



BRICKYARD TOWER

1245 East Brickyard Road, Salt Lake City, UT 84106

PROPERTY DESCRIPTION:

- Excellent Suburban Location
- Surrounded by Amenities and Services
- Covered Parking: 4/1,000 Ratio
- Updated Lobby and Common Areas
- Centrally Located in Valley with Close Freeway Access
- Ownership Open to Short-Term Leases Under 3 Years
- Free Space Planning for 3+ Initial Year Terms

LEASE RATE:

\$19.00 - 23.00 SF/YR (FULL SERVICE)

PROPERTY DETAILS:

1,135 - 9,470 SF

CHRISTIAN PRISKOS, CCIM

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CHRIS METOS

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2nd Floor



2nd Floor

SUITES SUMMARY

Multiple suites available with a variety of sizes and floor plan configurations. Amazing panoramic views of the entire valley and mountains. Units may be modernized with T.I. available depending on Tenant credit and term.

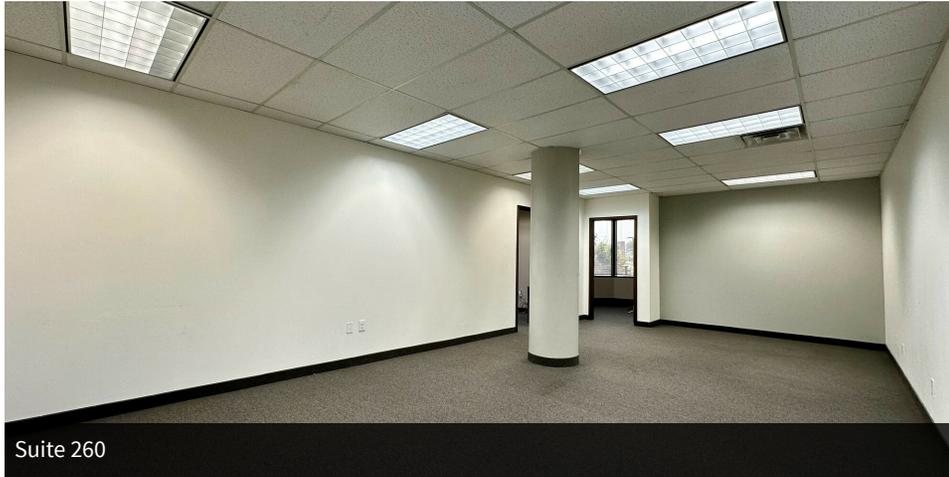
SPACE AVAILABILITY

FLOOR	SUITE	COLOR	SIZE
2ND	230	GREEN	3,384 RSF
2ND	260	BLUE	1,135 RSF
2ND	250	WHITE (ABOVE)	4,951 RSF

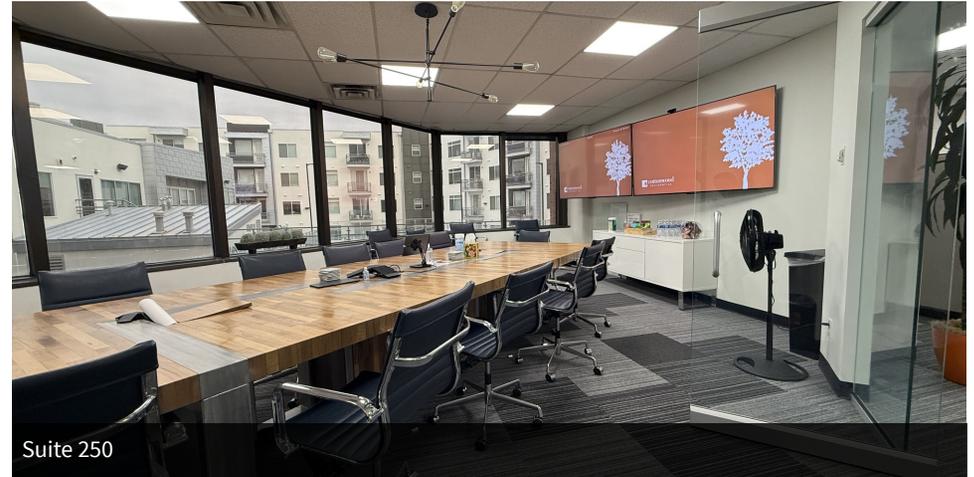
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Suite 260



Suite 250



Suite 260

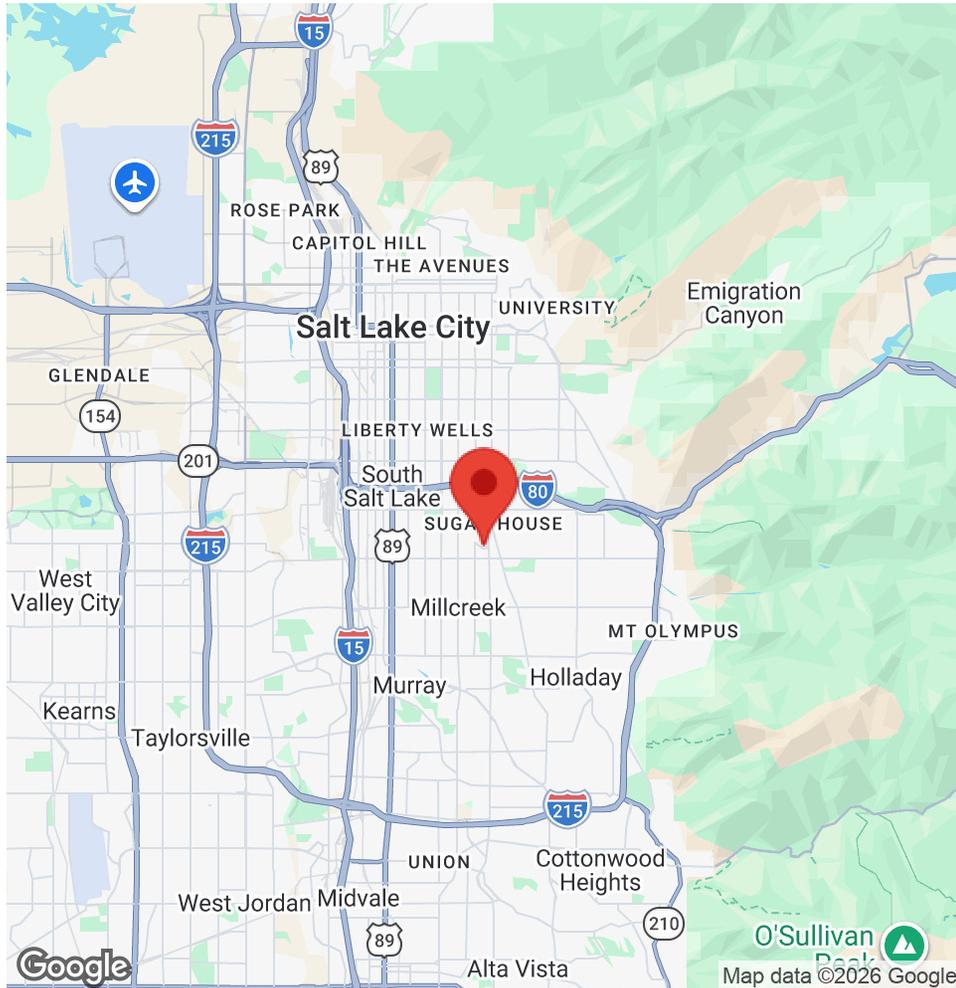


Suite 250

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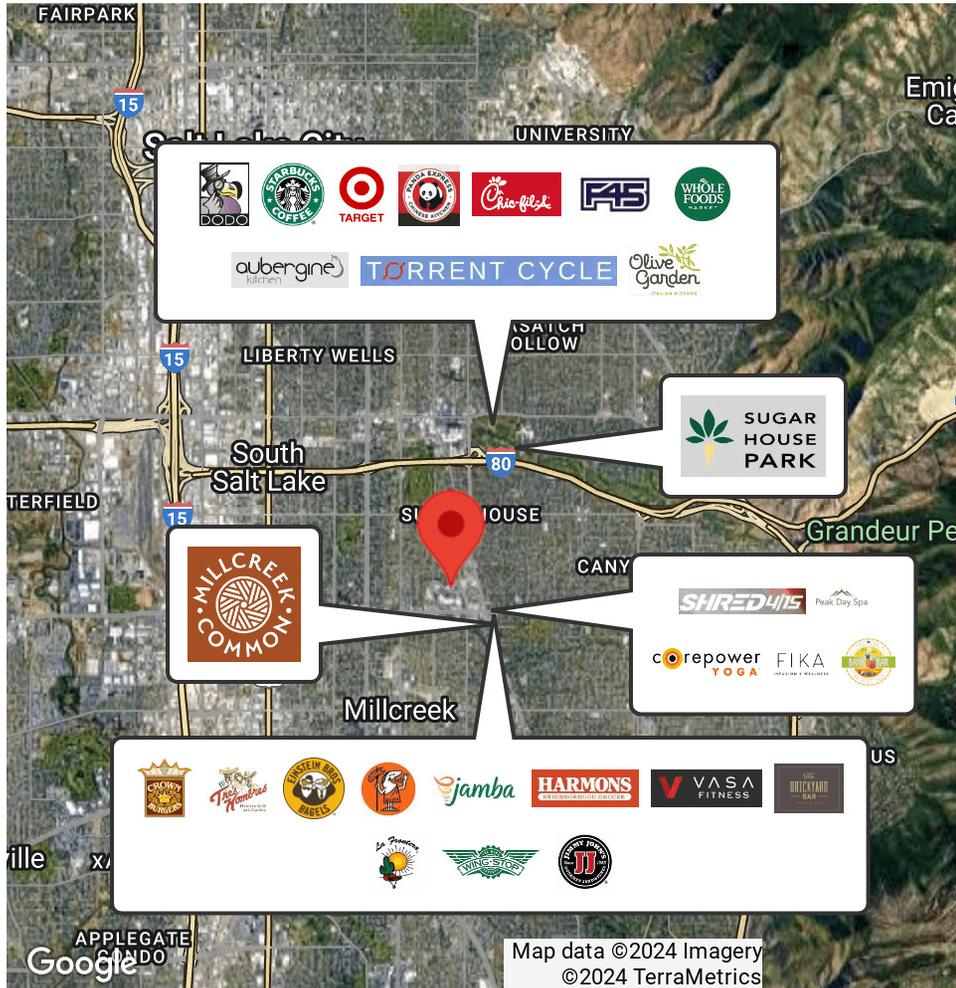


LOCATION DESCRIPTION

Located across the street from Millcreek's brand-new City Center, "Millcreek Common" which includes a new skating rink, outdoor concerts and food trucks. Located adjacent to Brickyard shopping center with amenities such as Vasa Fitness, Harmon's Grocer and other shopping retailers. 2 minutes away from Sugarhouse which offers freeway access, dozens of restaurants, shopping, movie theatre etc. This is a prime suburb location!

NAVIGATION TIMES

Millcreek Common	1 minute walk
Sugarhouse / Sugarhouse Park	3 minute drive
I-80 Entrance/Exit	4 minute drive
I-15 Entrance/Exit	7 minute drive
Downtown Salt Lake City	11 minute drive
Salt Lake City Airport	13 minute drive
Big Cottonwood Canyon	15 minute drive
Park City	33 minute drive



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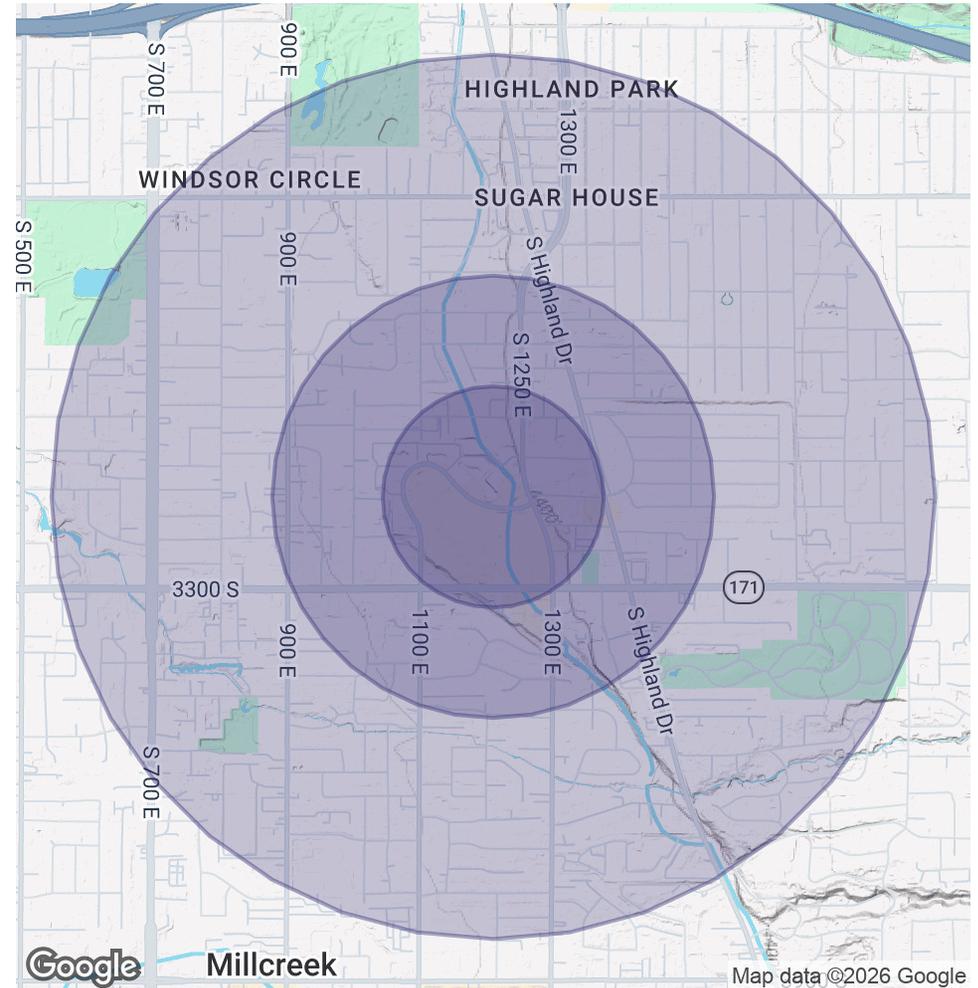
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,170	3,382	16,699
Average Age	39.0	34.6	35.7
Average Age (Male)	37.5	33.1	33.8
Average Age (Female)	48.3	37.2	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	700	1,418	7,377
# of Persons per HH	1.7	2.4	2.3
Average HH Income	\$63,591	\$81,301	\$82,560
Average House Value	\$808,902	\$509,993	\$394,294

* Demographic data derived from 2020 ACS - US Census



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