



## CARPENTER BUILDING

331 South Rio Grande, Salt Lake City, UT 84101

### PROPERTY DESCRIPTION:

- Adjacent Parking Stalls Available
- Located Next to all Major Freeways
- Minutes Away from SLC International Airport and University of Utah
- Walking Distance to The Gateway, Pioneer Park, TRAX and Downtown Salt Lake City
- Excellent Urban/Creative Aesthetic: Exposed Brick/Ducting & Original Hardwood Floors
- Suites Offer Open or Bullpen Floor Plans & Tall Ceilings
- Lots of Natural Light in Suites & Common Areas
- ADA Access with Elevator
- Common Area Loading Dock On-Site
- Hundreds of New Apartment Units Under Construction within a 1-Block Radius

### LEASE RATE:

**\$12.00 - 21.00 SF/YR**  
**(FULL SERVICE)**

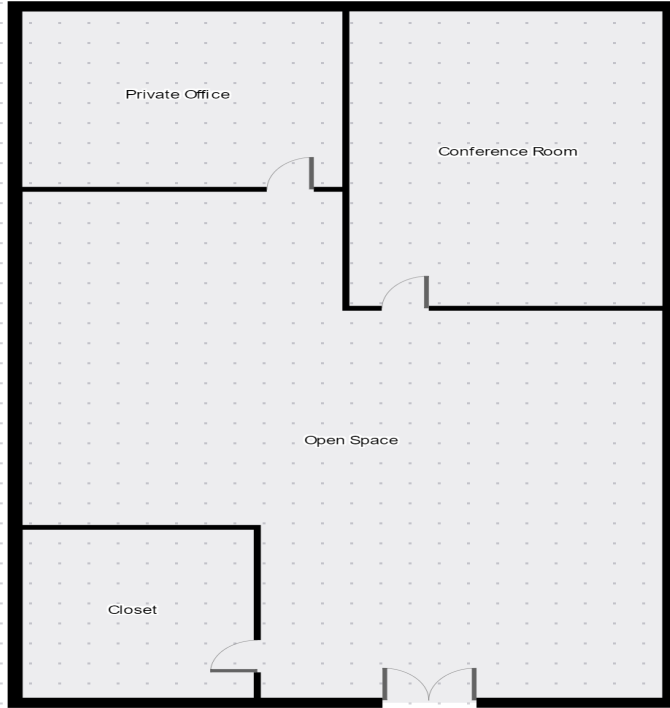
### PROPERTY DETAILS:

**1,545 - 5,306 SF**

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**CHRIS METOS**  
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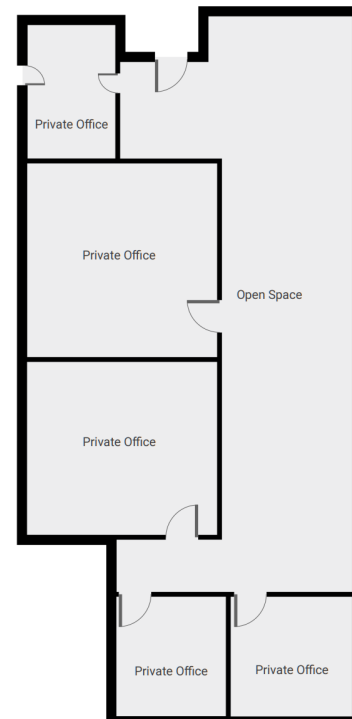
51 East 400 South Suite 210  
Salt Lake City, UT 84111  
801.355.0600 | iproperties.com



## FIRST FLOOR

Office space available in up and coming neighborhood close to downtown. Current and future growth including hundreds of housing units and surrounding businesses in the area.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 108	Grey (Above)	\$19.00-21.00/RSF/YR	1,545 RSF
Suite 160	Grey (Right)	\$19.00-21.00/RSF/YR	1,916 RSF



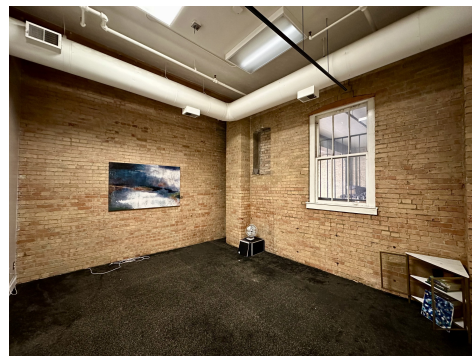




Suite 108



Suite 108



Suite 108



Suite 160



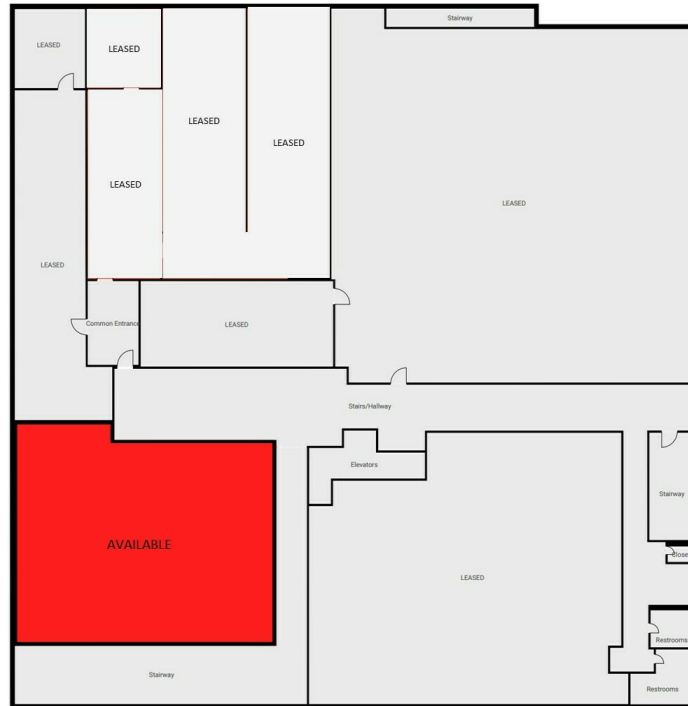
Suite 160



Suite 160



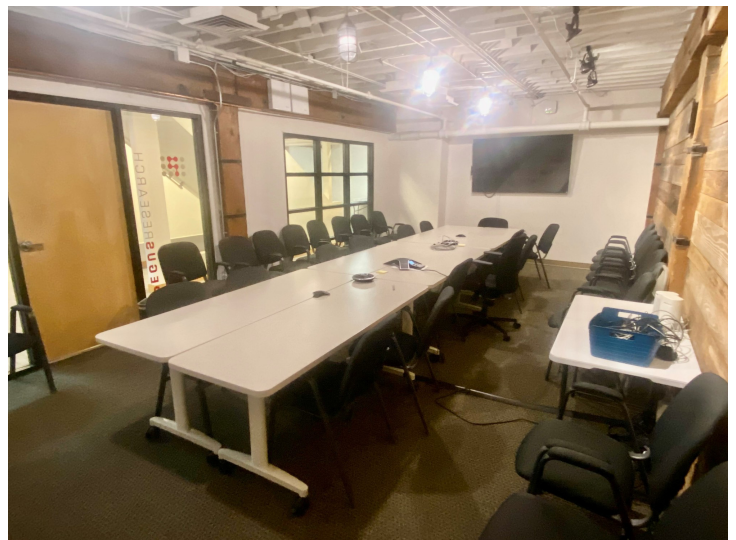
Suite 160



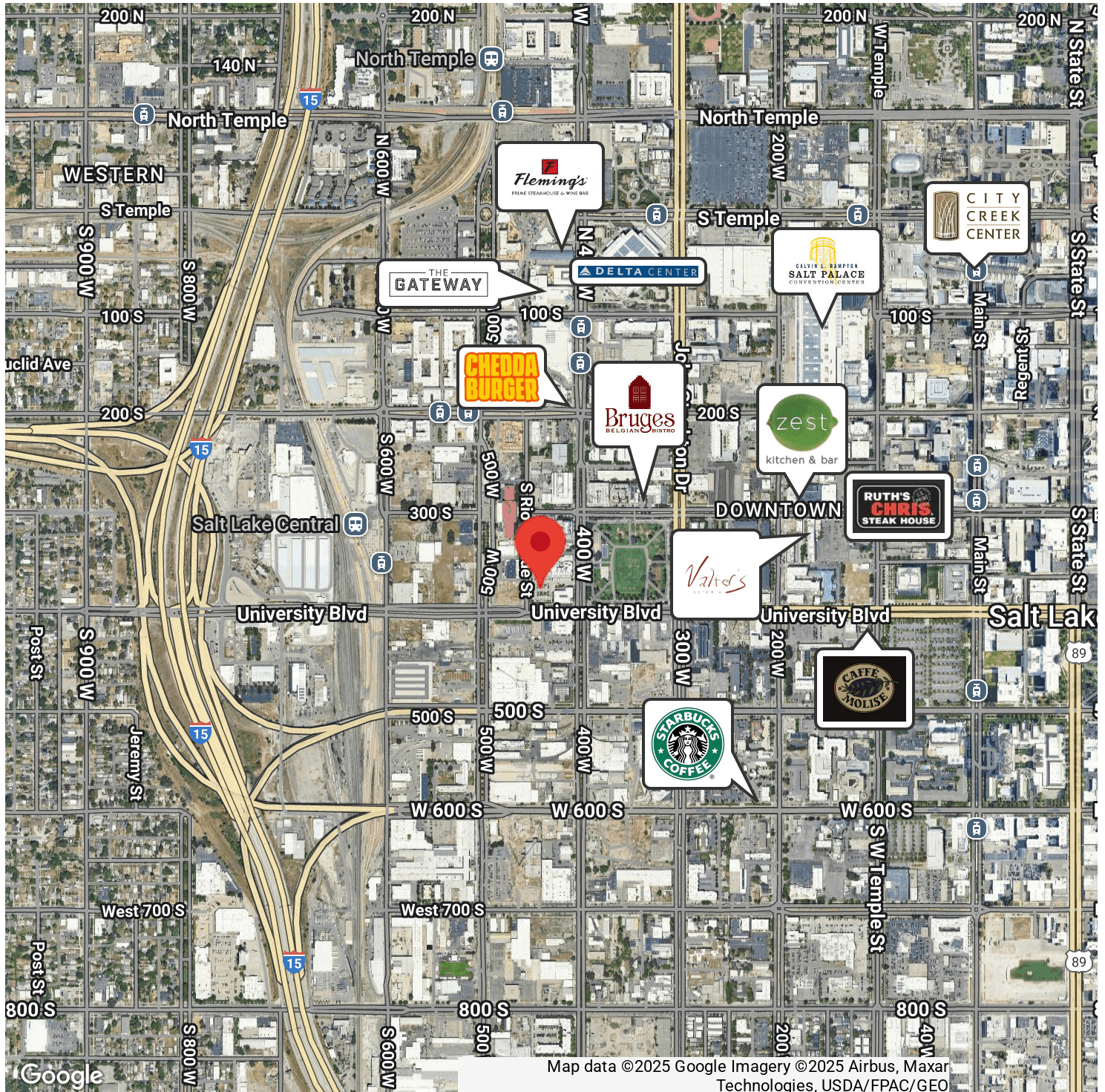
## BASEMENT

Exposed high ceilings with multiple single offices + small open area.  
Great for low-priced general office, or product storage uses.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 110	Red	\$12.00-14.00/RSF/YR	1,845 RSF







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