

OFFERING MEMORANDUM

# OFFICE BUILDING INVESTMENT

6076 SOUTH 900 EAST  
MURRAY, UT



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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

# THE OFFERING

Align Real Estate is pleased to present this single-story, multi-tenant office building situated on 0.54 acres in Murray's established Union Park office corridor. Built in 1998, this well-maintained property offers stable cash flow with three tenant's in place.

PROPERTY ADDRESS	6076 South 900 East, Murray, Utah
SQUARE FEET	6,000 SF
LOT SIZE	0.54 Acres
PARCEL NUMBERS	22-17-377-029-0000
ASKING PRICE	\$1,350,000
PARKING	24
STATUS	100% Occupied



# RENT ROLL & OPERATING EXPENSES

Current Rent Roll							
Tenant	Suite	SF	Monthly Rent	Annual Rent	Price/ SF	Lease Expiration	Lease Status
Brighten Life	100	2,680	\$3,500	\$42,000	\$15.67	8/31/27	3% Escalation, 24 mon term.
Kellogg Moving	101	500	\$650	\$7,800	\$15.60	Mon-to-Mon	Short-term
Clearview Counseling	102	2,680	\$4,200	\$50,400	\$18.81	8/31/26	3 yr term
<b>Total</b>		<b>6,000</b>	<b>\$8,350</b>	<b>\$100,200</b>			

2024 Operating Expense			
Expense Category	Annual Cost	Monthly Cost	Price/ SF
Property Taxes	\$10,649	\$887	\$1.77
Insurance	\$2,037	\$170	\$0.34
Gas (Enbridge)	\$2,751	\$229	\$0.46
Water/ Electric	\$5,177	\$431	\$0.86
Sewer	\$576	\$48	\$0.10
Trash	\$852	\$71	\$0.14
Snow Removal	\$550	\$45	\$0.09
Cleaning Service	\$780	\$65	\$0.13
<b>Total OPEX</b>	<b>\$23,372</b>	<b>\$1,948</b>	<b>\$3.90/ SF</b>



# AERIAL





## CONTACT

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# ALIGN

COMPLETE REAL ESTATE SERVICES

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