

OFFICE FOR LEASE

METRO ANNEX BUSINESS PARK - BLDG. 13

2440 South 1070 West, Suite C | West Valley City, Utah 84119

Property Highlights

- Size: 3,100 SF
- Asking Rent: \$12.00 PSF NNN
- Estimated NNNs: \$3.84 PSF
- Estimated Monthly Payment: \$4,092
- Newly remodeled with paint, flooring, baseboards
- Current Layout:
 - 2 Large Updated Office Areas
 - Updated Break Room
 - Updated Bathroom
- Easy Access to Hwy 201 off Redwood Road
- Ample Parking / With Additional Fenced Parking behind the Building
- Walking Distance to River Trail Trax Station
- Minutes away from Salt Lake City International Airport
- Centrally Located in the Salt Lake Valley

ROB SWEENEY
801.930.6753

rsweeney@legendcommercial.com

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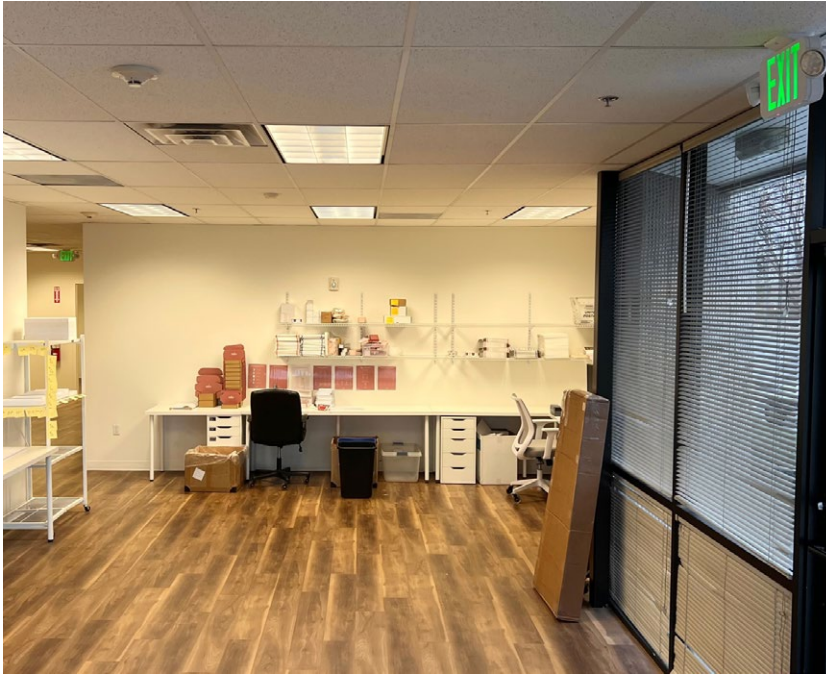
801.930.6750
www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

PARTNER **XTEAM**
RETAIL ADVISORS



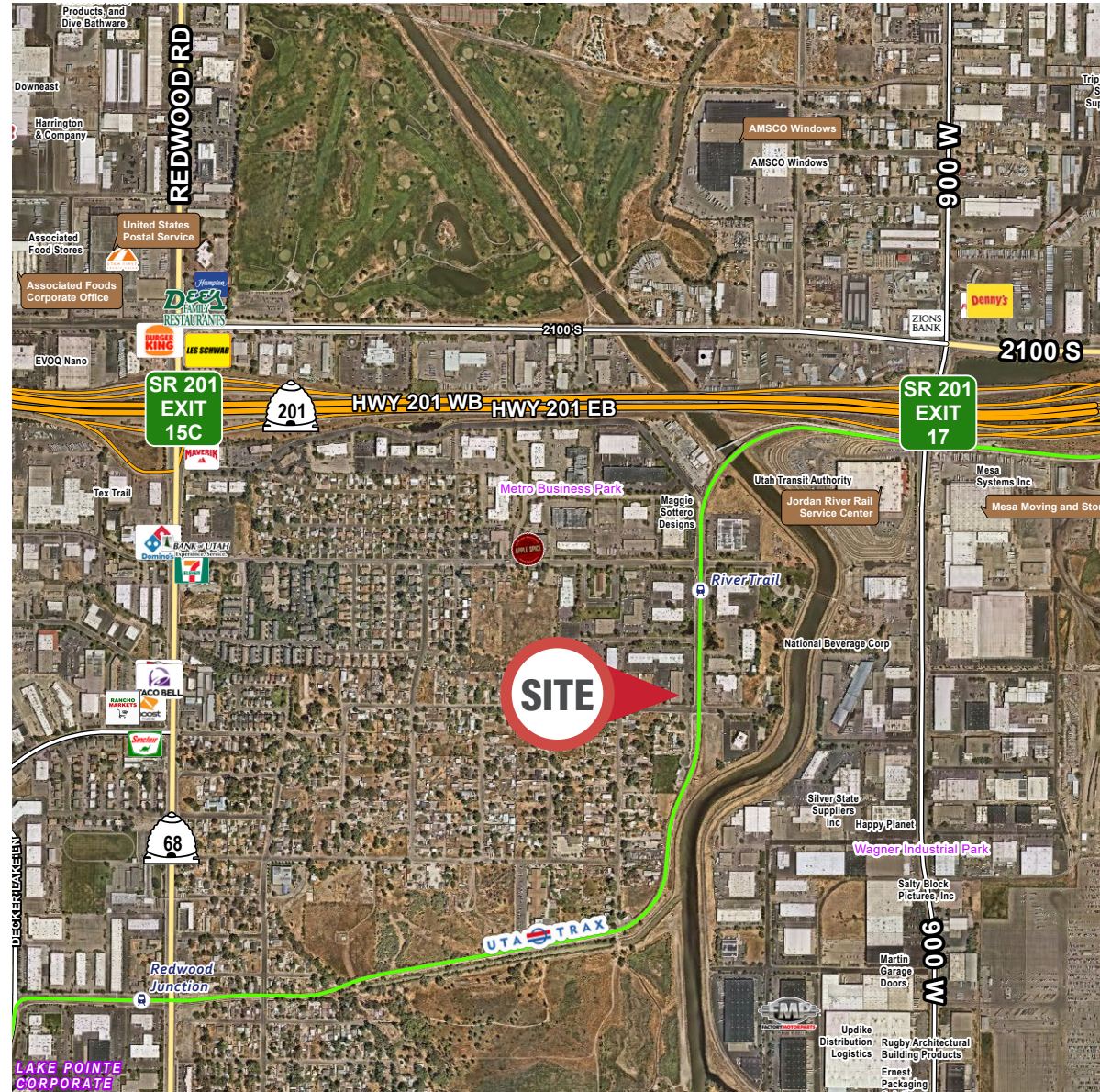
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,555	129,380	401,514
2030 PROJECTED POPULATION	4,350	137,244	415,488
2025 HOUSEHOLDS	1,277	50,753	166,880
2025 AVG HH INCOME	\$79,973	\$92,918	\$107,060
2025 BUSINESSES	574	7,095	19,765
2025 DAYTIME POPULATION	9,878	96,807	260,880



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BUILDING LAYOUT

24,138 SF TOTAL

SUITE A – 7,700 SF OCCUPIED

SUITE B – 13,338 SF OCCUPIED

SUITE C – 3,100 SF AVAILABLE

2 ACRE LOT

52 PARKING SPACES IN FRONT,
(including 6 handicap)

40 PARKING SPACES IN REAR



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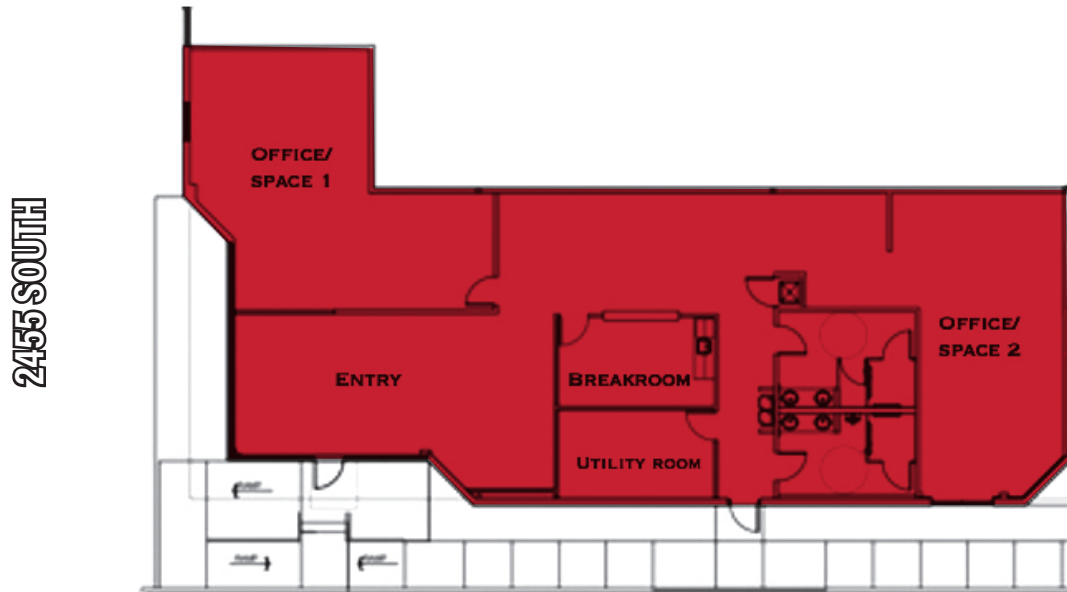
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2455 SOUTH



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