

Flex / Industrial / Office For Lease

Colliers



Flex:

\$1.05 PSF, NNN

Office:

\$12-19.50 PSF, FS

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Time Square

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

Available

Life Science / Commercial	79,474 SF	Bldg 5 - 310 Bearcat Dr.
Flex / Life Sci.	18,774 SF	Bldg 3 - 447 Bearcat Dr.
Office	4,212 SF	Bldg 6 - 345 Bearcat Dr.
Office	3,926 SF	Bldg 7 - 434 Bearcat Dr.

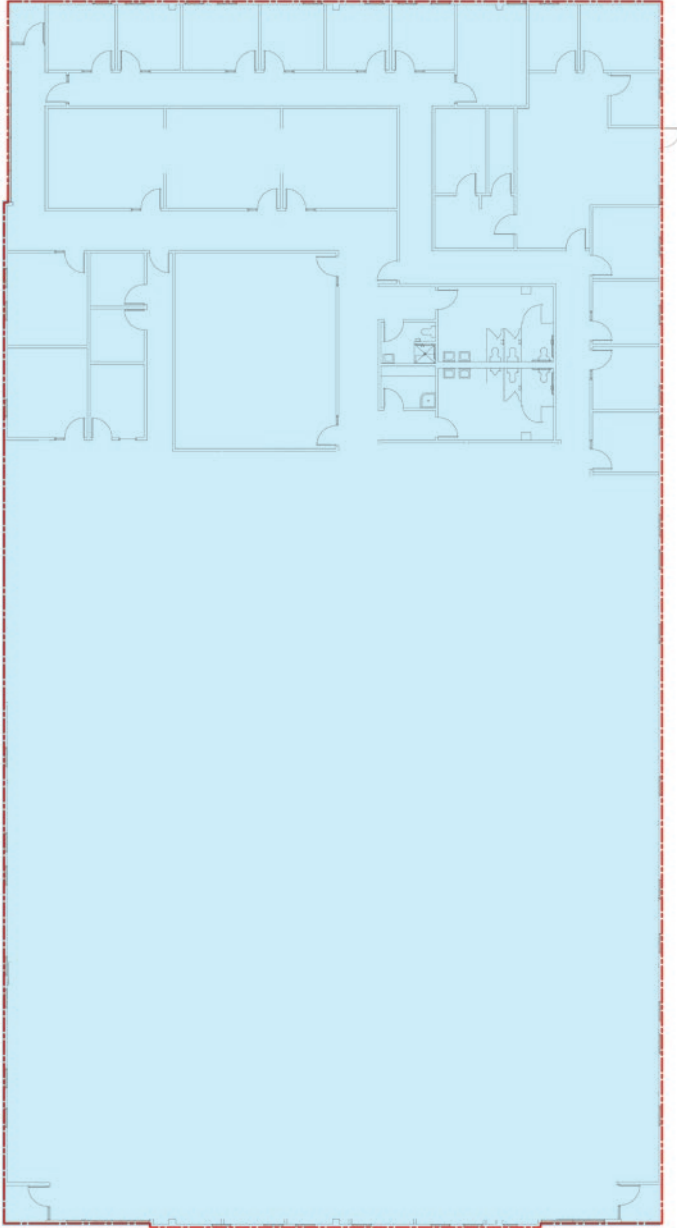
- At intersection of I-15 & I-80 with immediate freeway access
- ½ mile from Central Pointe Station & S Line TRAX Station
- Adjacent to new multifamily project under construction
- Proposed and current uses include: IOS/Storage, Medical, Lab, Flex, Life Science, Office, Retail
- Retail pads available – 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 Plans



Available: 18,774 SF

Vacant

- Flex lease rate: \$1.05/SF, NNN
- Flexible floor plans
- Climate controlled
- 14' clear height
- Heavy power: 120/480 3 Phase; 1,000 Amps

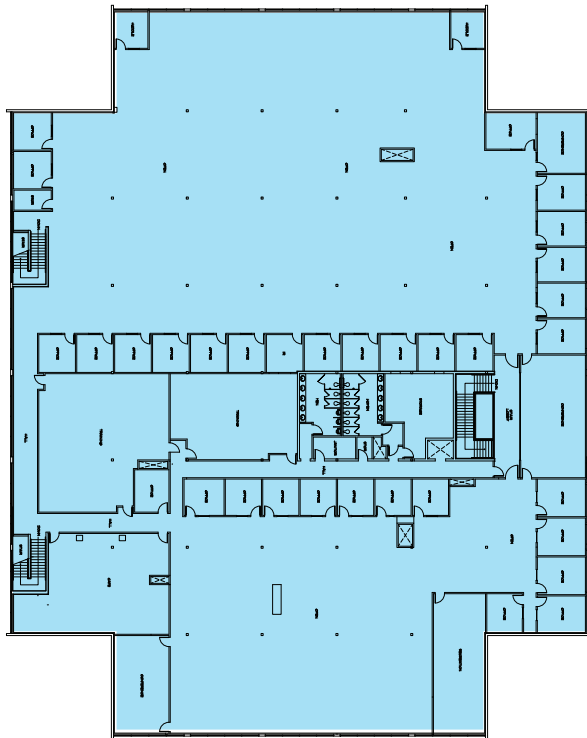


Bldg 5 Floor Plans

Level 1



Level 2



Available: 79,474 SF

Two-story building

Vacant

- Up to 78,141 SF (divisible to 2,500 SF)
- \$19.50/SF, full service
- 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



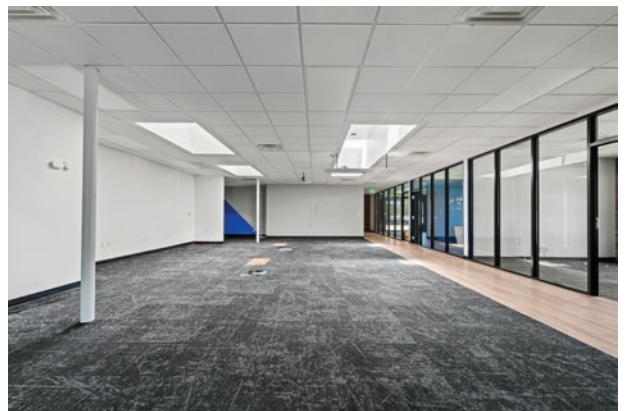
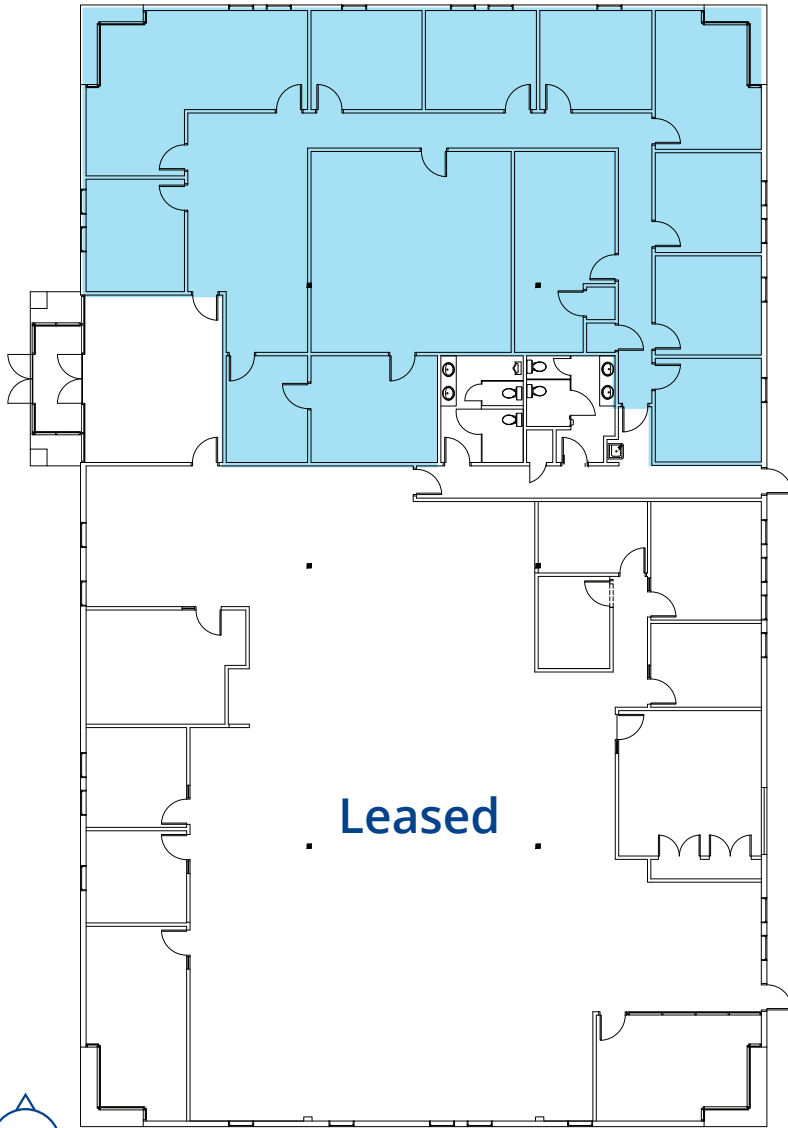
345 W. Bearcat Drive

Bldg 6 Floor Plans

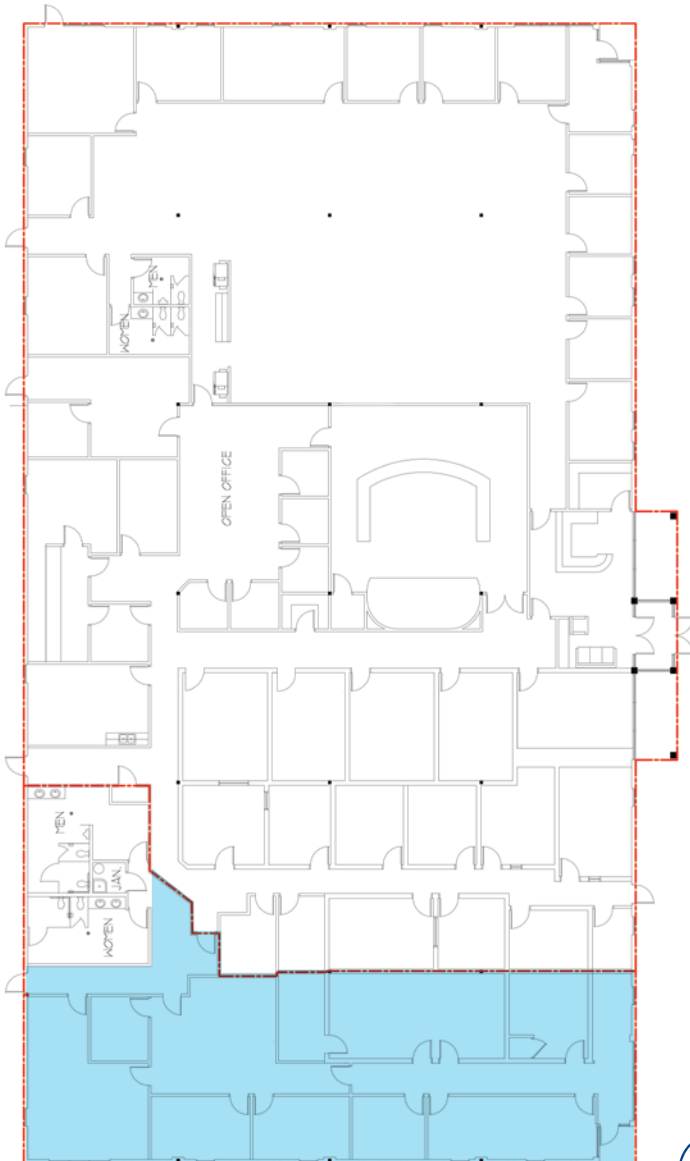
Available: 4,212 SF

Vacant

- Lease rate: \$18.50/SF FS
- 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 Plans



Available: 3,926 SF

Vacant

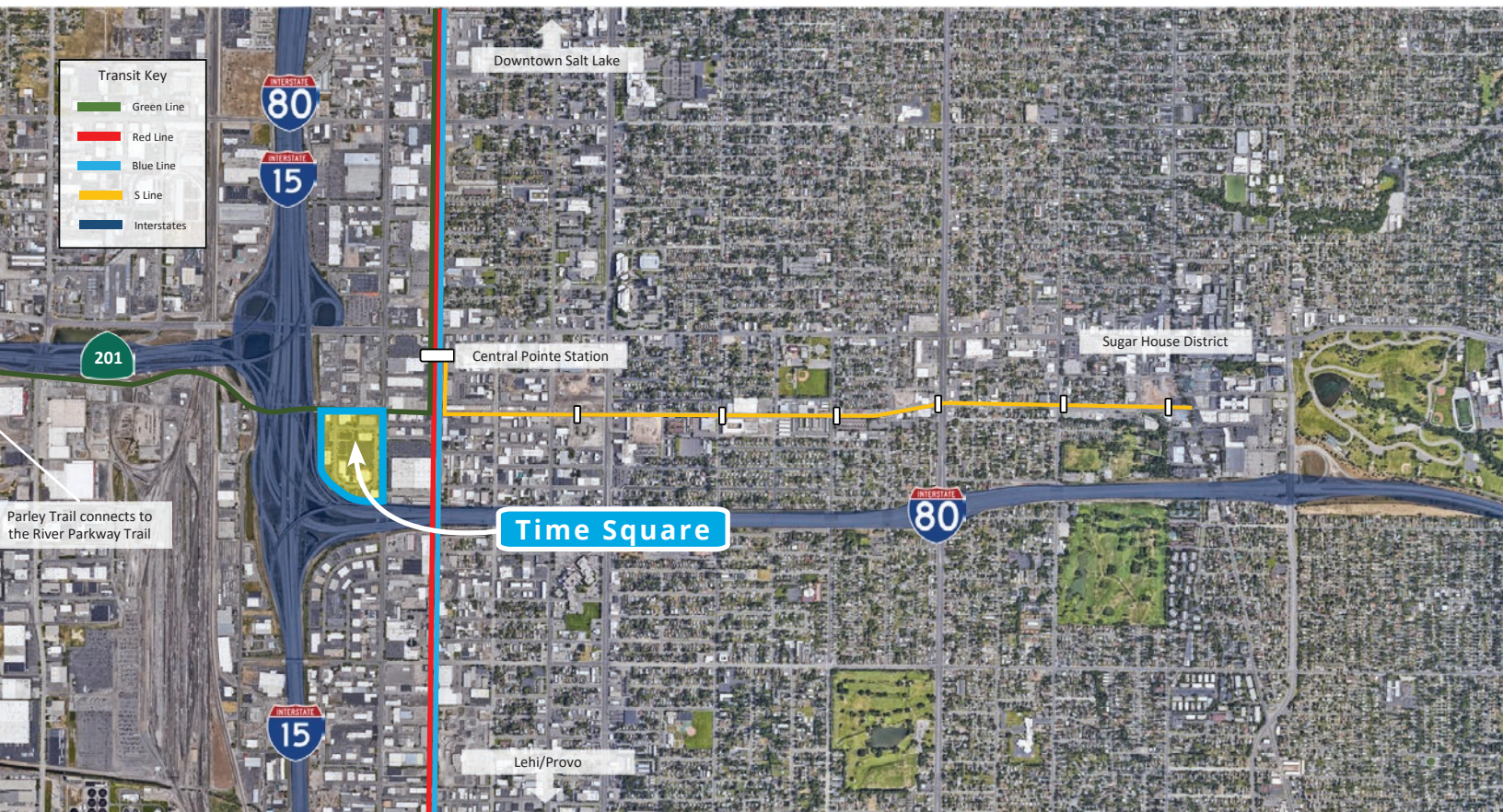
- Lease rate: \$18.50/SF FS
- Move-in-ready space!
- Newly build-out space with multiple private offices, conference rooms and break room



Area Overview



Area Transit



Area Amenities



Time Square

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