

STATE OF UTAH HUMAN SERVICES OFFICES BUILDING

115 West Golf Course Rd | Logan, UT 84321

Property Id: 1052



OFFICE

Price: \$4,450,000 (\$151.53/SF)

PROPERTY HIGHLIGHTS

- 29,367 SF Office Multi-Tenant Office Building
- Five-Year Renewal Signed with Long Term Anchor Tenant (State of Utah DFCS)
- 100% Leased
- Parking - 4.4:1,000
- Parcel Size: 2.66 Acres

TREVOR KYLE
801.815.7255
trevork@interstatecp.com

128 N MAIN ST.
LOGAN, UTAH 84321

OFFICE 435.213.9334



INTERSTATE COMMERCIAL
PROPERTIES

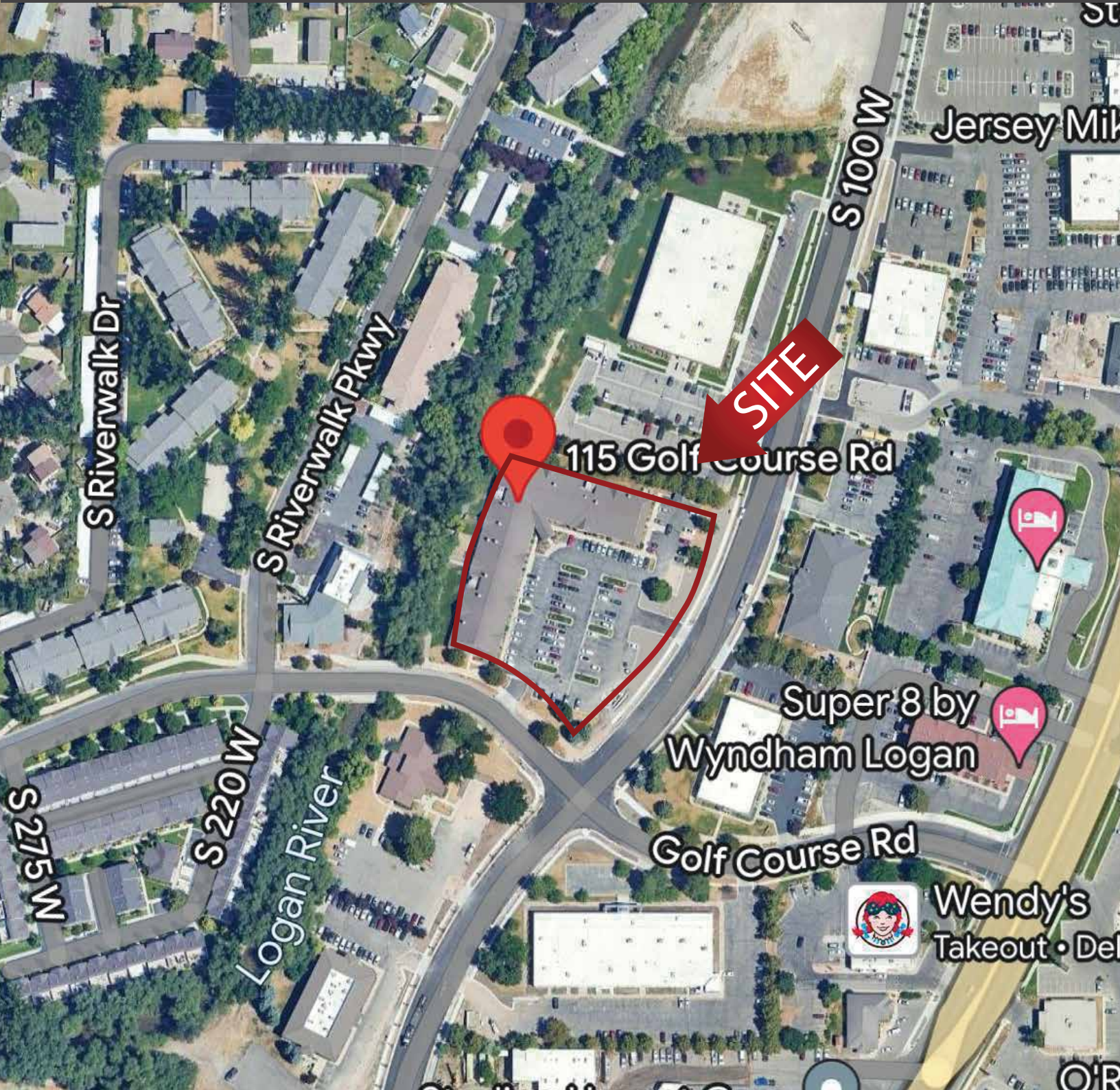
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Tenant	SF	% of Total	Gross SF Rate	Mo. Payment	Ann. Payment	Lease Date	Lease End Date	Escalations/Options	Deposit
State of Utah (DFCS)	13,832	47%	\$ 20.40	\$ 23,514.00	\$ 282,168.00	7/1/2024	6/30/2029	2% / One(1) Five(5) year option	
Family Solutions Counseling	7,100	24%	\$ 14.94	\$ 8,839.00	\$ 106,068.00	1/1/2021	12/31/2035	2.40% / \$650 year 2 of extension then 3%	\$4,000
Cache Ketamine Sub-lease	3,900	13%	\$ 14.94	\$ 4,855.00	\$ 58,260.00	1/1/2021	12/31/2025	2.40%	
Ora Counseling	1,700	6%	\$ 18.55	\$ 2,628.00	\$ 31,536.00	10/1/2023	10/31/26	3%	\$2,000
State of Utah (Utah Fire Marshall)	120	0%	\$ 20.00	\$ 200.00	\$ 2,400.00	1/1/2024	12/31/2026	Three(3) year option	
Load Factor/PM Space	2,715	9%							
Totals	29,367	100%	\$ 16.36	\$ 40,036.00	\$ 480,432.00				

Total Operating Expenses	33.93%	\$ 161,112
NOI	\$ 319,320	
Cap Rate	7.18%	

*Family Solutions Counseling signed 10 year extension with start date of 01/01/2026. Gross SF Rate of \$16.40.

