

FOR SALE OR LEASE



REDUCED PURCHASE PRICE!

## PROPERTY DETAILS

13894 South Bangerter Pkwy, Draper, UT 84020

SALE PRICE: ~~\$7,400,000 (\$302/SF)~~  
\$6,900,000 (\$282/SF)

LEASE RATE: \$26.00 FSG

- Great owner user opportunity
- Extra income from 2nd floor tenant
- 2nd floor 100% leased
- Tenant is a publicly traded company: Regus (NASDAQ: IWGFF)
- NOI on 2nd Floor: \$284,562 annual
- 12,053 SF Available Vacant Space for Lease
  - » 7,649 SF Available Immediately (Suite 100)
  - » 4,404 SF Available May 1st (Suite 150)
- Average Annual Operating Expense: \$9.42/SF

- Total Building size: 24,492 SF
- Ideal South Valley location in a high growth market for office, retail and housing
- Great parking ratio at 4.5/1,000 SF
- Year built: 2017
- Professional Property Managers

NEWMARK

MOUNTAIN WEST

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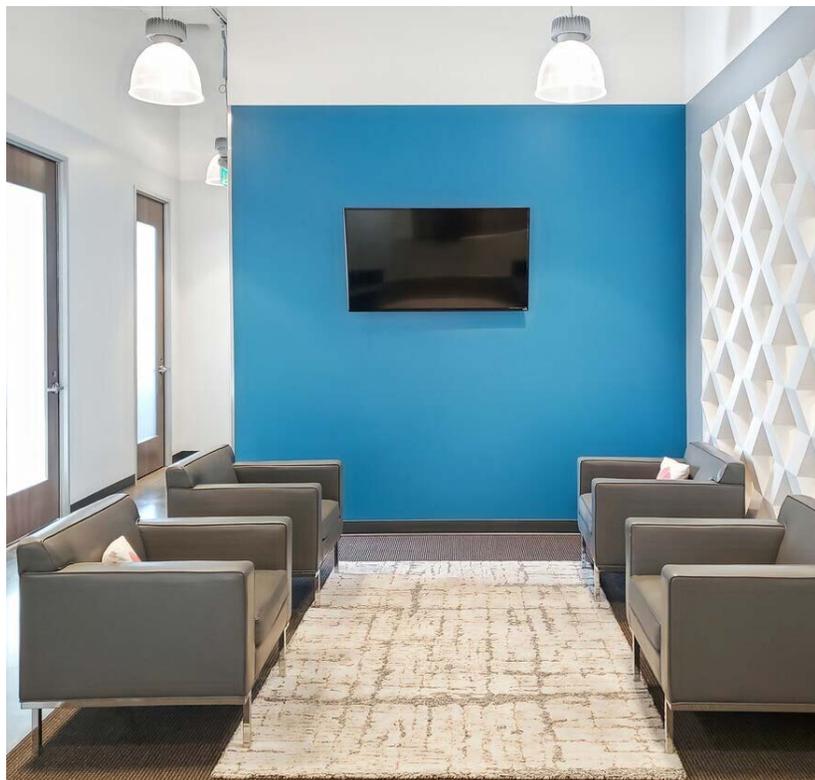
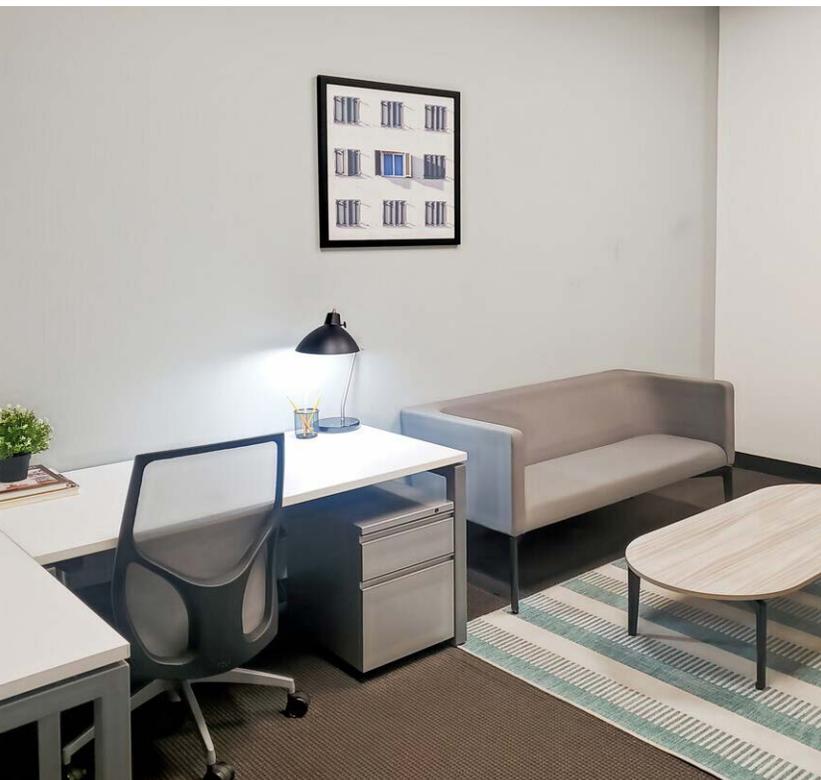
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FLOOR PLAN - 1ST FLOOR

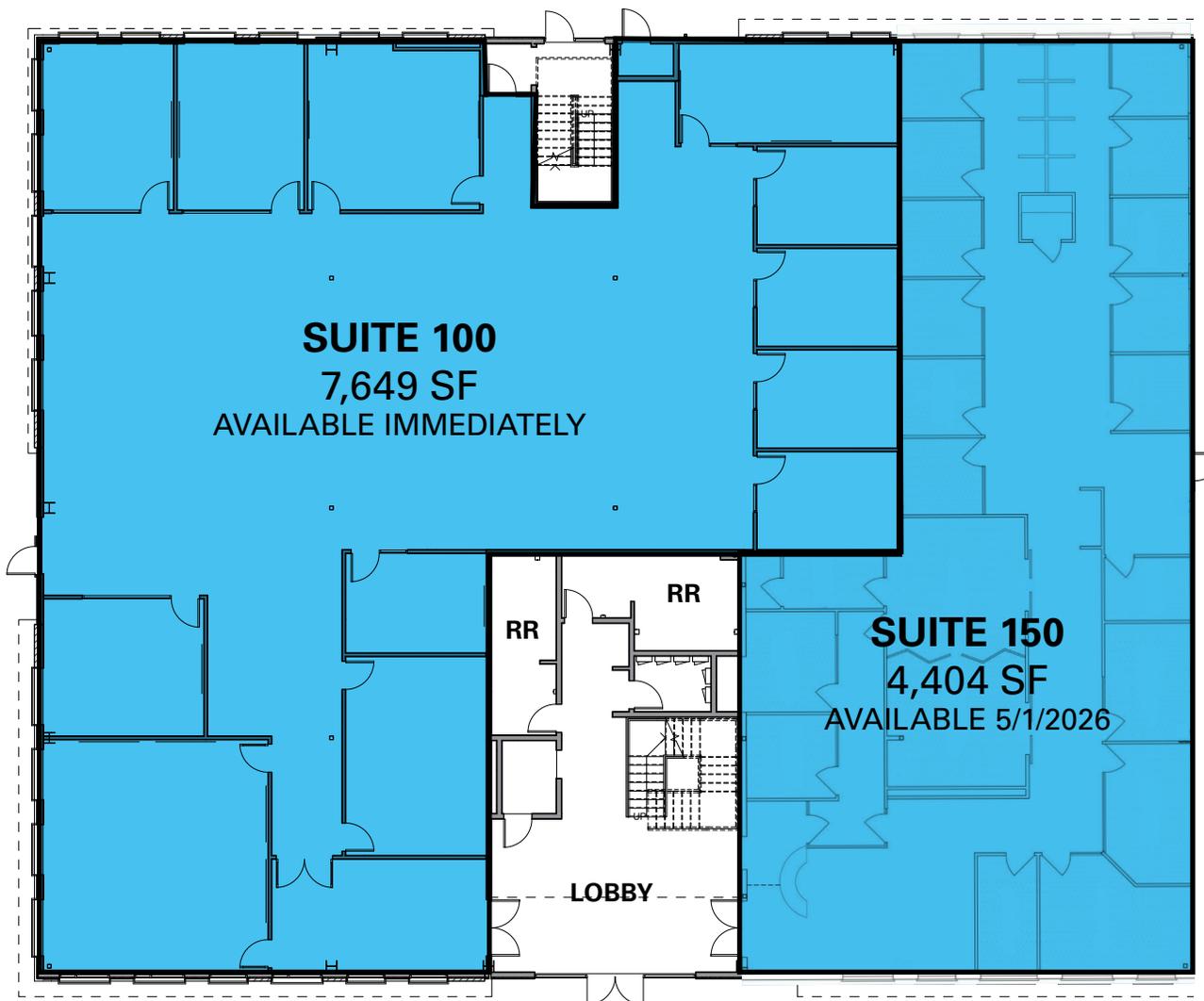
- LEASED
- AVAILABLE

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# FLOOR PLAN - 2ND FLOOR



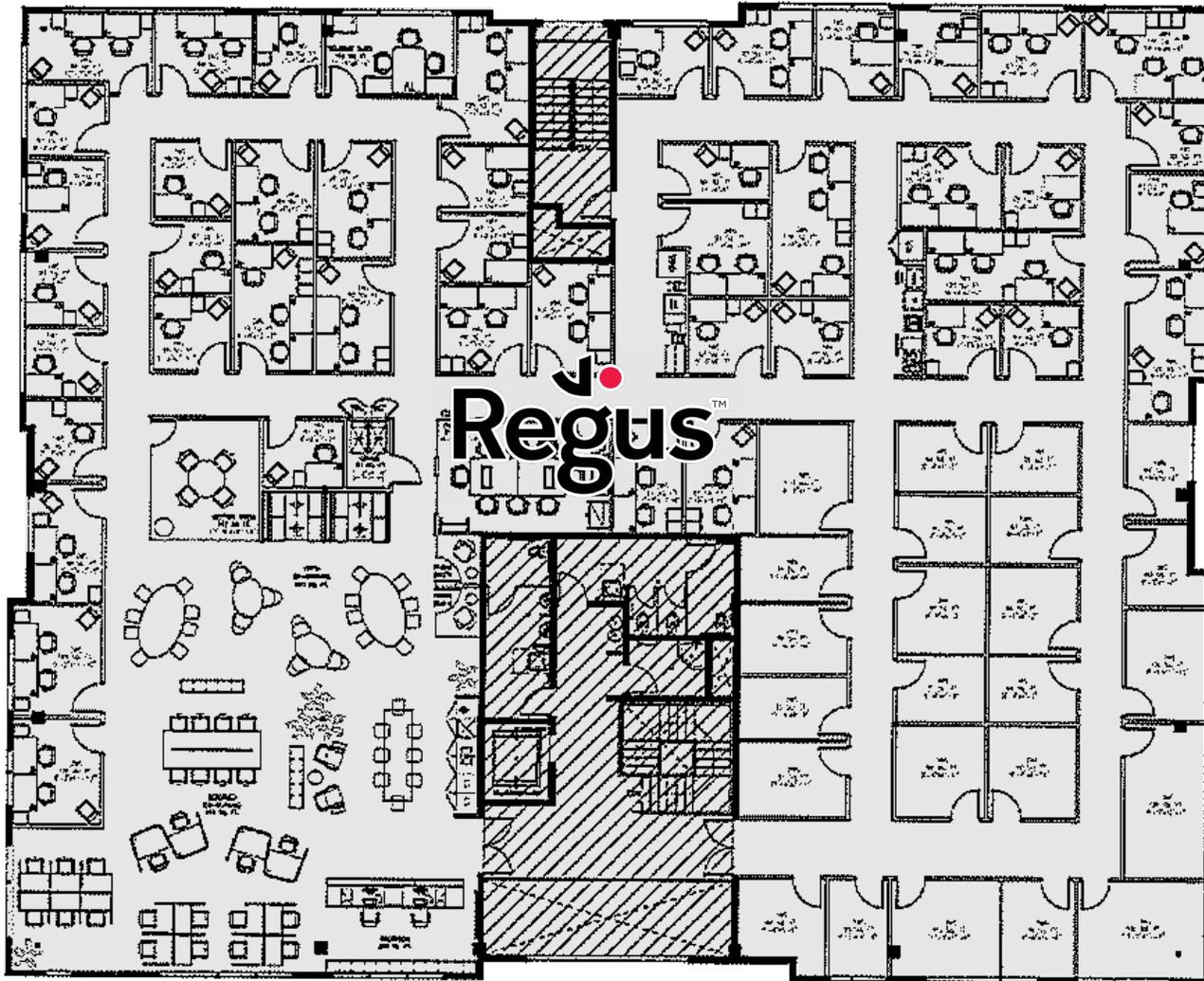
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## MOUNTAIN WEST

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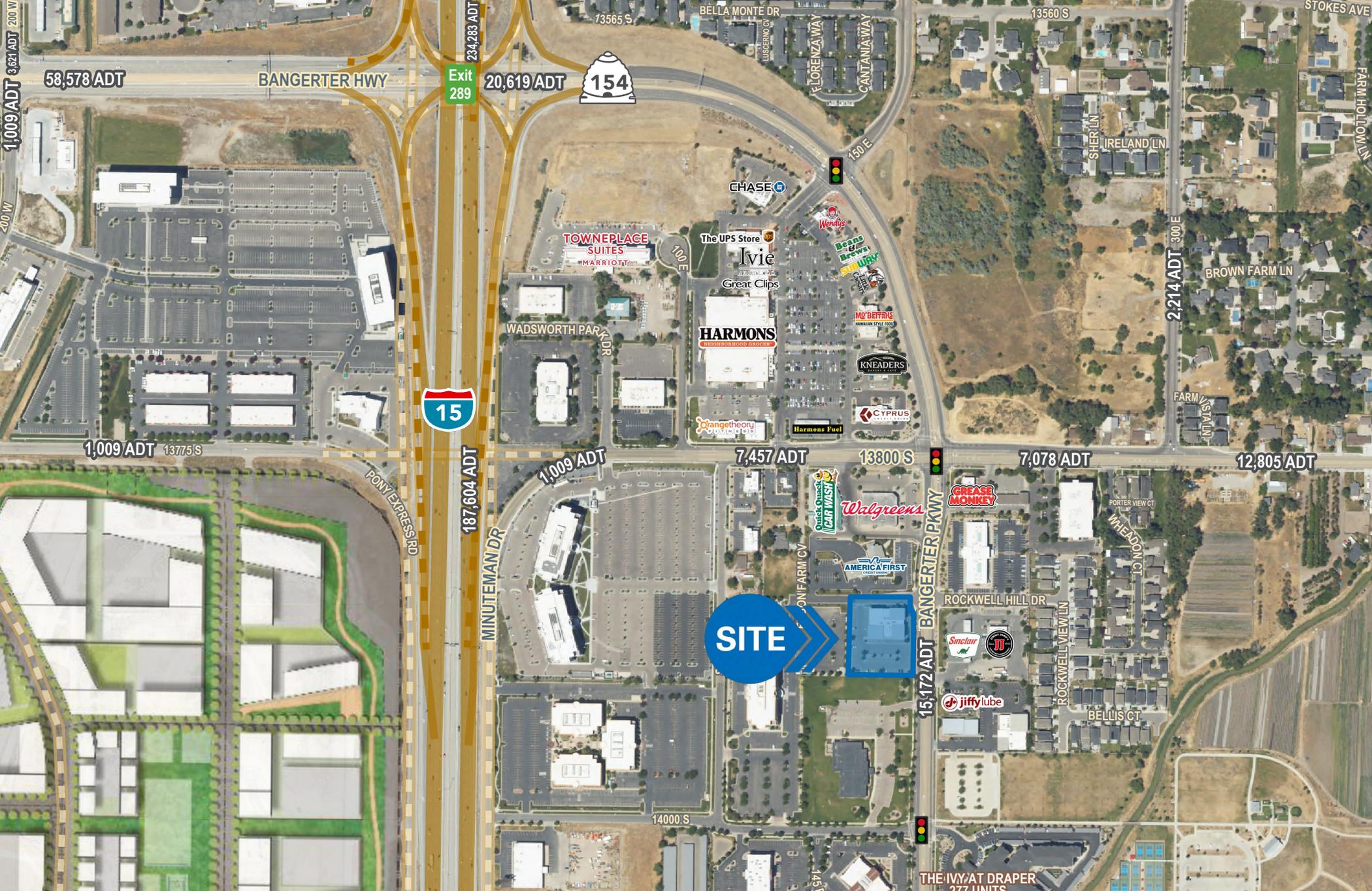
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**SUITE 200**  
LEASED



PARKWAY CROSSING

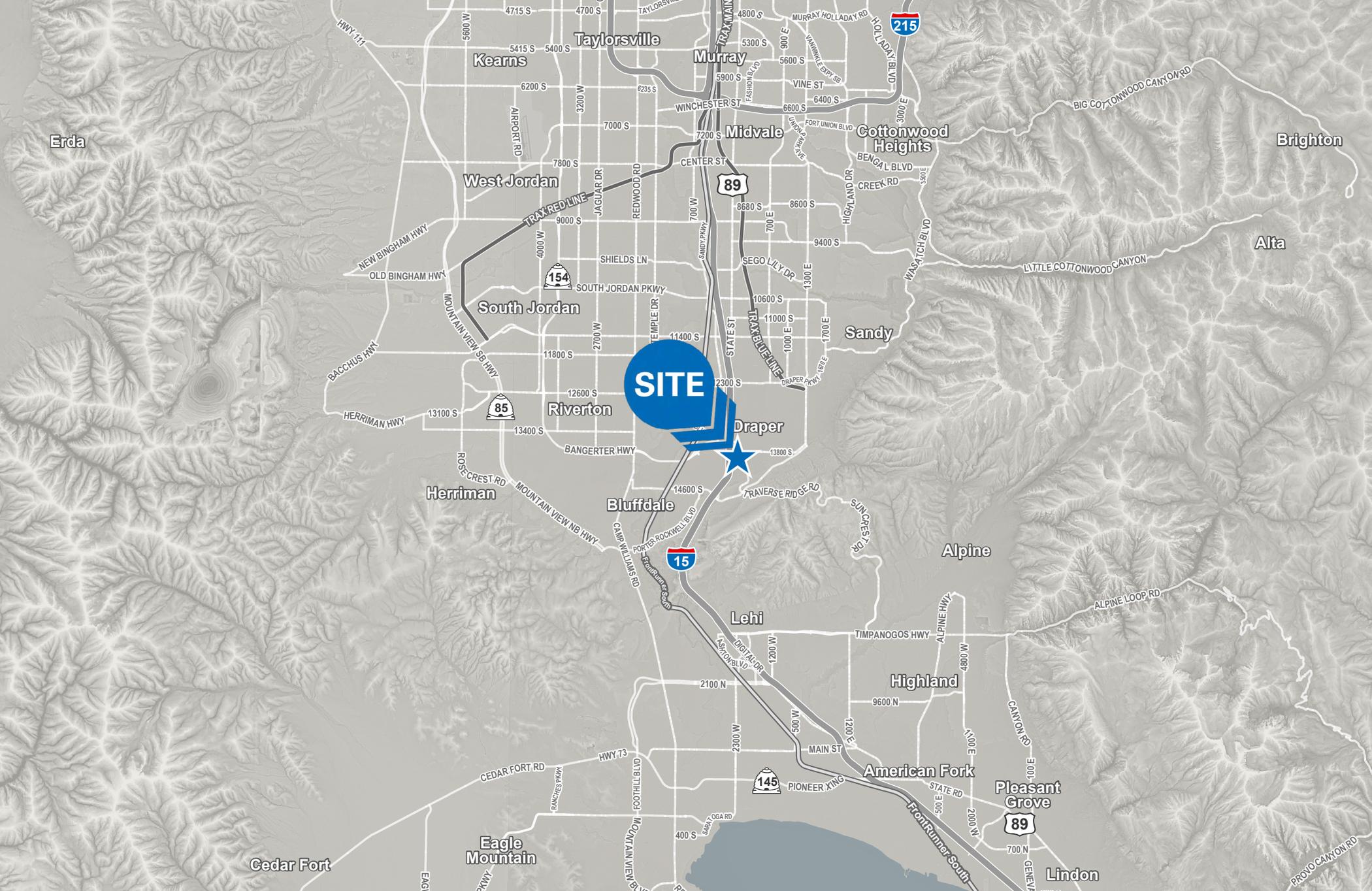
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