



SOUTH SALT LAKE OFFICE FOR LEASE

2480 SOUTH MAIN STREET, SOUTH SALT LAKE 84115



BELOW MARKET RATES! | NEW PAINT AND CARPET

PROPERTY INFORMATION

- 6,344 SF Total Salt Lake Office Plaza
- Divisible to:
 - Suite 200S: 3,200 SF Second Level Office
 - Suite 204: 908 SF Second Level Office
 - Suite 206: 871 SF Second Level Office
 - Suite 208: 1,365 SF Second Level Office
 - Suite 200W: 687 SF Second Level Office
- No Elevator Access
- New Paint and Carpet
- Main Street Frontage
- Signage & Ample Parking Available
- Easy Access to I-80 and I-15

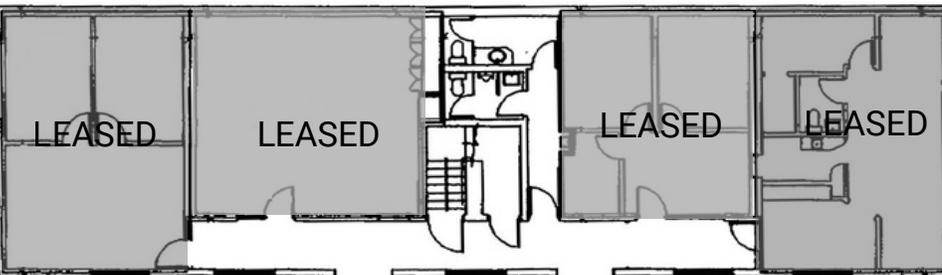
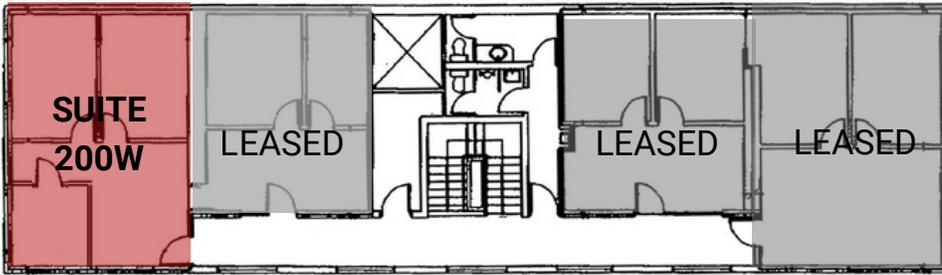
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,411	132,240	374,489
Households	5,828	52,244	145,883
Avg. Household Income	\$44,260	\$52,047	\$54,848

TRAFFIC COUNTS

State Street : 34,281 Annual Average Daily Traffic
 Main Street : 9,102 Annual Average Daily Traffic

Lease Rate : \$11.00 - \$13.50/SF Full Service - Less Janitorial



WEST BUILDING

SECOND FLOOR

Suite 200W 687 SF

FIRST FLOOR

Fully Leased

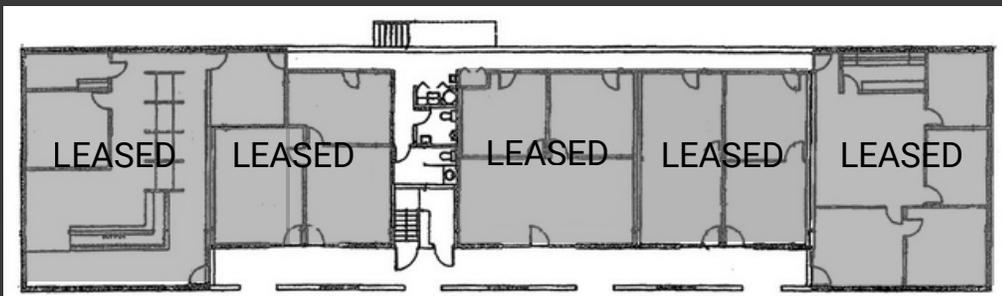
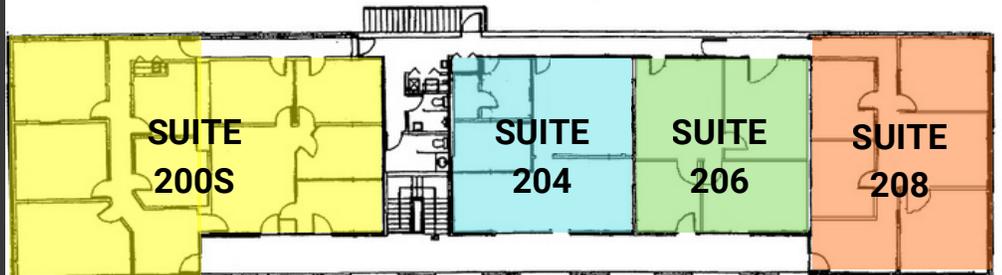
SOUTH BUILDING

SECOND FLOOR

Suite 200S 3,200 SF
 Suite 204 908 SF
 Suite 206 871 SF
 Suite 208 1,365 SF

FIRST FLOOR

Fully Leased



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.