

For Lease | Flex / Industrial / Office

Downtown SLC

Colliers



\$50
for Qualified Tours!

Office:
\$14.00 PSF yearly (NNN)

Flex:
\$1.05 PSF monthly (NNN)

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Time Square

300 - 449 W. Bearcat Drive
South Salt Lake, UT

Available

Bldg 3	Flex / Life Science	18,774 SF
Bldg 5	Life Science / Commercial	79,474 SF
Bldg 6	Office	4,212 SF
Bldg 7	Office	3,926 SF

Proposed and current uses include:
IOS/Storage, Medical, Lab, Flex, Life Science, Office, Retail

Property Highlights

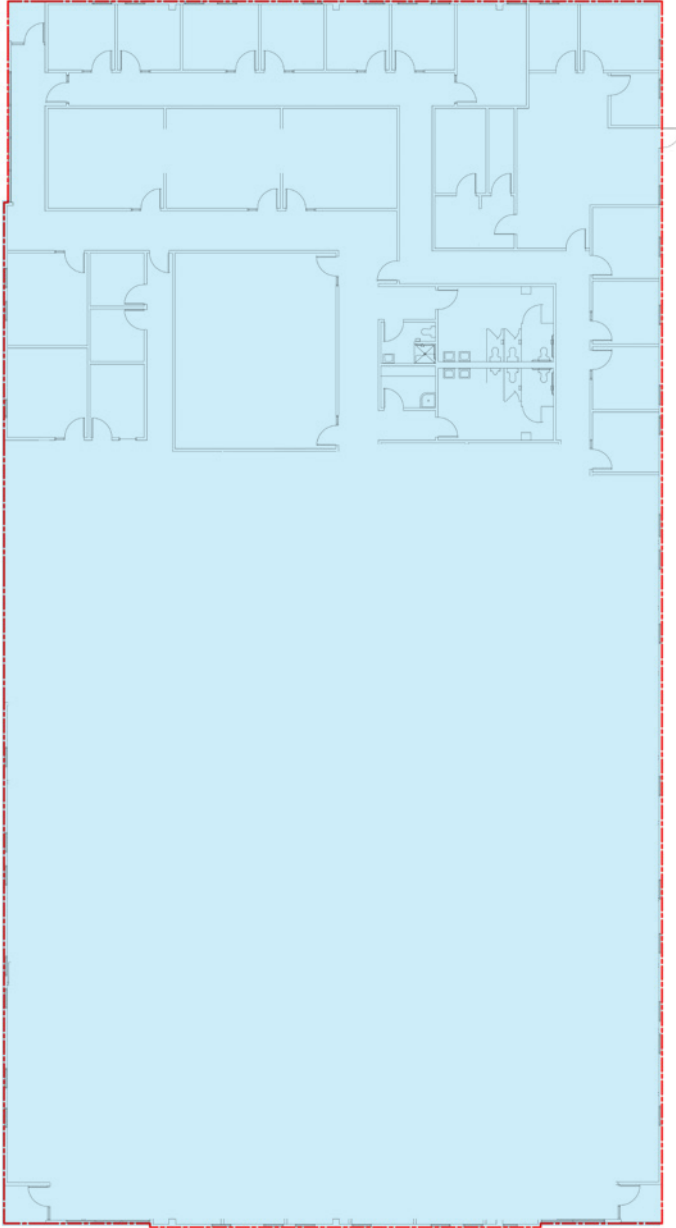
- At intersection of I-15 & I-80 with immediate freeway access
- ½ mile from Central Pointe Station, connection to TRAX Red, Blue & Green Lines & S Line
- Adjacent to new multifamily project under construction
- Retail pads available – call for details
- Up to 10 acres available - call for details

Vacancies

Building #	Address	SF	Availability	Type
3	447 W. Bearcat Dr.	18,774 SF	Vacant	Flex / Life Science
5	310 W. Bearcat Dr.	79,474 SF	Vacant	Life Science / Commercial
6	345 W. Bearcat Dr.	4,212 SF	Vacant	Office
7	434 W. Bearcat Dr.	3,926 SF	Vacant	Office



Bldg 3 Floor Plan



Available: 18,774 SF
Vacant

- \$1.05 PSF monthly (NNN)
- Flexible floor plans
- Climate controlled
- 14' clear height
- Heavy power: 120/480 3 Phase;
1,000 Amps

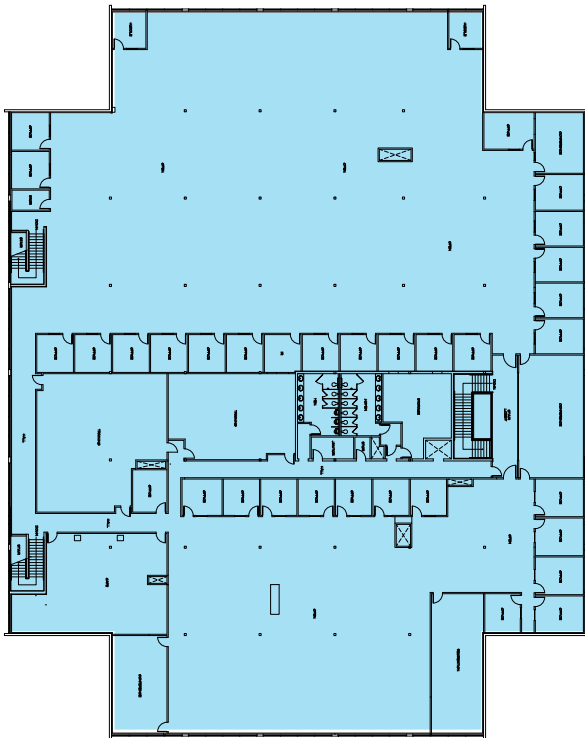


Bldg 5 Floor Plan

Level 1



Level 2



Available: 79,474 SF

Two-story building

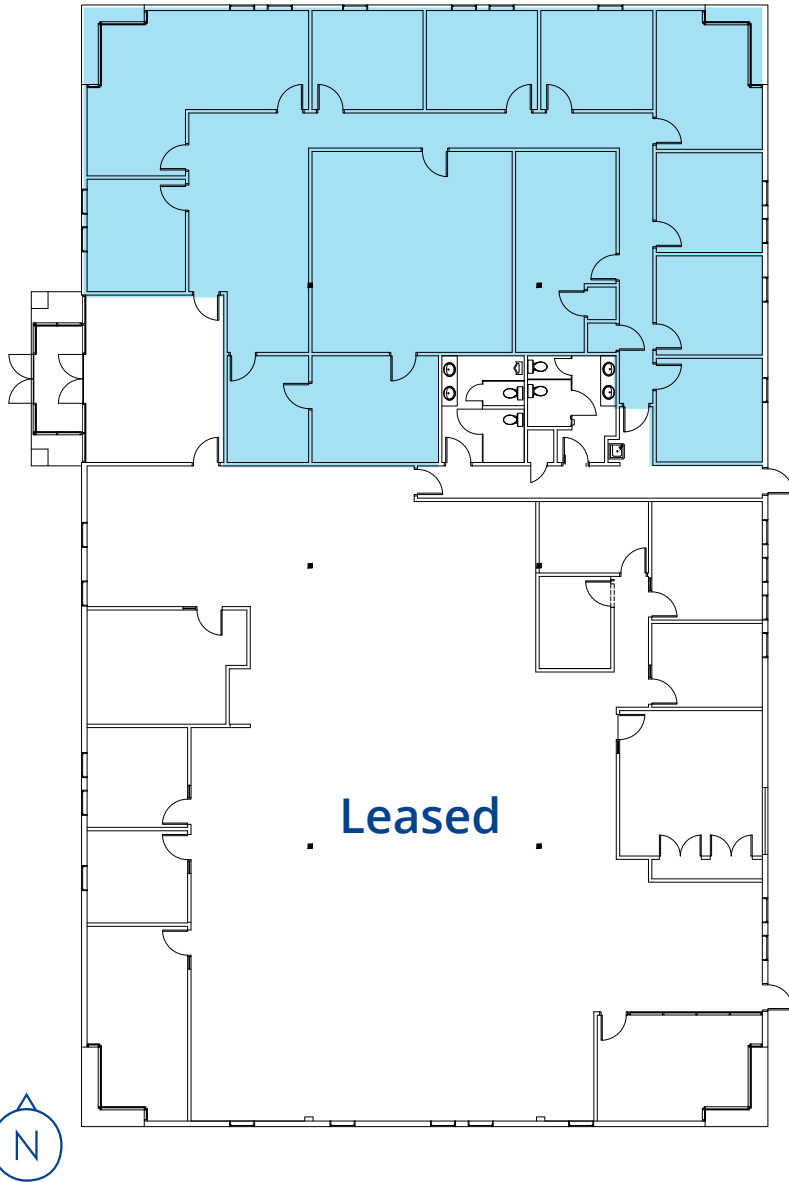
Vacant

- Up to 79,474 SF (divisible to 2,500 SF)
- Lease Rate: \$14.00 PSF yearly (NNN)
- Back-up generator
- On-site fitness center, large commercial kitchen and mail room
- Freight elevator
- Redundant fiber connectivity
- On-site BBQ patio with built-in grill
- On-site basketball / pickleball court
- Lawn picnic area
- Mountain views
- 14' ceiling height



345 W. Bearcat Drive

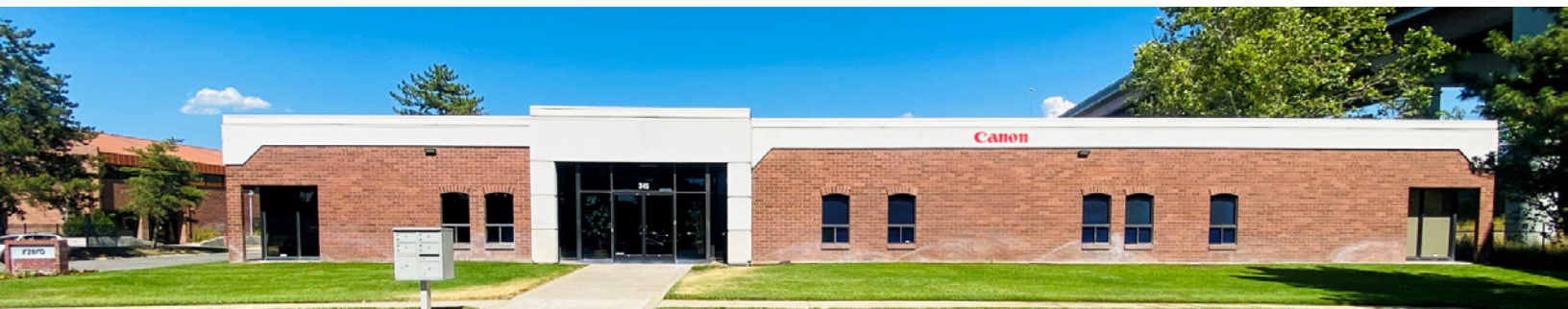
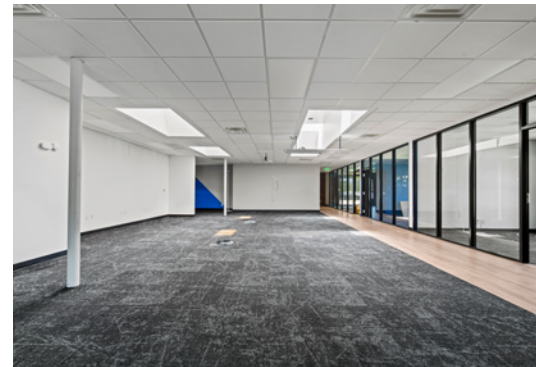
Bldg 6 Floor Plan



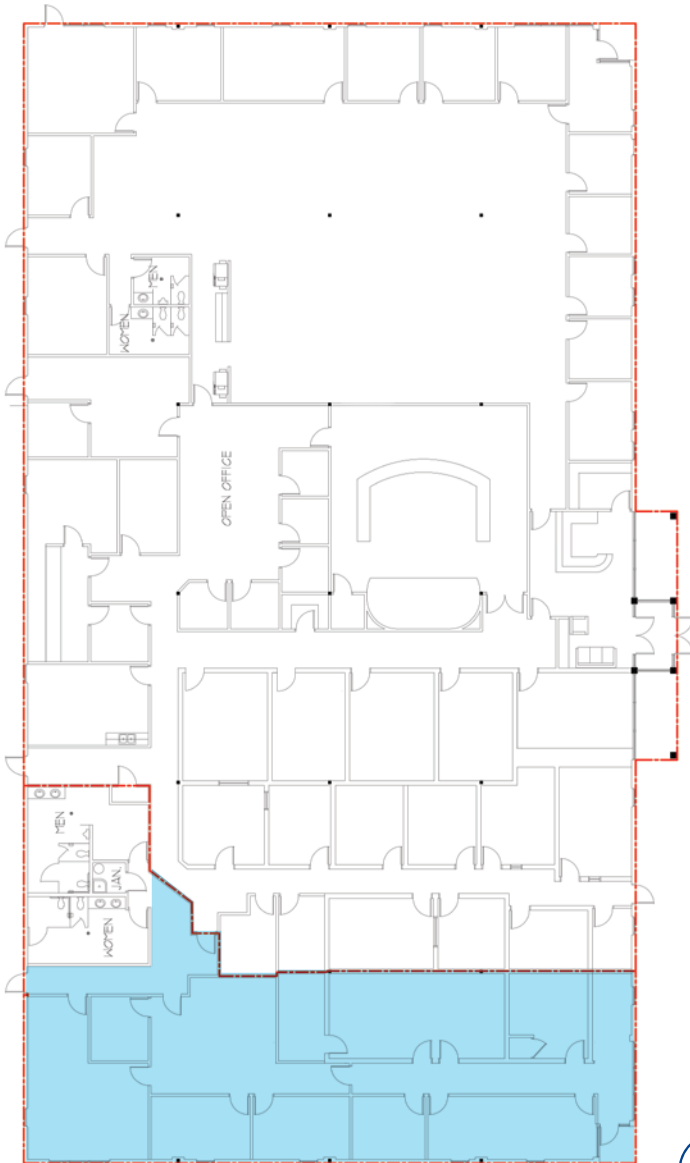
Available: 4,212 SF

Vacant

- Lease Rate: \$14.00 PSF yearly (NNN)
- Move-in-ready space!
- Mix of private offices and open space
- Large open kitchen area
- New buildout with polished concrete floors
- New reception with large branding/ image opportunity
- Motivated to lease this suite – call broker for details



Bldg 7 Floor Plan



Available: 3,926 SF

Vacant

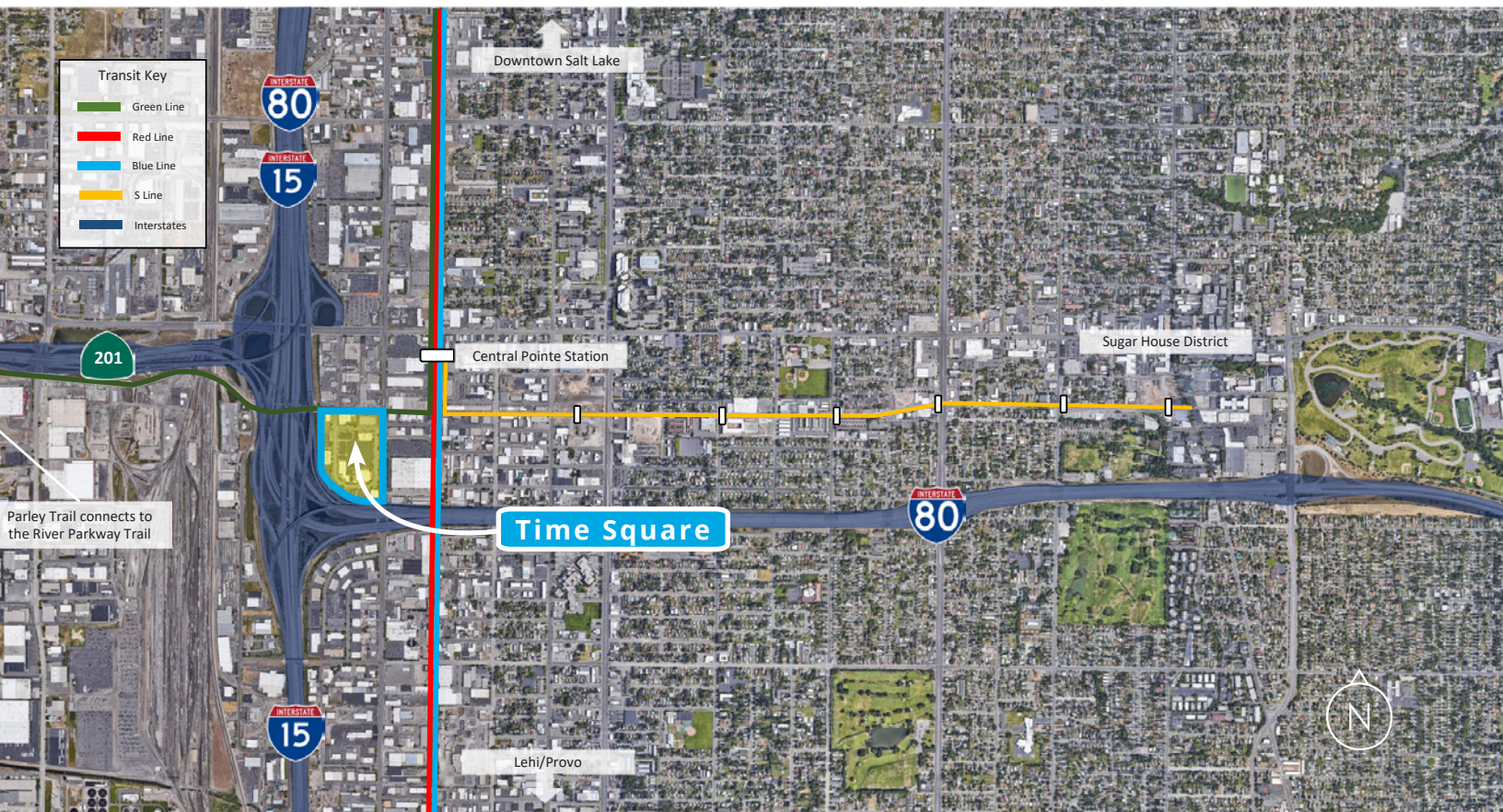
- Lease Rate: \$14.00 PSF yearly (NNN)
- Move-in-ready space!
- Newly build-out space with multiple private offices, conference rooms and break room



Area Overview



Area Transit



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Area Amenities



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