



## CARPENTER BUILDING

331 South Rio Grande, Salt Lake City, UT 84101

### PROPERTY DESCRIPTION:

- Adjacent Parking Stalls Available
- Located Next to all Major Freeways
- Minutes Away from SLC International Airport and University of Utah
- Walking Distance to The Gateway, Pioneer Park, TRAX and Downtown Salt Lake City
- Excellent Urban/Creative Aesthetic: Exposed Brick/Ducting & Original Hardwood Floors
- Suites Offer Open or Bullpen Floor Plans & Tall Ceilings
- Lots of Natural Light in Suites & Common Areas
- ADA Access with Elevator
- Common Area Loading Dock On-Site
- Hundreds of New Apartment Units Under Construction within a 1-Block Radius

### LEASE RATE:

**\$14.00 - 21.00 SF/YR**  
**(FULL SERVICE)**

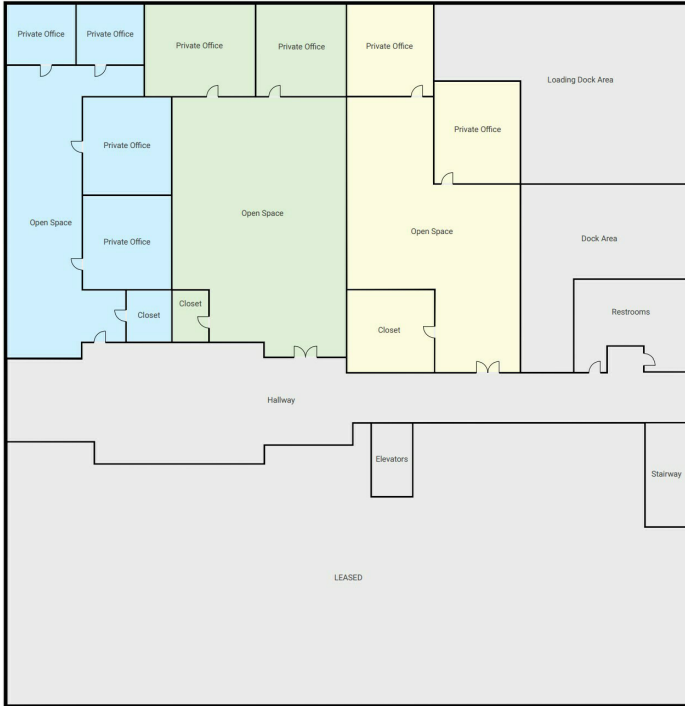
### PROPERTY DETAILS:

**752 - 18,998 SF**

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## FIRST FLOOR

Office space available in up and coming neighborhood close to downtown. Current and future growth including hundreds of housing units and surrounding businesses in the area.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 106	Green	\$19.00-21.00/RSF/YR	1,750 RSF
Suite 108	Yellow	\$19.00-21.00/RSF/YR	1,545 RSF
Suite 160	Blue	\$19.00-21.00/RSF/YR	1,916 RSF





Suite 108



Suite 108



Suite 108



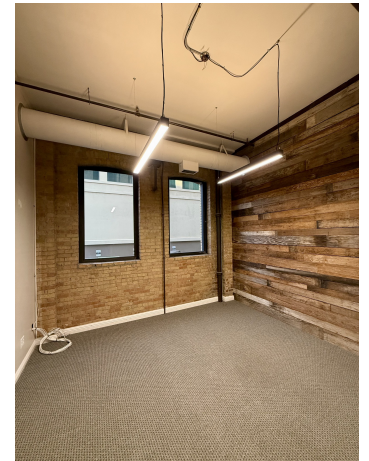
Suite 160



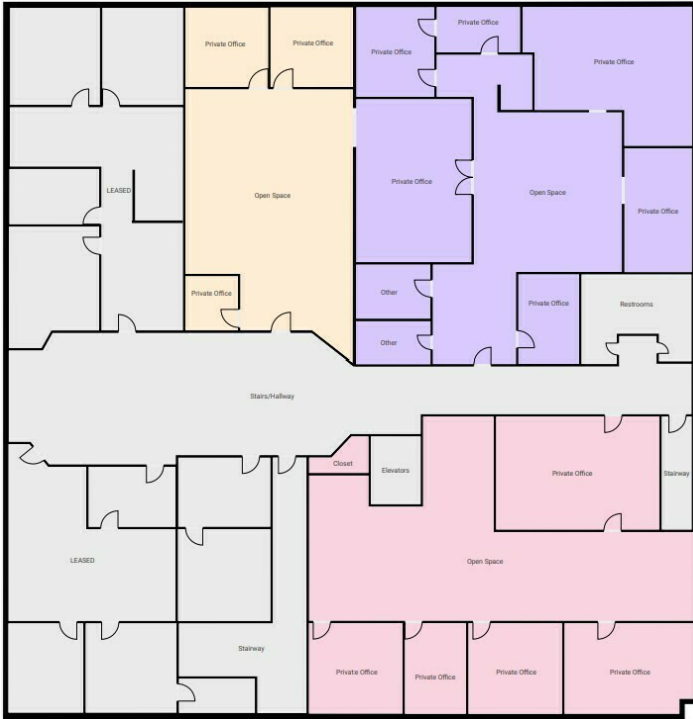
Suite 160



Suite 160



Suite 160



## SECOND FLOOR

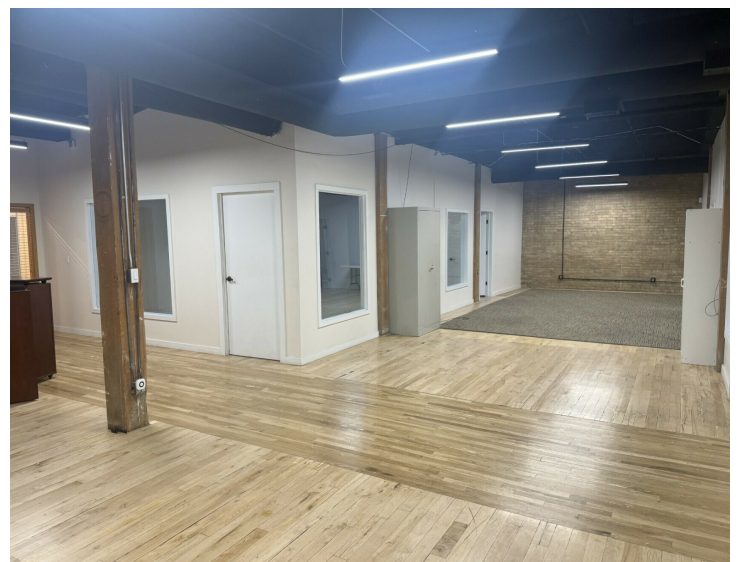
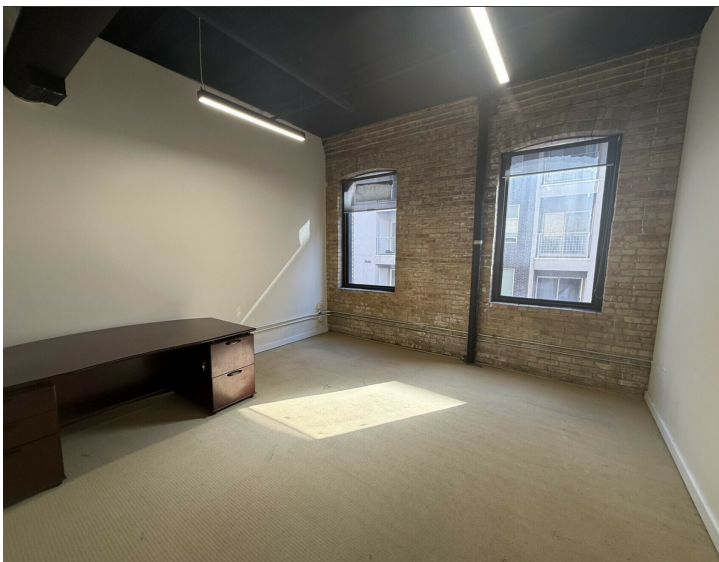
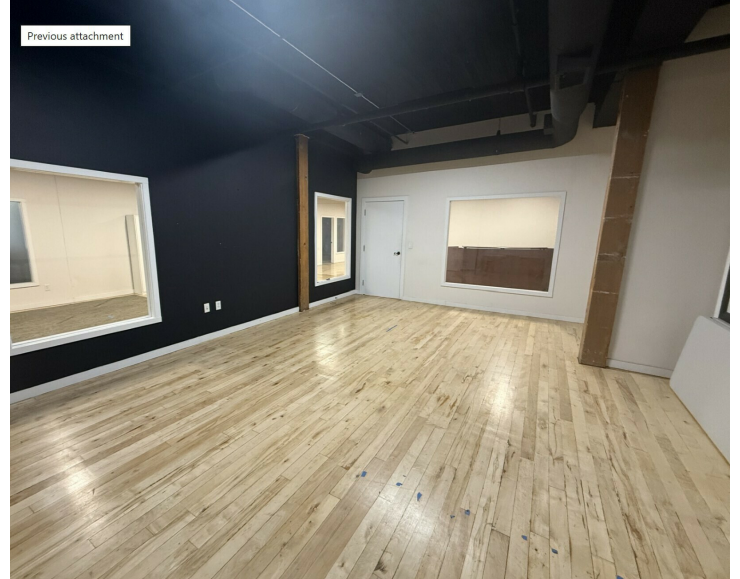
SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 204	Orange	\$19-21/RSF/YR	1,809 RSF
Suite 203	Purple	\$19-21/RSF/YR	3,358 RSF
Suite 202	Pink	\$19-21/RSF/YR	1,000-3,500 RSF



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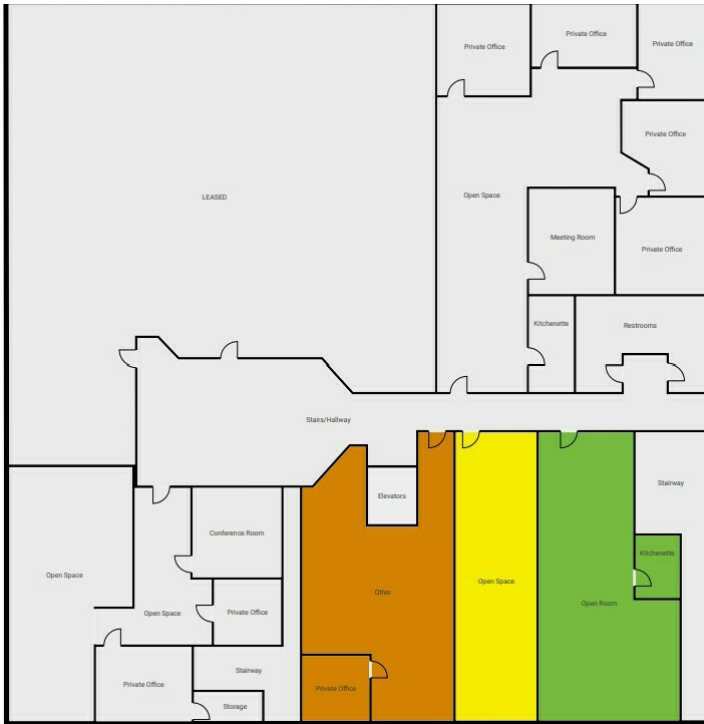
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### THIRD FLOOR

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite 306	Yellow	\$19-21/RSF/YR	752 RSF
Suite 307	Green	\$19-21/RSF/YR	1,488 RSF
Suite 308	Brown	\$19-21/RSF/YR	1,180 RSF



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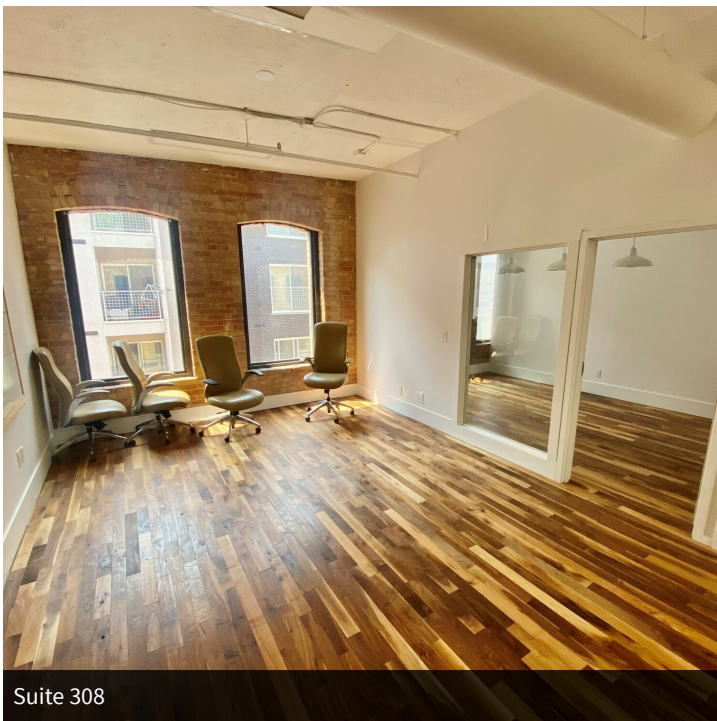
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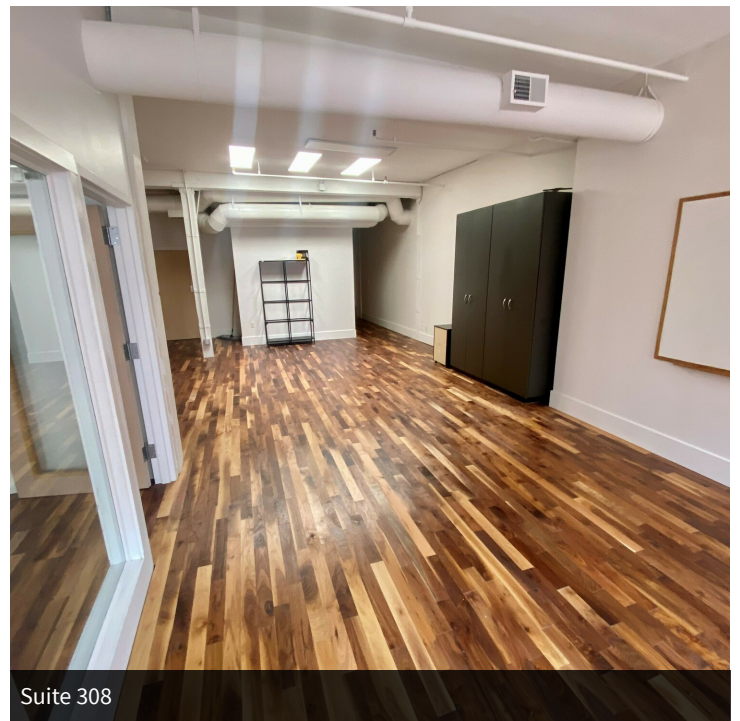
Suite 307



Suite 307



Suite 308



Suite 308

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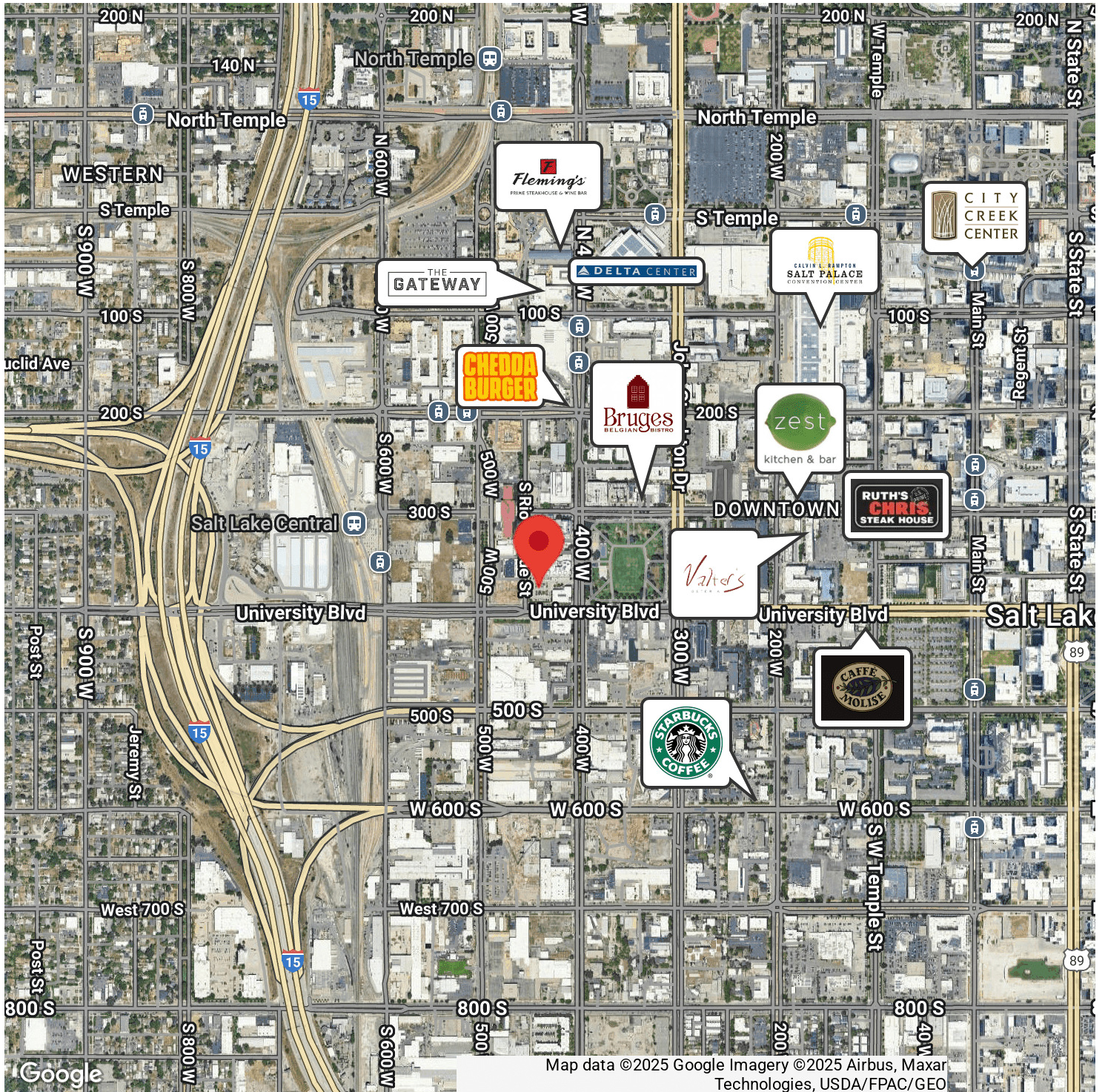
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**BASEMENT**

Exposed high ceilings with multiple single offices + small open area.  
Great for low-priced general office, or product storage uses.

SPACES	COLOR	LEASE RATE	SPACE SIZE
Suite: B-6	Red	\$14.00/RSF/YR	1,700 RSF



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