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Accelerating success.



State of Utah Office Investment

5522 South 3200 West
Taylorsville, UT 84129

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Property Information

5522 South 3200 West | For Sale

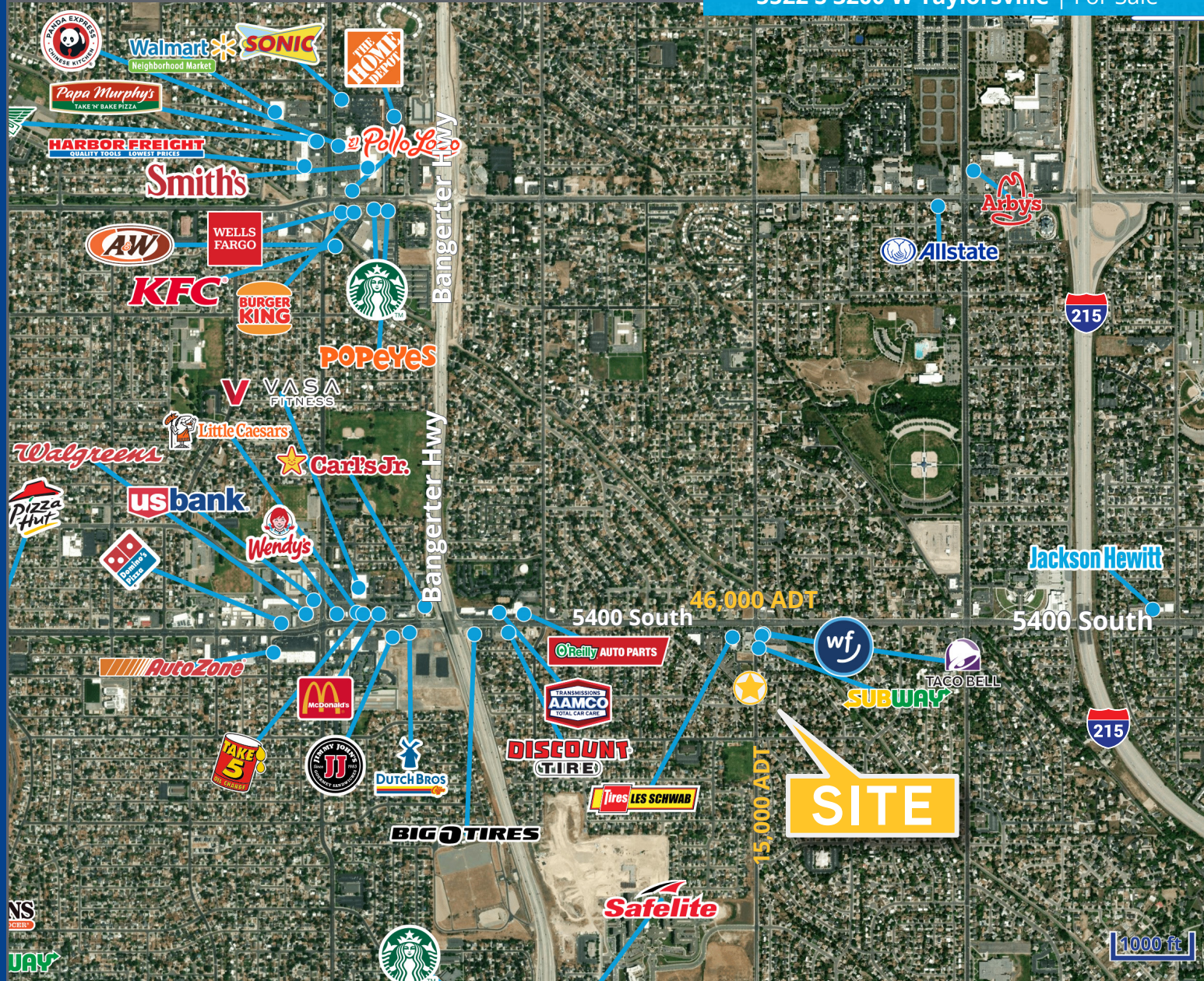


Investment Highlights:

The State of Utah has been a Tenant since 2005 and signed a five (5) year renewal in August of 2025. Help Hands, which occupies a small portion of the building, has just over a year left of the lease with well below market rents. With a strong long-term tenancy providing stable cash flow and below-market rents, this property offers a compelling opportunity for stability and potential for future income growth.

Investment Summary	
Asking Price	\$1,950,000.00
CAP Rate	6.78%
NOI	\$132,150.00
Total Building Size	9,140 SF
Product Type	Office Building
Tenancy	100% Occupied - Multi-Tenant
Suite 101 - 7,290 SF	Tenant State of Utah
	Occupied since July 2005
	Lease Exp. 7/31/2030
Suite 102 - 1,850 SF	Tenant Helping Hands
	Occupied since October 2014
	Lease Exp. 9/30/2027
Site Size	1.06 AC
Year Built	2005
Construction Type	Wood Frame with Brick Veneer
Zoning	C-2, Taylorsville City
APN #	21.17.227.012





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