq. ft.
- Lease rate starting at : \$17.75 Per Sq. Ft. / Full Service
- Convenient, Central Location
- Easy I-15 access and great visibility from 700 East
- Utopia, CenturyLink and Multiple Fiber Providers
- Wireless Connectivity
- Building Signage Available
- Updated Landscaping and Common Areas

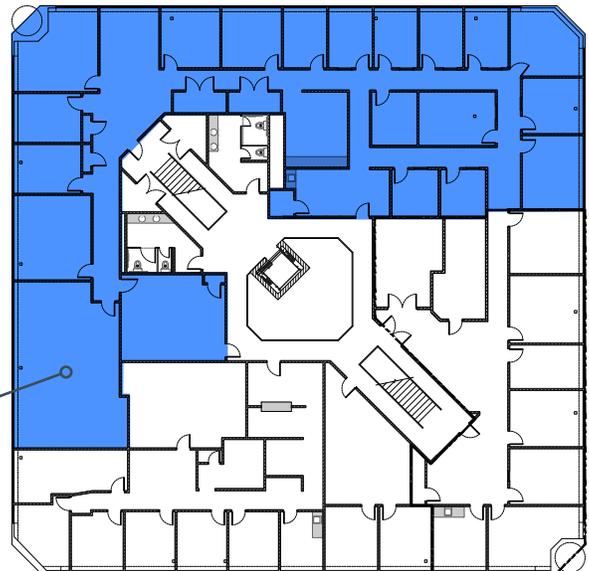
1ST FLOOR



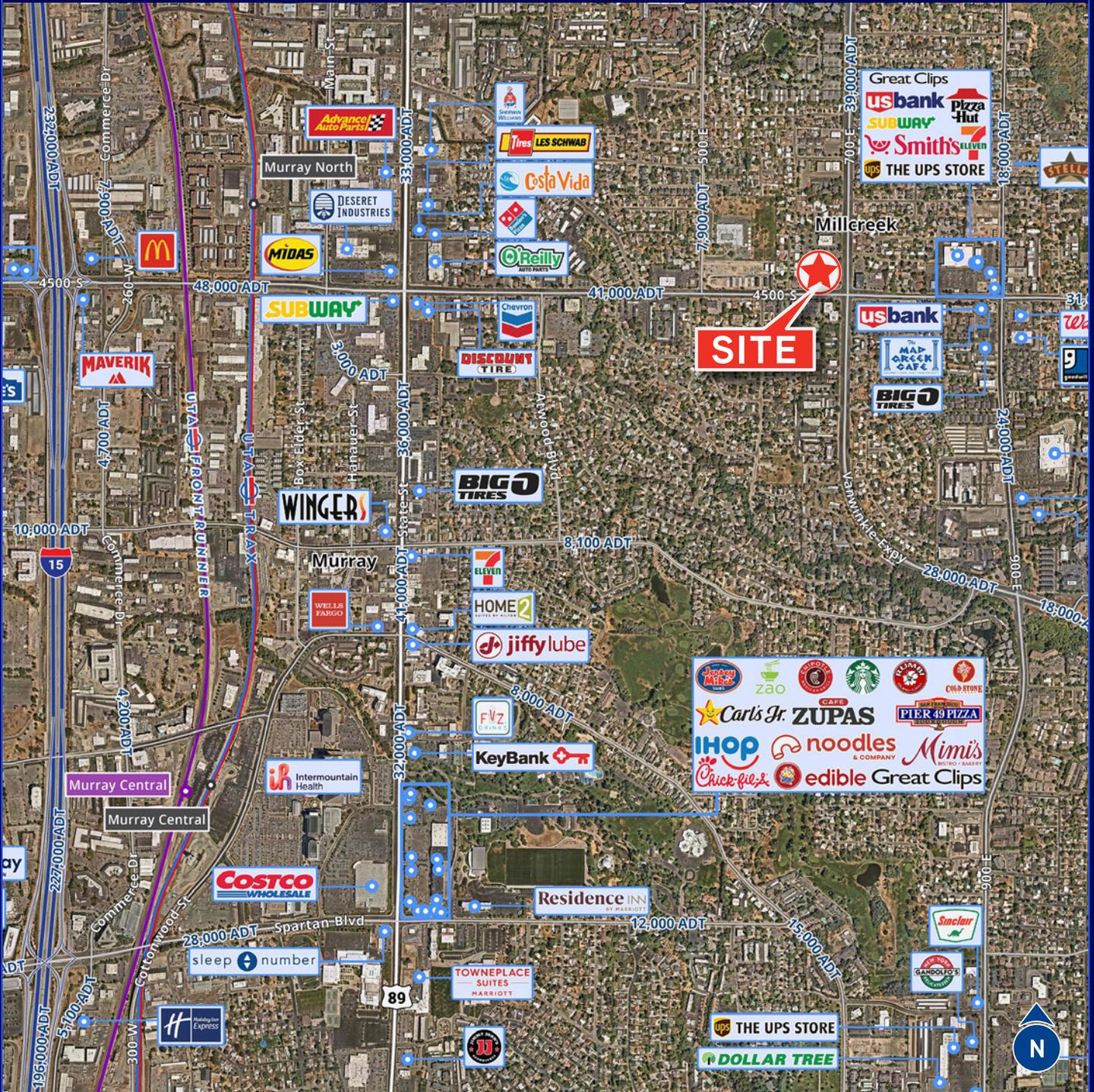
SUITE 106
987 SF

SUITE 205
6,622 SF

2ND FLOOR



AMENITIES



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