

FOR LEASE

2,250 - 12,028 SF

2265 South 1300 West
West Valley City | UT 84119



PROPERTY HIGHLIGHTS



TOTAL AVAILABLE SPACE

UNIT A: 2,250 SF Office
UNIT B: 2,880 SF Office (sublease)
UNIT C: 4,795 SF Office/Warehouse
UNIT A-1: 2,103 SF potential Office
TOTAL: 12,028 SF



INTERIOR LAYOUT

UNIT A: 2 private offices, one conference room, break room, 2 restrooms, and open area with space for 14 cubicles (for sale).

UNIT B: 2 private offices, large conference room, large area for potential R&D, lab, storage or fulfillment, two restrooms and storage/IT room.

UNIT C: 9 private offices, 1,426 SF warehouse, large conference room, large breakroom.



YARD AREA

Potential for fenced area or containers



ZONING

B/RP (Business/Research Park)



INTERNET SERVICE

Utopia Fiber and Comcast available



PUBLIC TRANSPORTATION/FREEWAY

TRAX Green Line: walking distance
Freeway: 0.80 miles (3 minutes)



RENTAL INFORMATION (NNN = \$0.36)

UNIT	SQ. FT.	BASE/SF	BASE/MO
A	2,250	\$0.99	\$2,228
B	2,880	\$0.89	\$2,563
C	4,795	\$0.95	\$4,555
A-1	2,103 SF of potential additional Office		



JASON HAGBLOM

President, Principal Broker

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Suite 501

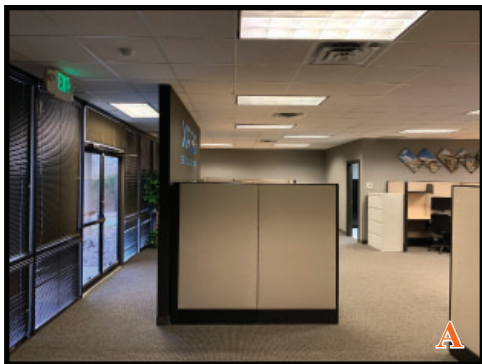
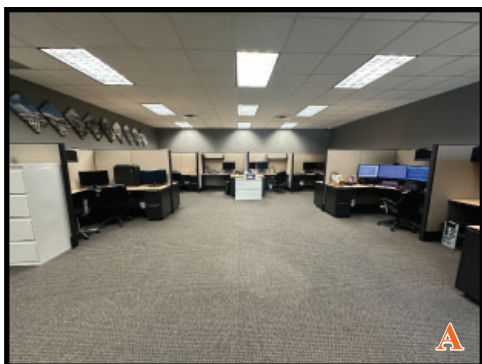
Draper, UT 84020

www.nexuscres.com

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