



OFFICE BUILDING FOR SALE

STUDIO BUSINESS PARK 2

5051 West 11800 South, Herriman, UT 84096



Property Description

NOW PRESELLING! Own 1 of 12 units at this great office project in Herriman! Sizes ranging from 2,500 - 10,000 SF is bound to work for your needs. Construction will begin when 30% of building is presold/leased. Call for pricing information.

Conceptual rendering for illustrative purposes only. This project is in pre-development. Final architectural plans, layout, dimensions, finishes, and specifications are subject to change without notice. No representations or warranties are made regarding the final design.

Property Highlights

- Brand new space expected to deliver in 2027
- Building Signage Available (limited)
- Concurrent Construction of space a possibility
- Multiple Sizes can be accommodated
- Owner / Agent

Offering Summary

Sale Price	Call for Pricing
Number of Units	12
Building SF	30,000 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,861	30,078	63,059
Total Population	15,545	102,785	209,376
Average HH Income	\$129,390	\$145,832	\$142,216

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Building Name	Studio Business Park 2
Property Type	Office
Property Subtype	Office Building
APN	26252010270000
Building Size	30,000 SF
Lot Size	1.6 Acres
Building Class	B
Year Built	2027
Number of Floors	3
Average Floor Size	10,000 SF

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- Brand new space
- Core and Shell Delivery
- Building Signage Available (limited)
- Concurrent Construction of space a possibility

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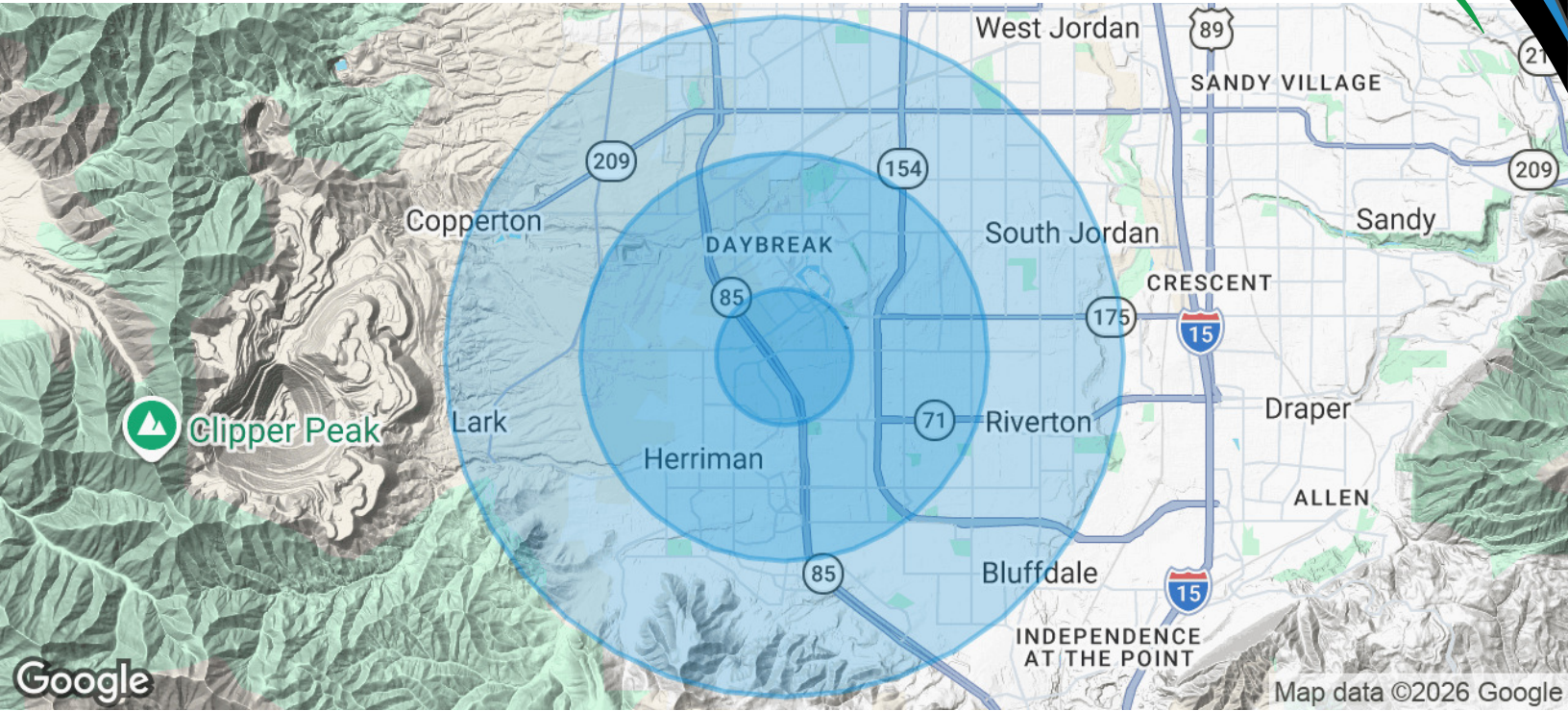




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Population

	1 Mile	3 Miles	5 Miles
Total Population	15,545	102,785	209,376
Average Age	28.3	32.3	34.3
Average Age (Male)	30.1	31.8	33.5
Average Age (Female)	27.6	32.0	34.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,861	30,078	63,059
# of Persons per HH	3.2	3.4	3.3
Average HH Income	\$129,390	\$145,832	\$142,216
Average House Value	\$512,677	\$574,327	\$589,365

2023 American Community Survey (ACS)

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