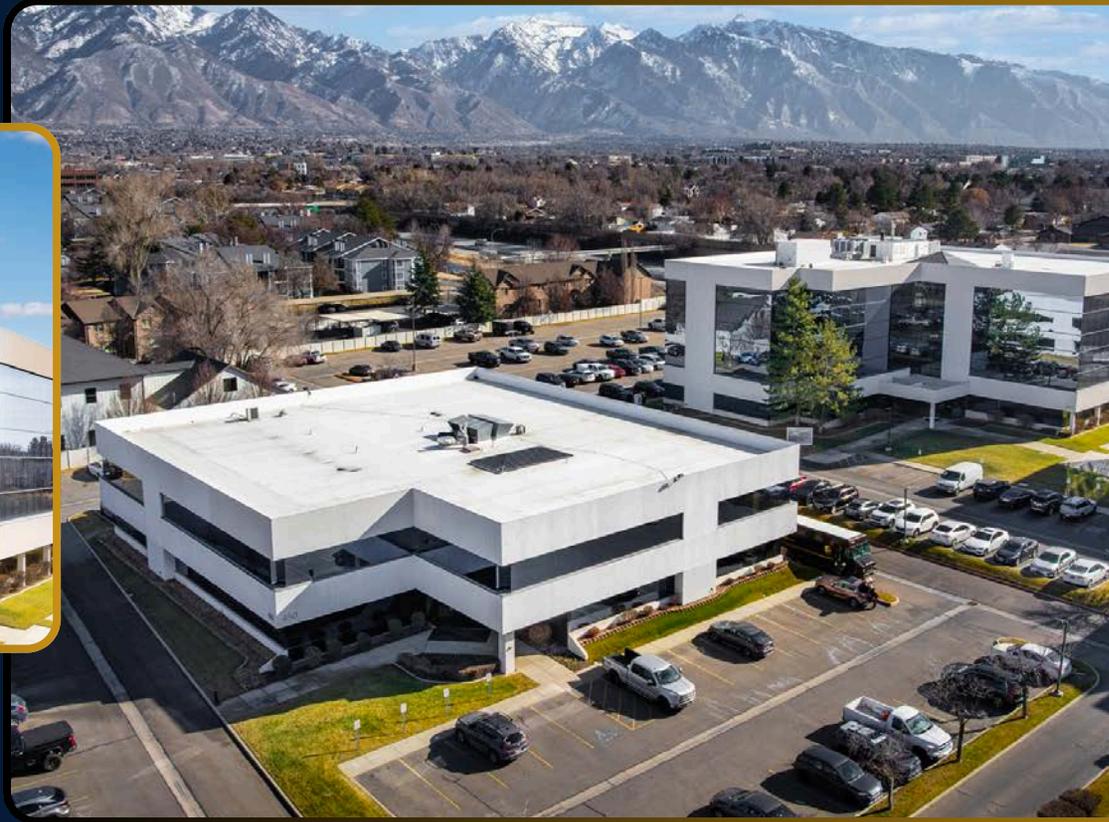


Commerce Park Buildings II & III

480 and 488 E. Winchester Street



FOR SALE

MURRAY
UTAH

**ARTHUR
PFEFFERMAN**
EXECUTIVE VICE PRESIDENT

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**GREGORY W.
STRONG**

PRESIDENT/PRINCIPAL BROKER
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TABLE OF CONTENT

OVERVIEW	3
PROPERTY	4
PHOTOS	6
AERIAL	7
FLOOR PLANS	9
DEMOGRAPHICS	12
RETAIL MAP	13
BIO	14





OVERVIEW

 FLOORS: BUILDING II - 2 STORY
BUILDING III - 4 STORY

 ELEVATORS: BUILDING II - 1
BUILDING III - 2

 FULLY LANDSCAPED &
SPRINKLERED

 TOTAL OF 12 RESTROOMS

TOTAL RENTABLE AREA: APPROX. 81,051 SF

LOT SIZE: APPROX. 163 002 SF / 3.74 ACRES

PROPERTY TYPE: MULTI-TENANT OFFICE

PARKING: 3.80/1,000 USF - 3.28/1,000 RSF
SURFACE ONLY
(TOTAL 266 SPACES)

**CONSTRUCTION:
PROPERTY:** CLASS A
CLASS B

ZONING: C-2 / General Office (GO)

YEAR BUILT: 1988/ 1989



BACK
TO
TOP

Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.

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Strategically positioned to maximize visibility and accessibility, this impressive property is situated on \pm 3.74 acres and features two multi-tenant office buildings totaling \pm 81,051 SF, presenting an exceptional opportunity for investors.



With a highly versatile layout, this property provides an ideal foundation for designing dynamic, customized workspaces tailored to the evolving needs of today's tenants



This prime location is situated along the I-215 corridor with sweeping views of the Wasatch and Oquirrh Mountains, offering exceptional accessibility to both I-215 and I-15 along with quick, convenient access to Salt Lake City International Airport, making it a premier location in the Mid-Valley region.

BUILDING II

The primary entrance is located along the northwest elevation and enters into a two-story lobby featuring an open design and skylight that provides abundant natural light. A centrally located stairway and elevator provide convenient access to the second level. An additional entrance along the east elevation provides easy access from the parking lot to the lobby. Restrooms are conveniently located just off the lobby on each floor, along with direct access to individual office suites. Renovations to the common areas were completed in 2018 and included upgraded restroom finishes, new flooring, and updated wall coverings, enhancing the overall presentation and functionality of the property.



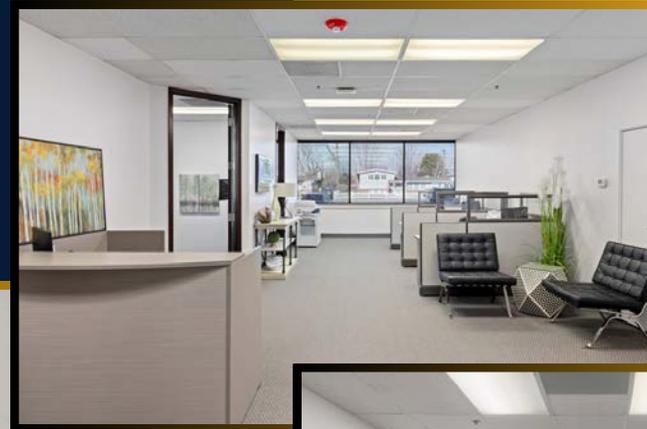
BUILDING III

This four-story building features its primary entrance along the northwest elevation, opening into a welcoming lobby area, featuring an open-concept design enhanced by a skylight that fills the interior with abundant natural light, creating a bright and inviting first impression for tenants and visitors alike. An additional entrance along the east elevation provides easy access from the parking lot to the lobby. Restrooms are centrally located on each floor, providing convenient and efficient access throughout the building. Renovations to the restrooms were completed in 2006, with new common area flooring and updated wall coverings completed in 2017, offering an attractive and functional environment for tenants.



Commerce Park Buildings II & III

480 and 488 E. Winchester Street



PHOTOS



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AERIAL



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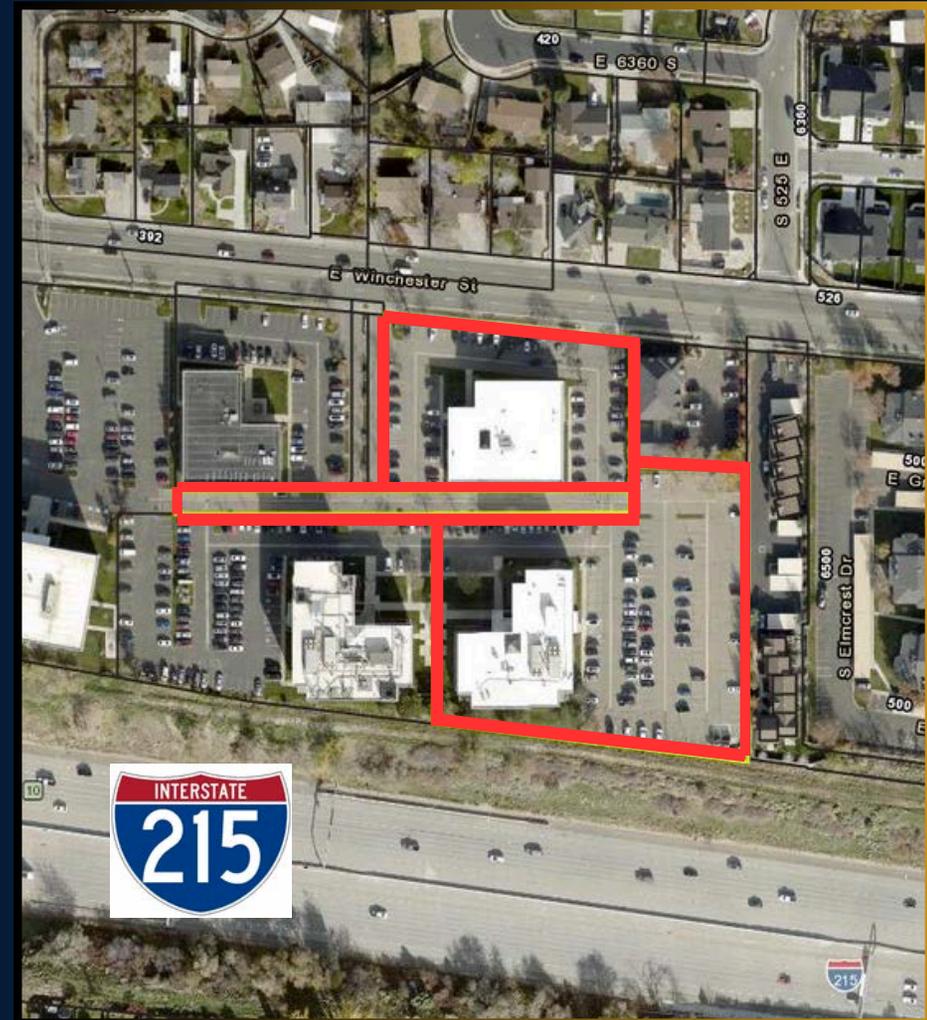
Commerce Park Buildings II & III 480 and 488 E. Winchester Street



Discover the vibrant surroundings of Commerce Park Buildings II & III, ideally located in the heart of Murray, Utah. Enjoy the convenience of being just minutes from major business hubs, premier dining options, and established retail centers. With easy accessibility to both I-215 and I-15 and offering quick, convenient access to the Salt Lake City International Airport, this location provides exceptional regional and national connectivity for businesses.

Tenants and visitors alike can take advantage of nearby amenities such as Murray Park and Wheeler Farm, offering expansive green space, recreational facilities, and year-round community events. Situated directly on a major UTA Bus Route and within 1 mile of a UTA Trax/Light Rail Station, the allure of this property is enhanced with many walkable amenities, including Fashion Place Mall, a premier shopping destination featuring a diverse mix of national brands and local favorites where retail and dining options abound.

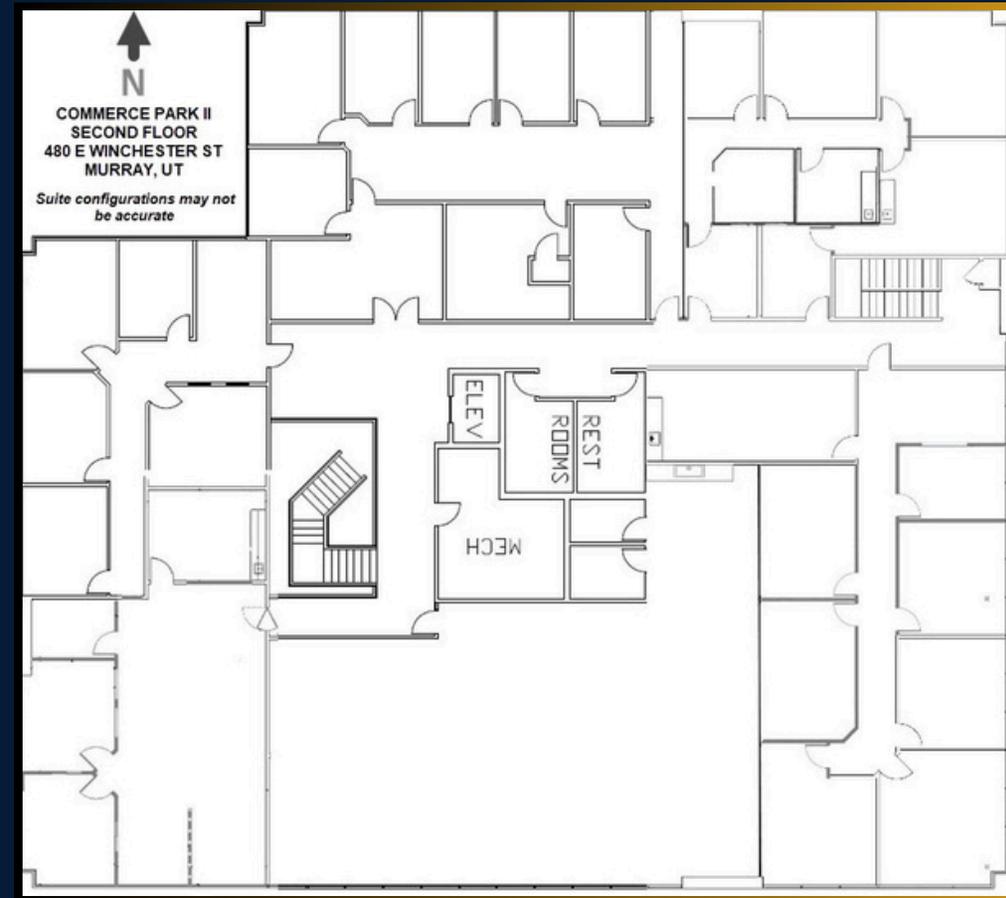
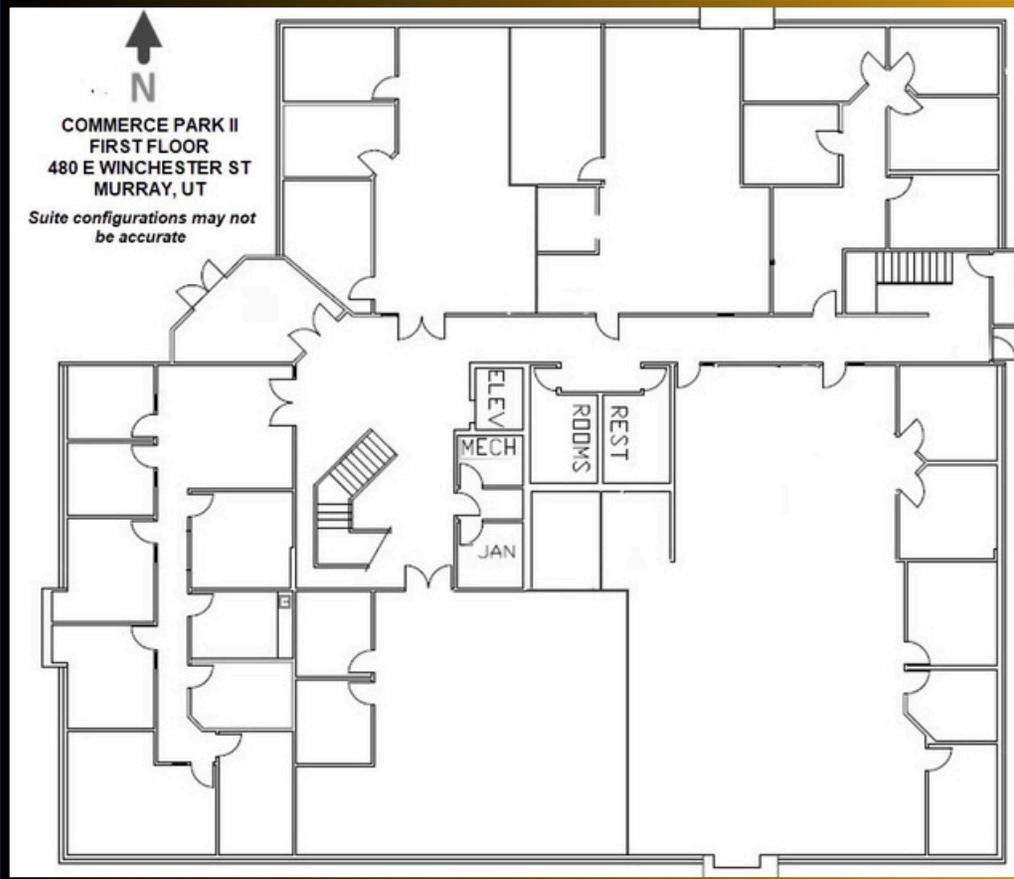
The area's dynamic blend of accessibility, amenities, and strategic positioning makes Commerce Park Buildings II & III an outstanding opportunity for investors seeking a well-located office asset in one of the Salt Lake Valley's most established and thriving submarkets.



Commerce Park Buildings II & III
480 and 488 E. Winchester Street

COMMERCE PARK II
FLOOR PLANS

SECOND FLOOR

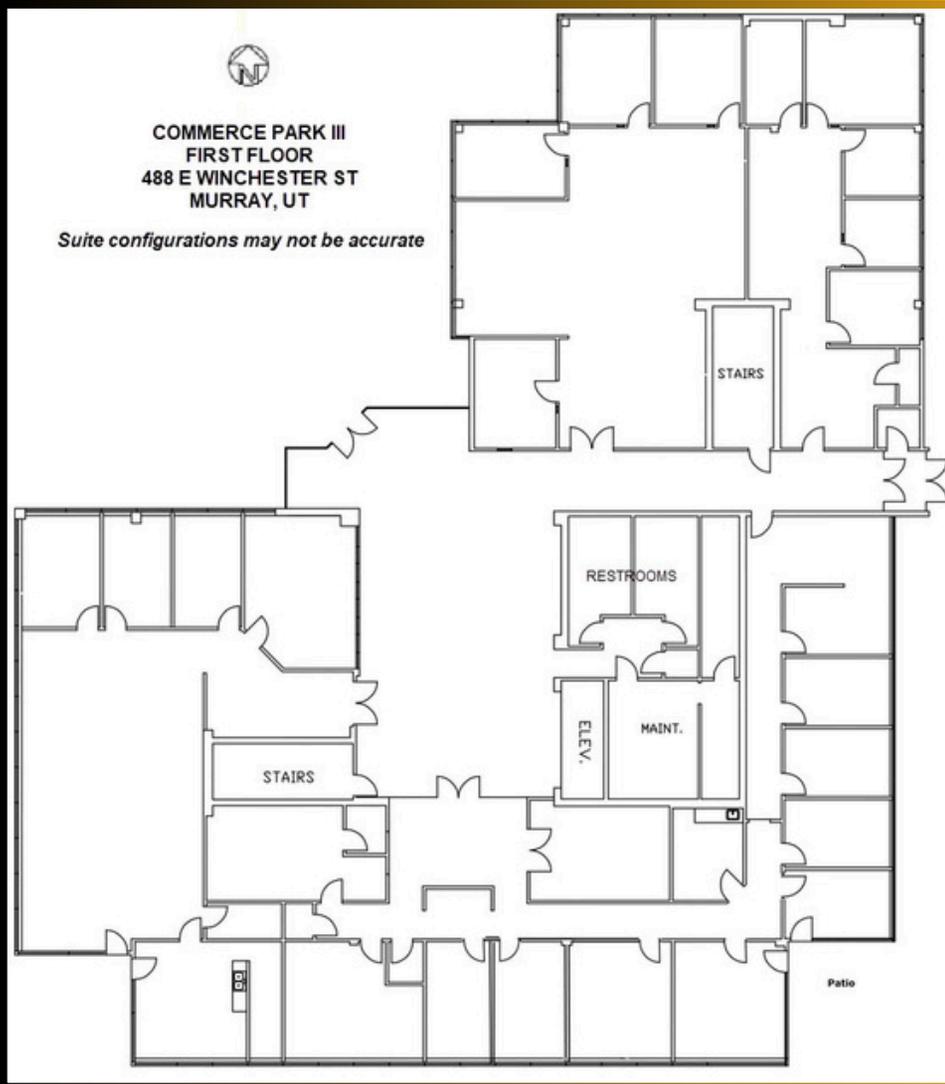


FIRST FLOOR

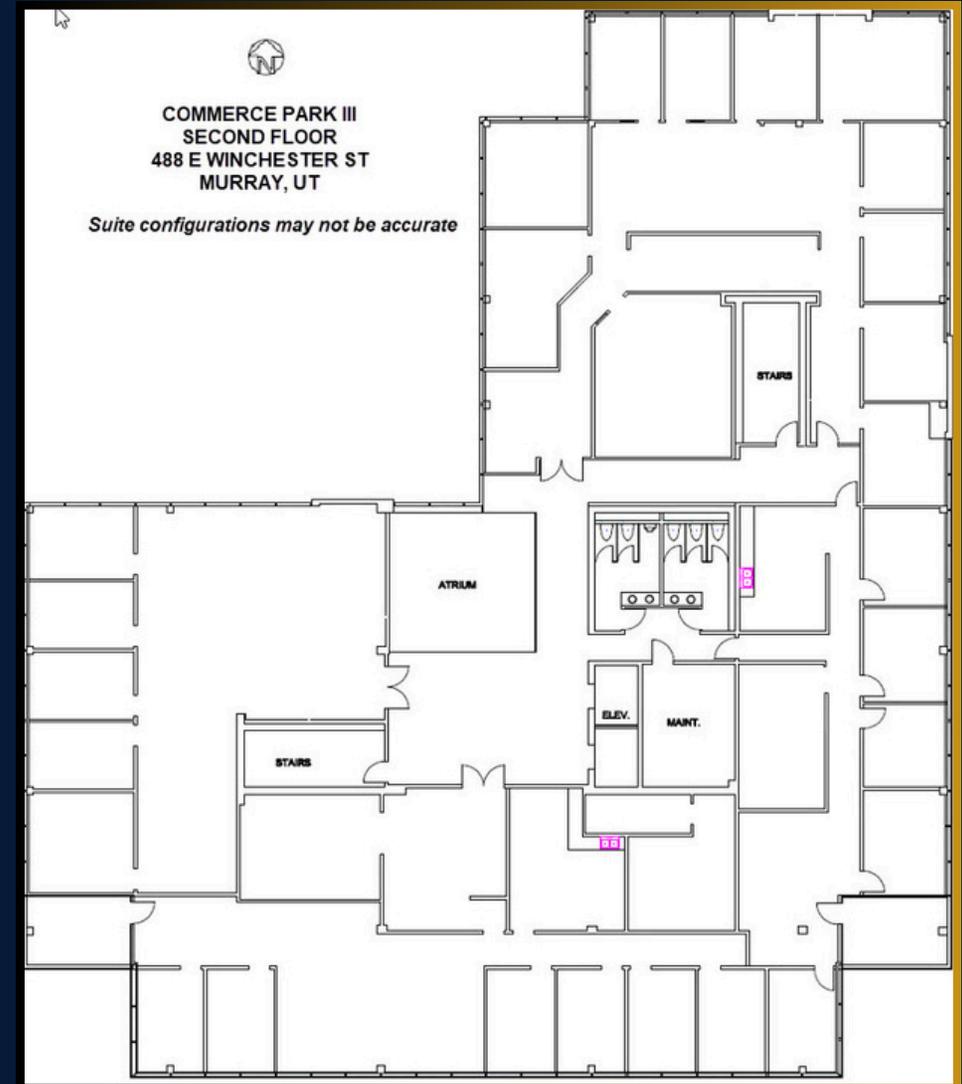
Commerce Park Buildings II & III
480 and 488 E. Winchester Street

COMMERCE PARK III
FLOOR PLANS

SECOND FLOOR



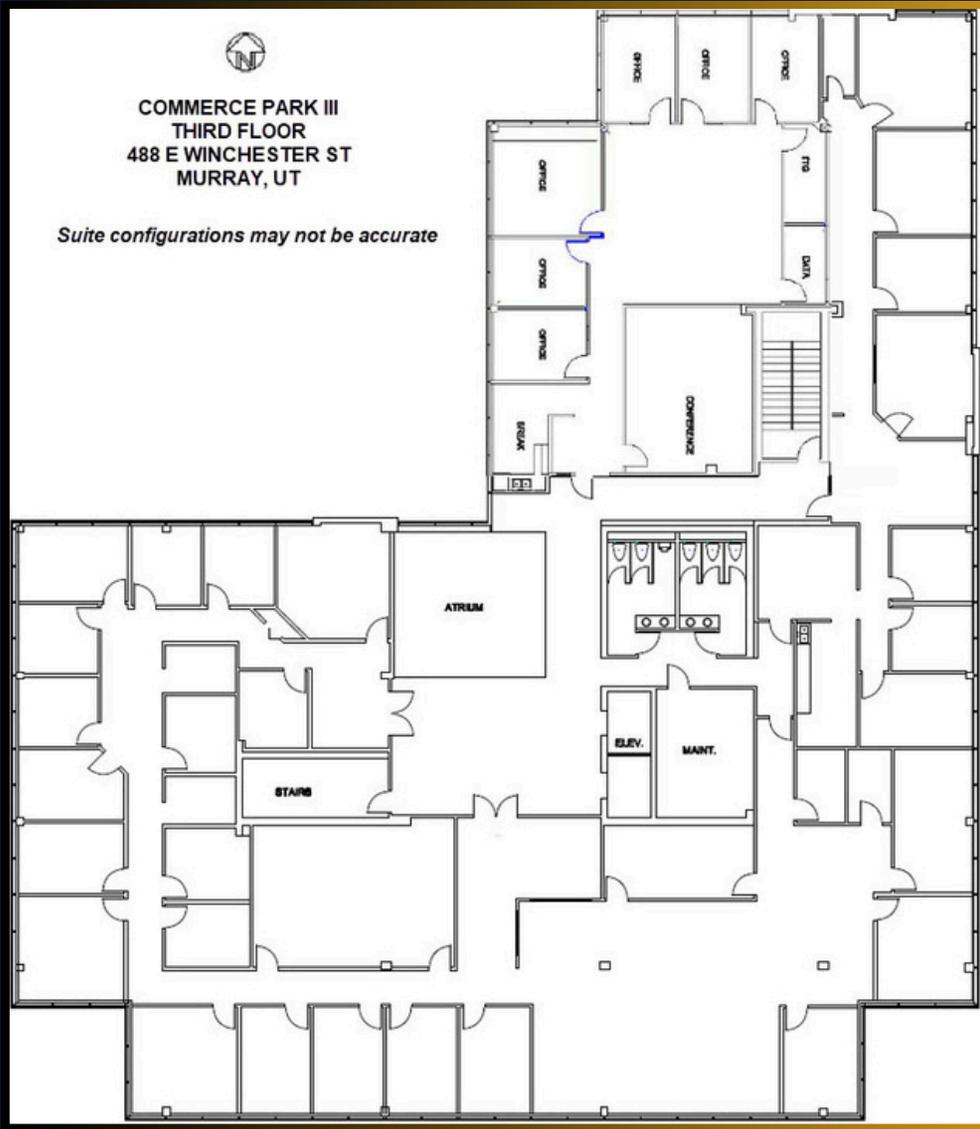
FIRST FLOOR



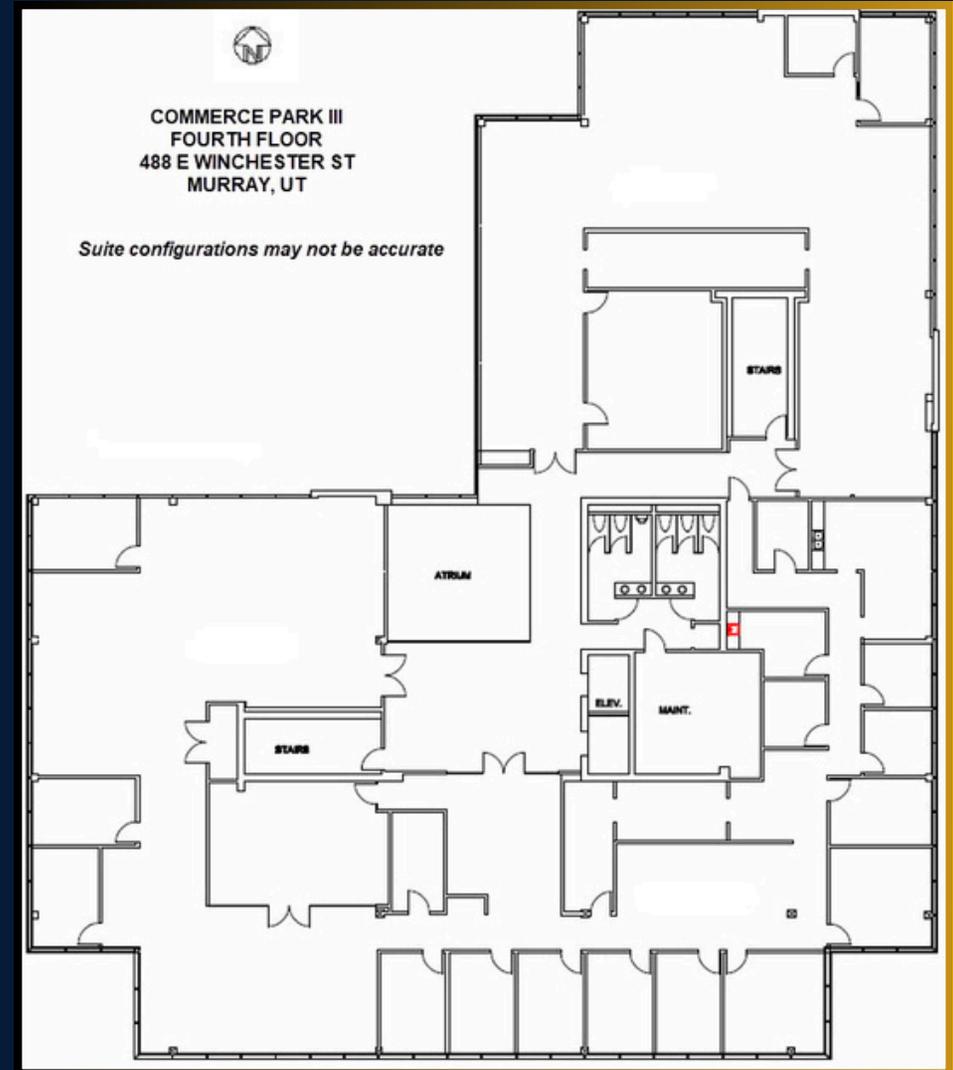
Commerce Park Buildings II & III
480 and 488 E. Winchester Street

COMMERCE PARK III
FLOOR PLANS

FOURTH FLOOR



THIRD FLOOR

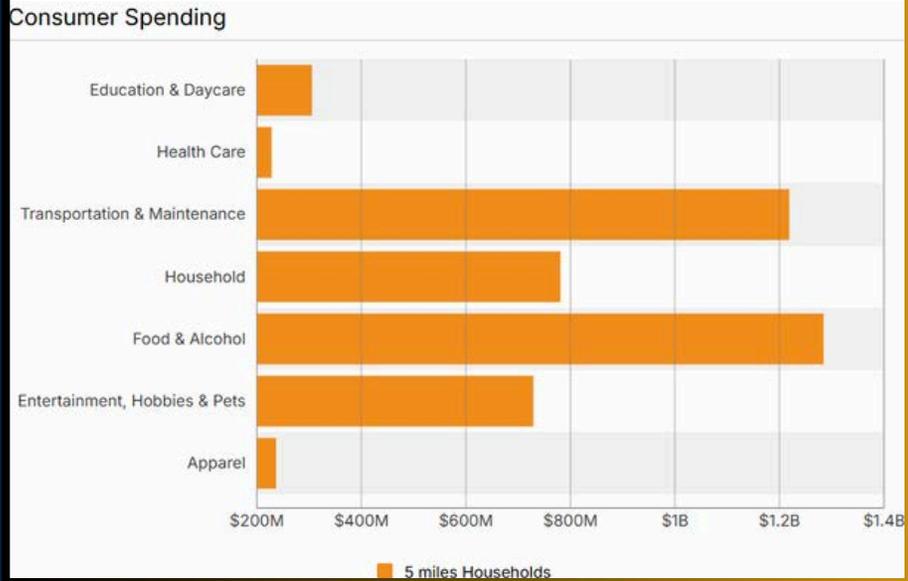


Commerce Park Buildings II & III

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DEMOGRAPHICS



Housing	2 miles	5 miles	10 miles
Median Home Value	\$418,936	\$450,198	\$459,562
Median Year Built	1978	1980	1984

Income	2 miles	5 miles	10 miles
Avg Household Income	\$91,936	\$100,326	\$104,923
Median Household Income	\$72,552	\$76,985	\$81,784

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Winchester Street	S 370 E W	20,259	2025	0.03 mi
I-215	S 700 E E	121,687	2025	0.22 mi
Winchester Street	700 East W	21,407	2021	0.29 mi
700 East	725 East NW	1,000	2021	0.29 mi
Belt Route	S 700 EW	120,673	2025	0.32 mi
Winchester Street	Winchester Street W	16,669	2021	0.34 mi
Fashion Boulevard	6280 South NW	11,875	2021	0.37 mi

BACK
TO
TOP

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RETAIL MAP





ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

PRIMARY SPECIALTY REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

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PORTER RANCH, CA 91326

Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906



PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1-2% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT

CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS

IN A ROW INCLUDING 2024

CITY AND COUNTY OF LOS ANGELES

CA STATE AND FEDERAL RECOGNITION





GREGORY W. STRONG

PRESIDENT/PRINCIPAL BROKER

Greg founded Asset Management Services in 1986. Since its inception, he has overseen the daily financial and operational activities of the firm, specializing in comprehensive commercial real estate services, including acquisition analysis, leasing, property management, repositioning, and redevelopment.

The company was initially established to serve institutional investors and financial institutions that had acquired real estate assets through foreclosure. During this period, Greg worked extensively with several major savings and loan institutions in the disposition and workout of more than \$100 million in REO properties across the continental United States. These assignments encompassed a diverse range of asset types, including office construction and rehabilitation projects, luxury and middle-income condominium developments, timeshare properties, a destination ski resort, high-mountain single-family and multi-family land developments, apartment communities, and land sales.

As market conditions evolved in the late 1980s, institutional demand declined while private investors increasingly sought experienced operators to assist with the acquisition, financing, leasing, development, and long-term management of income-producing properties. Asset Management Services expanded to meet these needs and has continued to provide full-service real estate solutions to its clients.

In addition to management responsibilities, Greg has frequently served as a development partner on projects within the company's portfolio, including a \$20 million high-tech medical/office facility. He has also developed and supervised construction cost-tracking programs for an \$8 million industrial revenue bond-financed office rehabilitation project and implemented proprietary computerized financial analysis systems for the underwriting, presentation, and ongoing performance tracking of real estate investments.

RELEVANT EMPLOYMENT

- Asset Management Services-
President/Principal Broker 1986 to
Present
- Property Management, Leasing,
Development & Real Estate
- Consulting Firm

EDUCATION & HONORS

- Master of Business Administration
1978 - 1980
- University of Washington, Graduate
School of Business
- Bachelor of Science, Accounting
1974 - 1978
- Brigham Young University
- CCIM (Certified Commercial
Investment Member)
- Licensed Principal Broker
- NASD Series 39 Licensee
- NASD Series 22 Licensee
- Tandy Corporation, Financial Wizard
Award
- American Bar Association Lecturer on
"Law Office Economics Utilizing
Microcomputers"
- Eagle Scout (Order of the Arrow)

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