

FOR SALE OR LEASE

512 EAST 4500 SOUTH | MURRAY, UT 84107



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COMPLETE REAL ESTATE SERVICES

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General Disclaimer:

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For Financial:

Any forward-looking financial projections contained in this Offering Memorandum (this "OM") are subject to a number of risks and uncertainties, and actual results may differ materially. You are cautioned not to place undue reliance on the financial projections, which speak only as of the date hereof. These financial projections such as those related to projected revenue and profitability levels are only predictions. No assurances can be given that the future results indicated, whether expressed or implied, will be achieved. While sometimes presented with numerical specificity, these financial projections are based upon a variety of assumptions which may not be realized, and which are variable. Because of the number and range of the assumptions underlying the financial projections, many of which are subject to significant uncertainties and contingencies that are beyond the reasonable control of sender, many of the assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this financial model. Consequently, Align Complete Real Estate Services and its employees take no responsibility for any of the financial projections or any other information contained within this document, and none of the information contained herein should be regarded as a representation by sender or any of its employees that these estimates and projections will be realized.

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By obtaining a copy of this Offering Memorandum, the recipient of this Offering Memorandum ("Recipient") agrees that the Information shall be held in confidence, and that Recipient shall not disclose, permit the disclosure of, release or transfer the Information to any third party, except for the purpose of evaluating a possible purchase of the Property, and that any part of the Information so transmitted shall remain confidential with that third party. Recipient agrees not to contact the owner of the Property or to circumvent Align Complete Real Estate Services in any way.

PROPERTY DETAILS

Address	512 East 4500 South Murray, Utah 84107
Asset Type	Improved - Professional Office Building
Building Size	12,554 SF (Load Factor 1.25)
Site Size	.770 (33,541.20 SF) (Building FAR .37)
Age	Year Built: 2004 Renovation: 2021 (Partial)
Parcel Number	Salt Lake County - APN: 22-06-427-023
Zoning	G-O (General Office) Murray City Municipal Zone
Parking	75 Total Spaces (4.00/1,000 SF Ratio)
List Price	Call Broker for Pricing
Lease Price	18 SF (NNN)
Vacancy	100%



This professional office building offers a rare opportunity to own in the heart of Murray, Utah. Positioned in a prime central valley location, the property provides excellent visibility, immediate freeway access, and is just minutes from downtown Salt Lake City. The building is well-suited for a variety of professional and medical office users and is supported by a strong parking ratio for both tenants and visitors. Situated in a thriving business corridor, the property is surrounded by retail, dining, and services, making it a convenient and attractive choice for businesses. With its central location, flexible zoning, and strong market fundamentals, this is an exceptional opportunity for an owner-user or investor looking to secure a quality office building in one of Salt Lake County's most accessible and in-demand submarkets.

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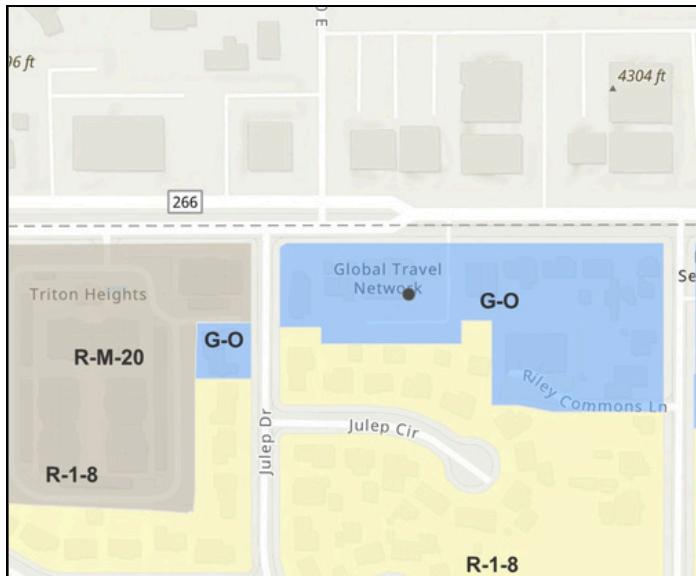
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PROPERTY OVERVIEWS

ZONING OVERVIEW

Zoning:
General Office



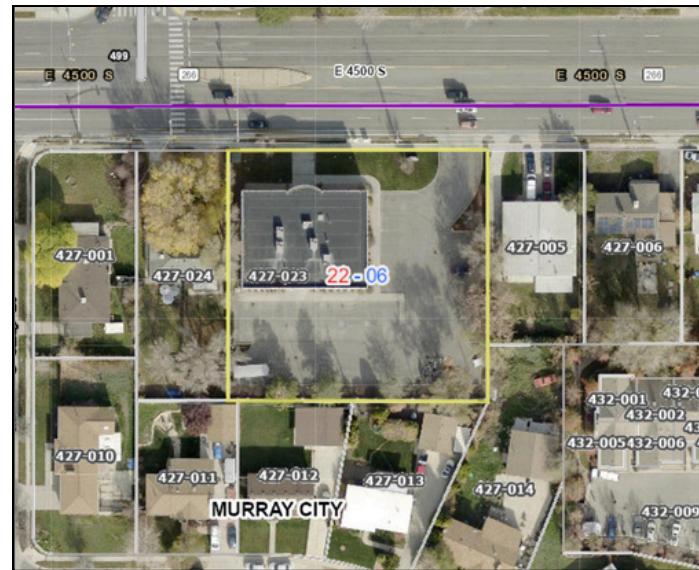
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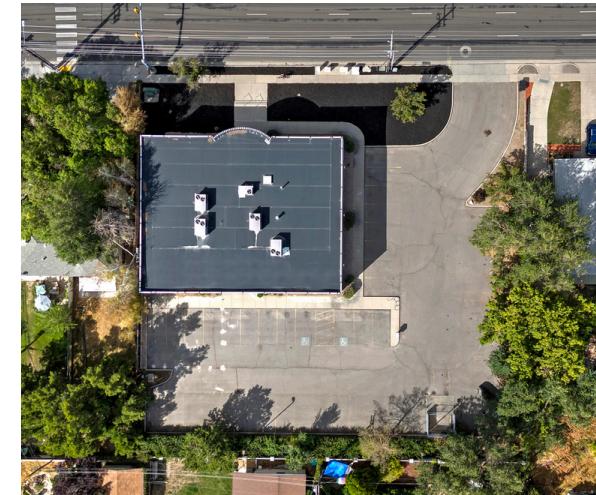
PARCEL OVERVIEW

Parcel No:
22-06-427-023



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EXTERIOR PROPERTY PHOTOS



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INTERIOR PROPERTY PHOTOS



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LOCAL AREA MAP



DRIVE TIMES

- Downtown Salt Lake City: 13 Minutes
- SLC International Airport: 18 Minutes
- I-15 (Via 4500 South): 4 Minutes
- I-80 (700 E Onramp): 8 Minutes

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WHY UTAH?

AREA INFORMATION

Utah is one of the fastest-growing states in the country and continues to be at the forefront of innovative and awe-inspiring economic opportunity initiatives. The state's robust list of accolades is impressive, such as being the best-managed state in America and the number one state for economic outlook and recovery. Utah also maintains a AAA bond rating dating back to 1965 when Standard & Poor's initiated its rating system. And today, all three rating organizations continue to classify Utah with a AAA bond rating.

ACCOLADES & RANKINGS

Best Economy

Utah ranked the nation's best economy and No. 3 overall
U.S. News & World Report — April 2023

#3 Best Growth

Utah was determined the No. 3 best state for growth
U.S. News & World Report — August 2022

Best Economic Outlook

Utah ranked No. 1 for the 16th year in a row
Rich States Poor States — April 2023

Best State to Start a Business

Utah is the No. 1 best state to start a business
WalletHub — January 2023



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