



BRICKYARD TOWER

1245 East Brickyard Road, Salt Lake City, UT 84106

PROPERTY DESCRIPTION:

- Excellent Suburban Location
- Surrounded by Amenities and Services
- Covered Parking: 4/1,000 Ratio
- Updated Lobby and Common Areas
- Centrally Located in Valley with Close Freeway Access
- Ownership Open to Short-Term Leases Under 3 Years
- Free Space Planning for 3+ Initial Year Terms

LEASE RATE:

\$19.00 - 23.00 SF/YR (FULL SERVICE)

PROPERTY DETAILS:

1,135 - 15,302 SF

CHRISTIAN PRISKOS, CCIM

801.573.8500

christian@iproperties.com

CHRIS METOS

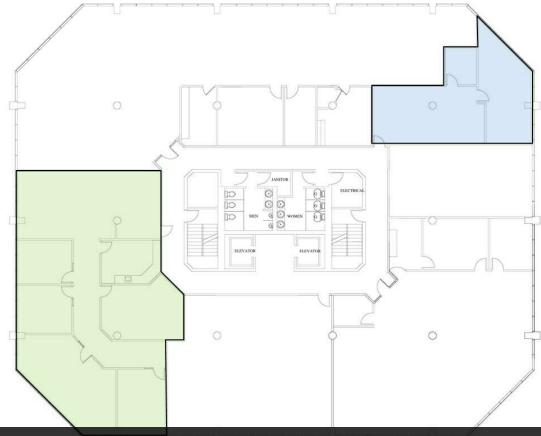
801.879.7870

chris@iproperties.com

51 East 400 South Suite 210

Salt Lake City, UT 84111

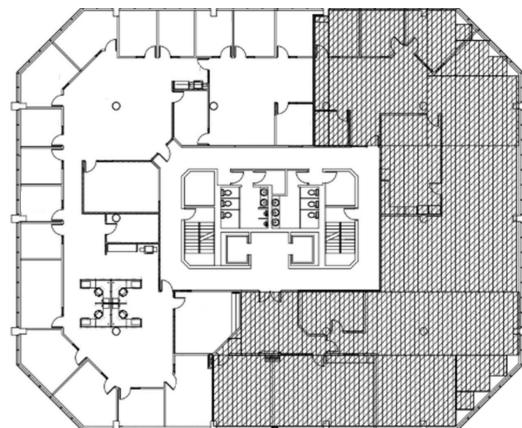
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2nd Floor



3rd Floor



4th Floor

SPACE AVAILABILITY

FLOOR	SUITE	COLOR	SIZE
2ND	230	GREEN	3,384 RSF
2ND	260	BLUE	1,135 RSF
3RD	305	PURPLE	3,188 RSF
4TH	450	WHITE	7,595 RSF

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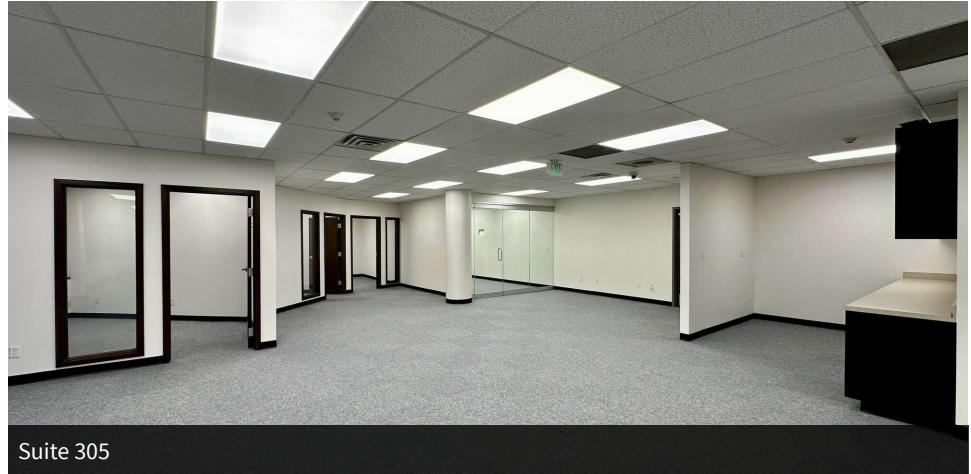
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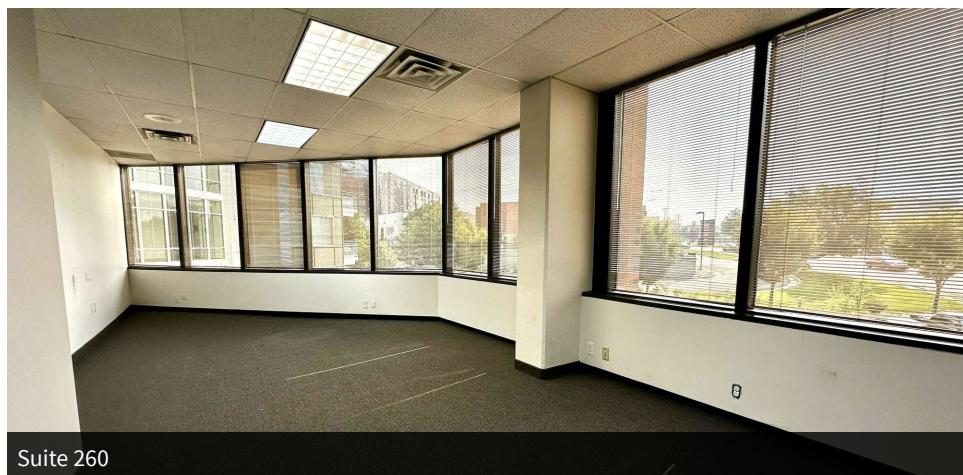
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Suite 260



Suite 305



Suite 260



Suite 305

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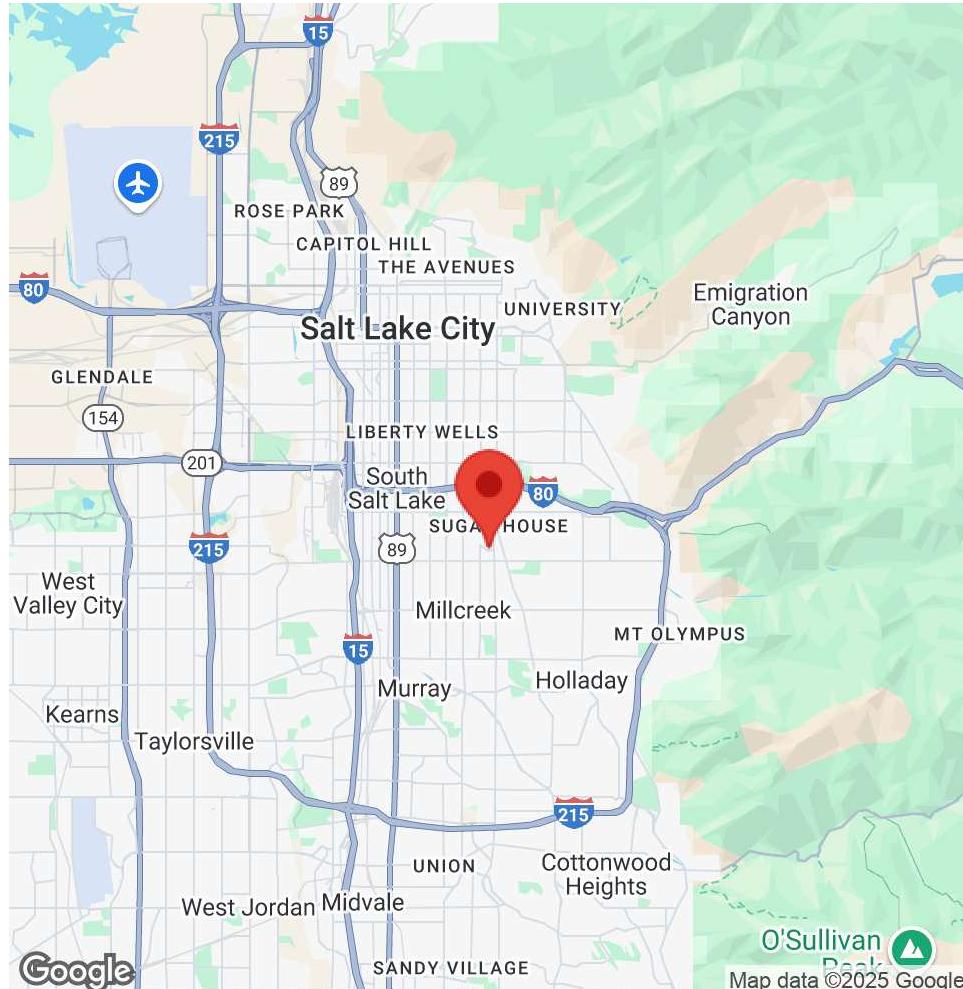
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LOCATION DESCRIPTION

Located across the street from Millcreek's brand-new City Center, "Millcreek Common" which includes a new skating rink, outdoor concerts and food trucks. Located adjacent to Brickyard shopping center with amenities such as Vasa Fitness, Harmon's Grocer and other shopping retailers. 2 minutes away from Sugarhouse which offers freeway access, dozens of restaurants, shopping, movie theatre etc. This is a prime suburb location!

NAVIGATION TIMES

Millcreek Common	1 minute walk
Sugarhouse / Sugarhouse Park	3 minute drive
I-80 Entrance/Exit	4 minute drive
I-15 Entrance/Exit	7 minute drive
Downtown Salt Lake City	11 minute drive
Salt Lake City Airport	13 minute drive
Big Cottonwood Canyon	15 minute drive
Park City	33 minute drive

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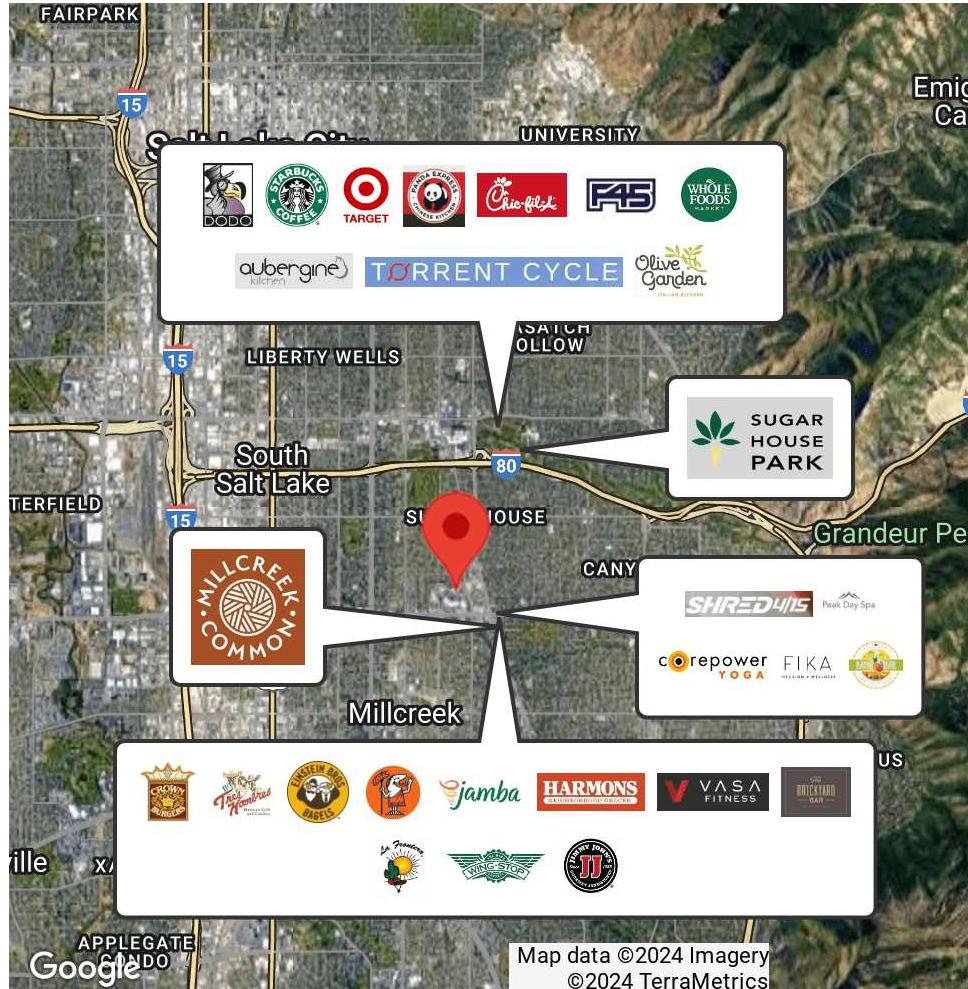
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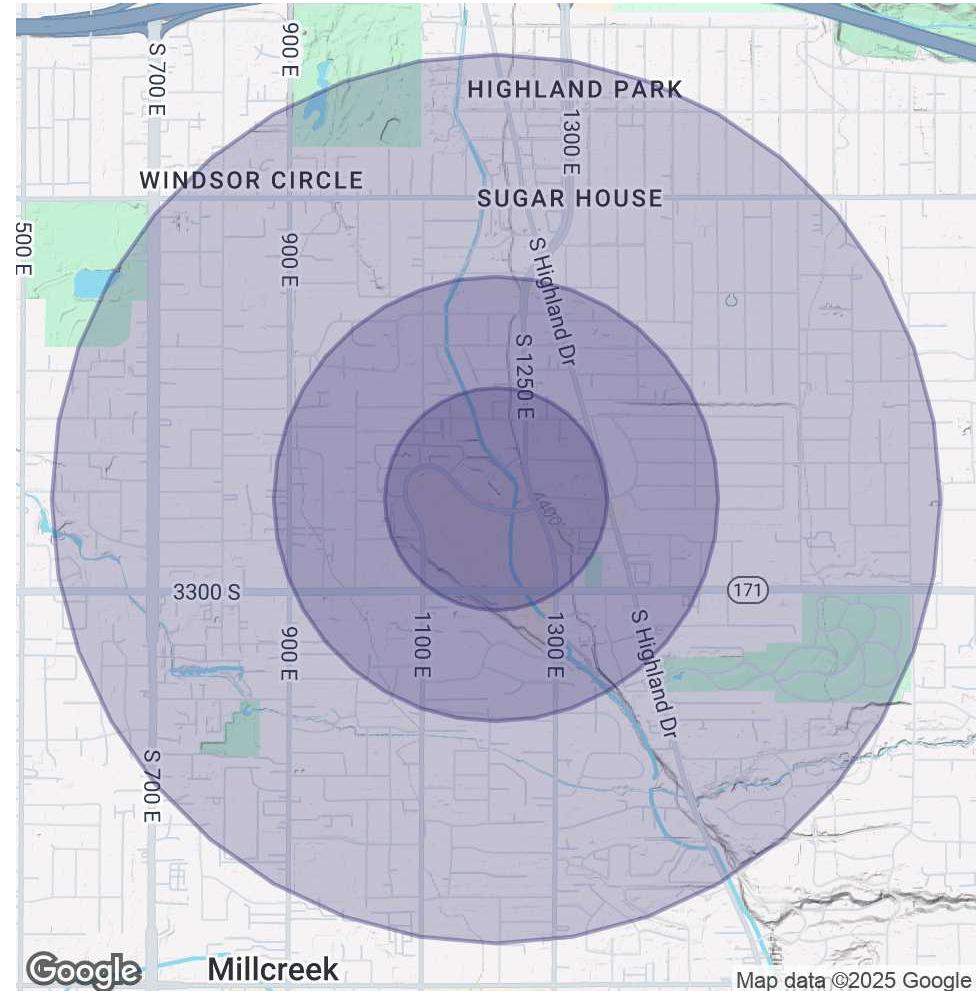
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,170	3,382	16,699
Average Age	39.0	34.6	35.7
Average Age (Male)	37.5	33.1	33.8
Average Age (Female)	48.3	37.2	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	700	1,418	7,377
# of Persons per HH	1.7	2.4	2.3
Average HH Income	\$63,591	\$81,301	\$82,560
Average House Value	\$808,902	\$509,993	\$394,294

* Demographic data derived from 2020 ACS - US Census



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