



# 2211 W PRINTERS ROW

WEST VALLEY CITY, UT 84119



★ 25,504 sf

★ 1.63 ac

★ Prime NNN Investment Opportunity



# CONTACTS

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# PROPERTY OVERVIEW

2211 W PRINTERS ROW

Spark Commercial is proud to present the NNN investment property 2211 West Printers Row. Located in West Valley City, UT, this property is leased to Convergent Technologies, LLC in its entirety. The location is superb, offering the benefits of central Salt Lake County, excellent freeway and highway access, and a well established business district. The property lies within a Qualified Opportunity Zone. The site can access nearly all of the Wasatch Front within 45 minutes or less and accessed the Salt Lake Airport in under 15 minutes.

The building is in good condition, with several areas updated as well as a thoughtful blend of office and warehousing ideal for the long-term tenant. The Property is well-parked and offers great full-building circulation. The layout and siting of the building offers superb utility and functionality for a wide array of potential future uses.

The high-quality, credit Tenant (see following) has been in place for a number of years and the property is well-suited for their operation. A recent update to the Lease expanded the Premises to the entire building and converted the Lease to an NNN format.

*Note - Do not disturb Tenant. Please contact listing agents for showing conditions, NDA, and contract guidance/conditions. Thank you.*



# PROPERTY SPECIFICATIONS

2211 W PRINTERS ROW

Zoning Authority - West Valley City

Zoning - M

Building Size - 25,504 +/- SF

Land Size - 1.63 +/- Acres (SL County)

APN = 15-22-151-013-0000

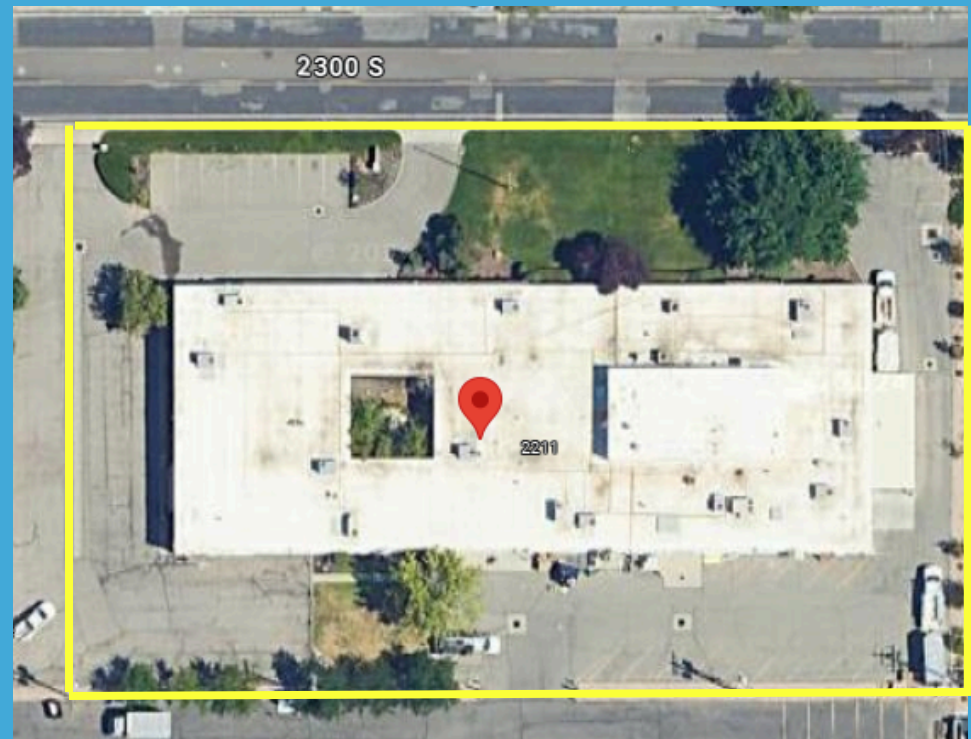
Qualified Opportunity Zone

Built - 1974 | Multiple Updates

Construction - Masonry

Roof - TPO

Office/Warehouse Ratio - 75/25+/=





# INVESTMENT DETAILS

2211 W PRINTERS ROW

Lease Type - NNN

Lease Start Date - July 1, 2022

Lease End Date (primary term) - June 30, 2029

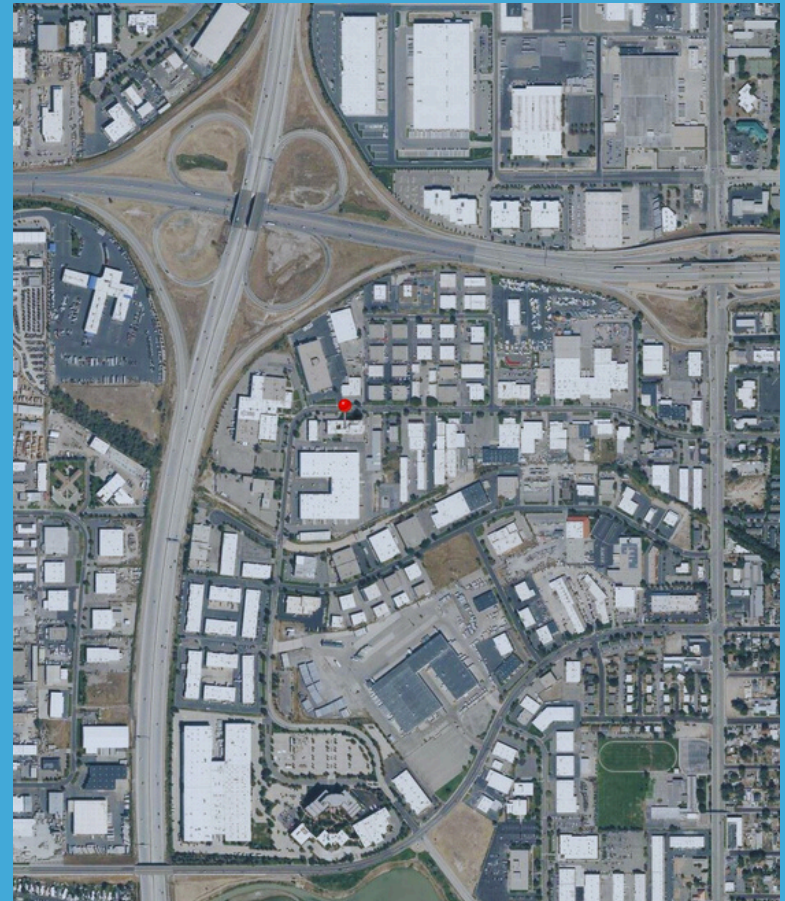
Option to Extend - One (1) Two (2) Year  
Extension

Increases - 3.0%

Current NOI - \$267,132

CAP Rate - 6.36%

Price - \$4,200,000



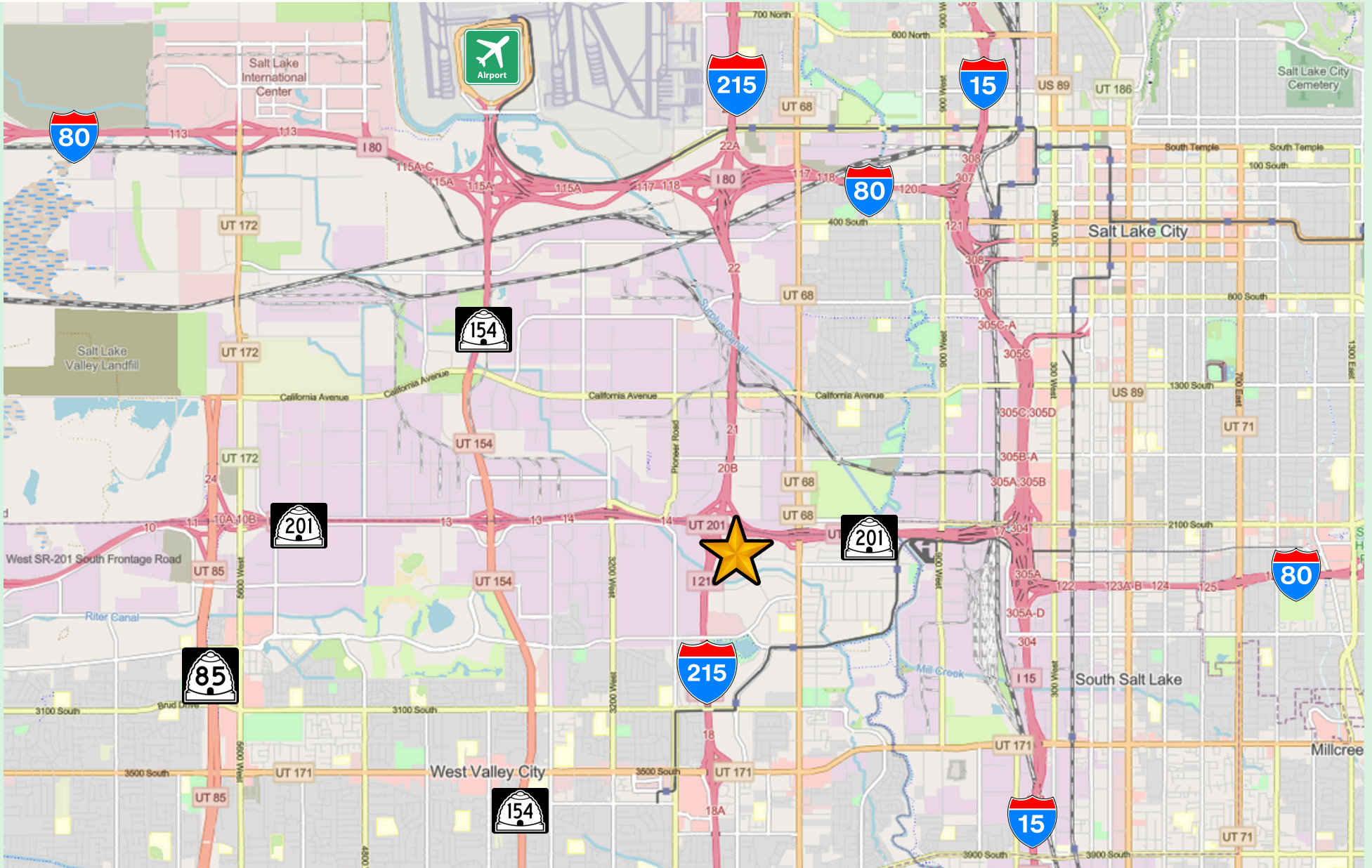
The logo for convergint features the word "convergint" in a lowercase, blue, sans-serif font. The letter "i" is stylized with a red vertical bar and a red dot above it. A registered trademark symbol (®) is located to the upper right of the word.

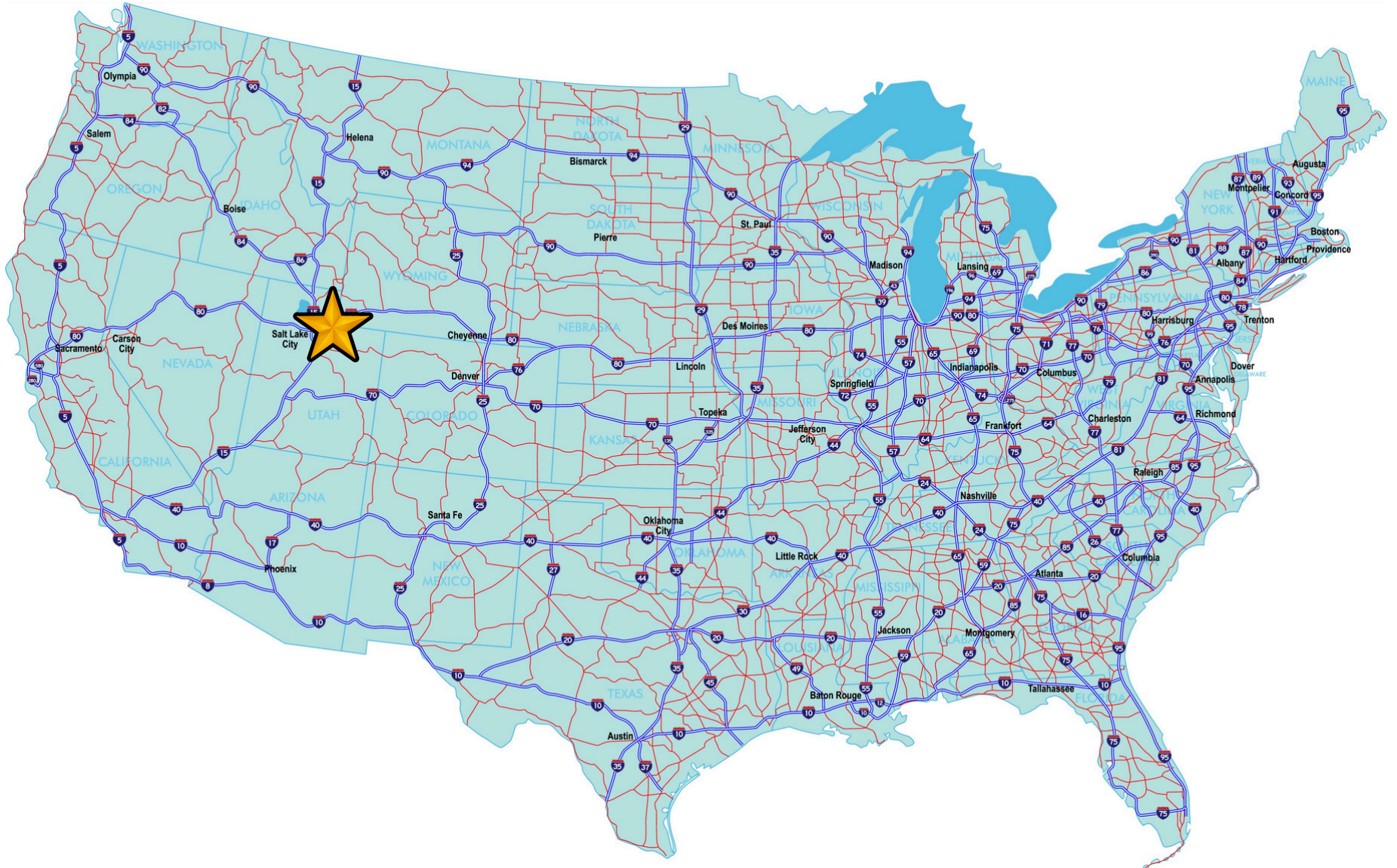
Convergint is a global leader in the design, integration, and implementation of electronic security, fire alarm, and life safety systems. Founded in 2001, the company has grown rapidly, establishing itself as a major player in the security and systems integration industry. Convergint specializes in providing customized security solutions, including video surveillance, access control, alarm monitoring, and cybersecurity services, catering to clients across a range of sectors such as healthcare, banking, education, and government.

The company operates in over 200 locations across the world, with a significant presence in North America, Europe, Asia-Pacific, and the Middle East. Headquartered in Schaumburg, Illinois, Convergint has a large network of service centers that allow it to serve clients in more than 50 countries. Their global reach is supported by a strong workforce of over 10,000 employees, including technicians, engineers, and support staff who ensure timely and efficient service delivery.

In terms of financial performance, Convergint has seen impressive growth, with annual revenue goals approaching \$10 billion per year. This growth has been fueled by a combination of organic expansion and strategic acquisitions, positioning the company as one of the largest independent integrators in the security industry. The company's commitment to fostering a customer-first approach, along with its ability to adapt to emerging technologies, has been a key driver of its success and continued market expansion.

Convergint is owned by 3 major private equity firms: Ares LGP, Harvest Partners, and Leonard Green & Partners.

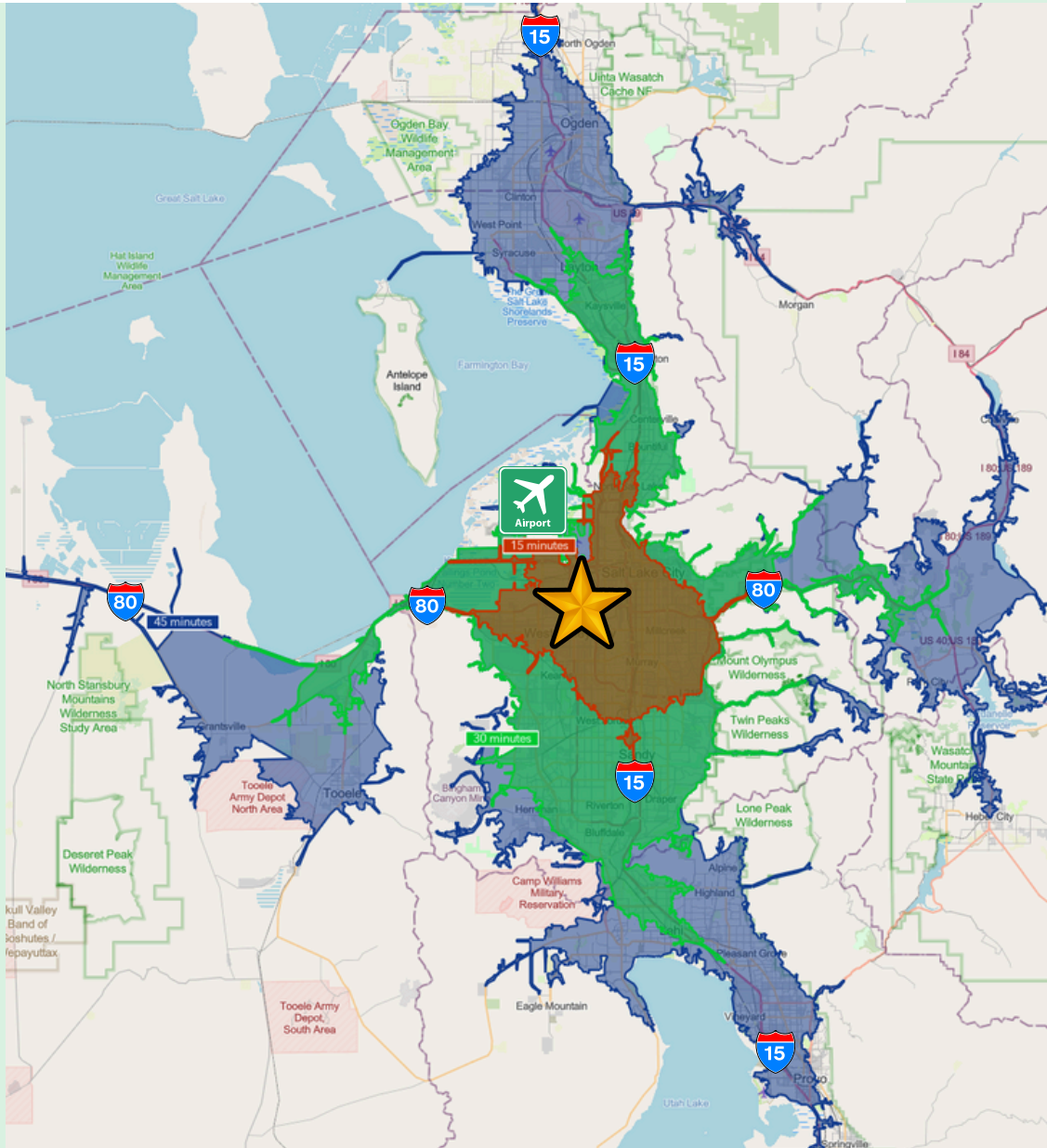






# DRIVE TIME ANALYSIS

2211 W PRINTERS ROW



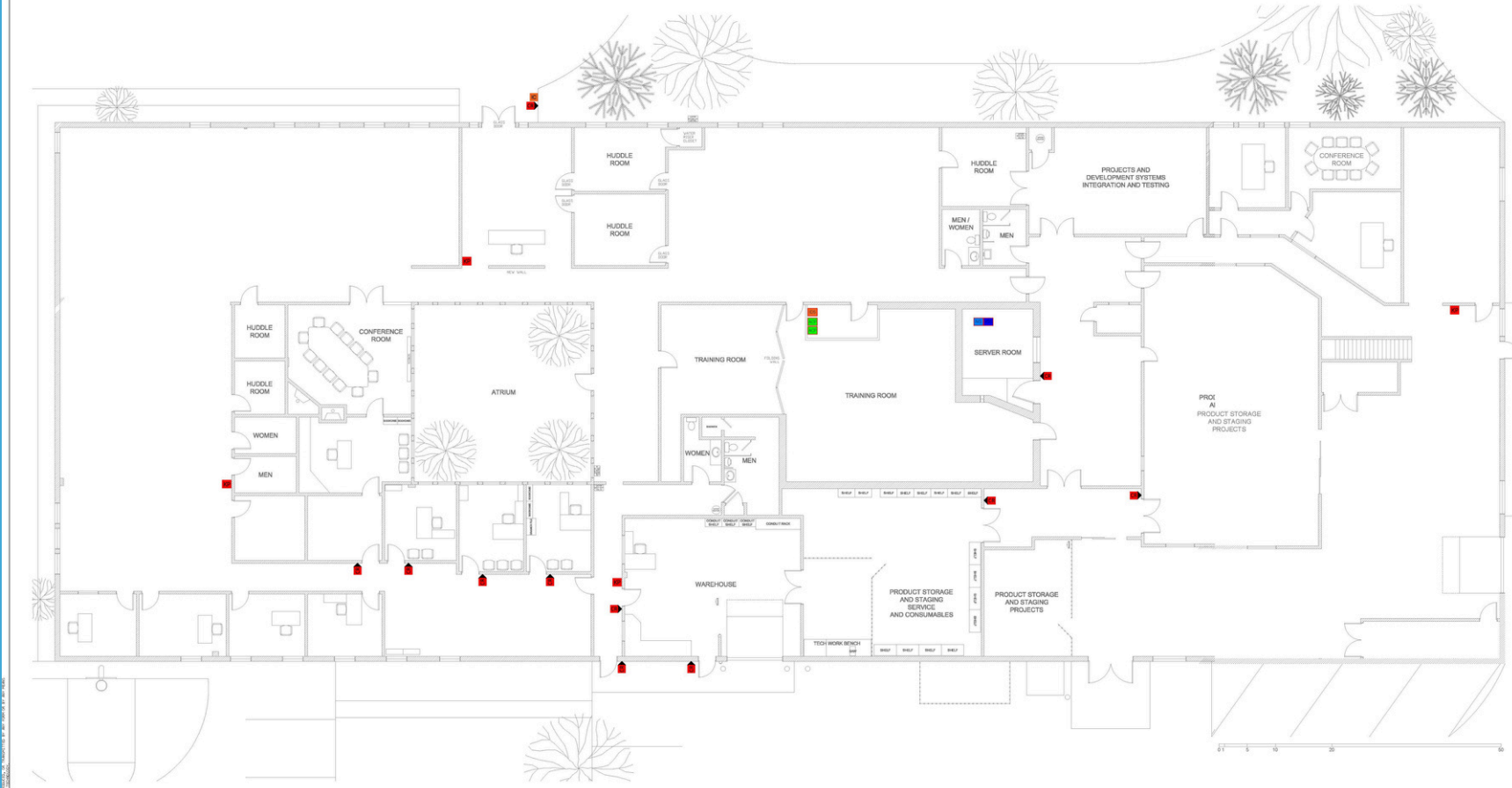
**15 MINUTES**

**30 MINTUES**

**45 MINUTES**

2211 W Printers Row is perfectly positioned to serve the entire Wasatch Front/Salt Lake Metroplex in under an hour, with immediate Interstate access to travel in all directions. Located 15 minutes from the Airport, this property offers massive and convenient access to the entire Western United States. *(see document vault for full demographic, psychographic, amarket data)*

## NEW REMODEL LAYOUT JAN. 2022



*Note: this property has a small second floor, see due diligence materials for details*

