



FOR SALE OR LEASE

PROFESSIONAL OFFICE BUILDING

512 EAST 4500 SOUTH
MURRAY, UT 84107

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ALIGN
COMPLETE REAL ESTATE SERVICES

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THE OFFERING

PROPERTY ADDRESS	512 EAST 4500 SOUTH MURRAY, UT 84107
ASSET TYPE	IMPROVED - PROFESSIONAL OFFICE BUILDING
BUILDING SIZE	12,554 SF (LOAD FACTOR 1.25)
SITE SIZE	.770 (33,541.20 SF) (BUILDING FAR .37)
AGE	YEAR BUILT: 2004 RENOVATION: 2021 (PARTIAL)
PARCEL NUMBER	SALT LAKE COUNTY - APN: 22-06-427-023
ZONING	G-O (GENERAL OFFICE) MURRAY CITY MUNICIPAL ZONE
PARKING	50 TOTAL SPACES (4.00/1,000 SF RATIO)
LIST PRICE	CALL BROKER FOR PRICING
LEASE PRICE	18 SF (NNN)
VACANCY	100%





PROPERTY SUMMARY

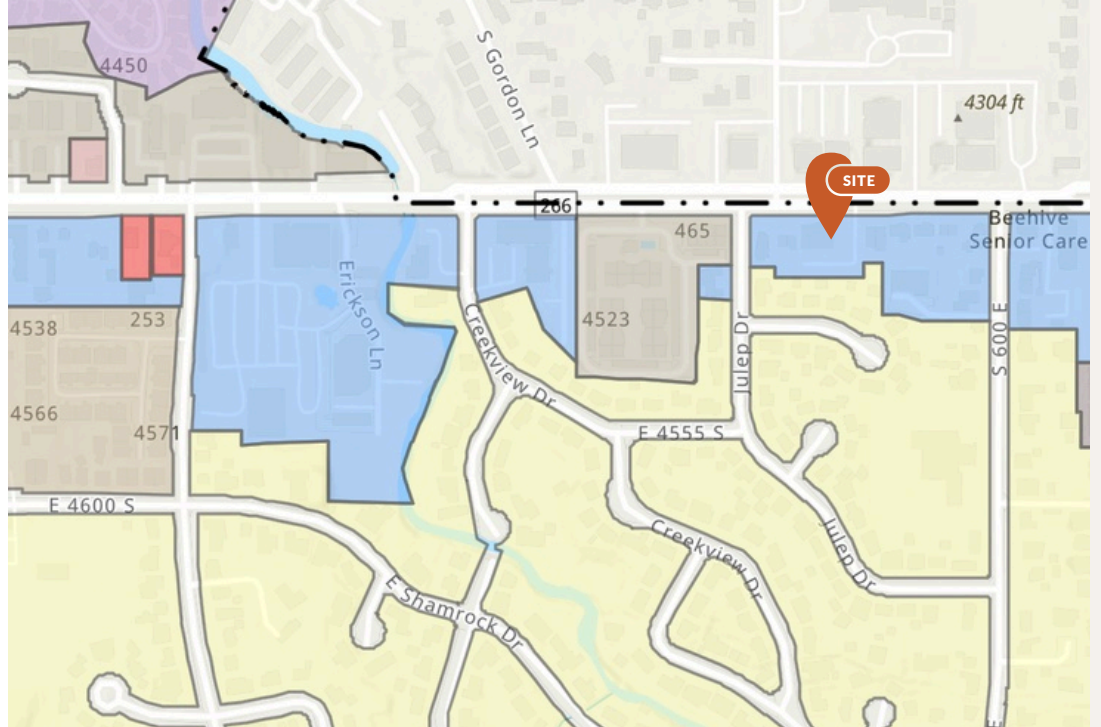
This professional office building offers a rare opportunity to own in the heart of Murray, Utah. Positioned in a prime central valley location, the property provides excellent visibility, immediate freeway access, and is just minutes from downtown Salt Lake City. The building is well-suited for a variety of professional and medical office users and is supported by a strong parking ratio for both tenants and visitors. Situated in a thriving business corridor, the property is surrounded by retail, dining, and services, making it a convenient and attractive choice for businesses. With its central location, flexible zoning, and strong market fundamentals, this is an exceptional opportunity for an owner-user or investor looking to secure a quality office building in one of Salt Lake County's most accessible and in-demand submarkets.



DRIVE TIMES

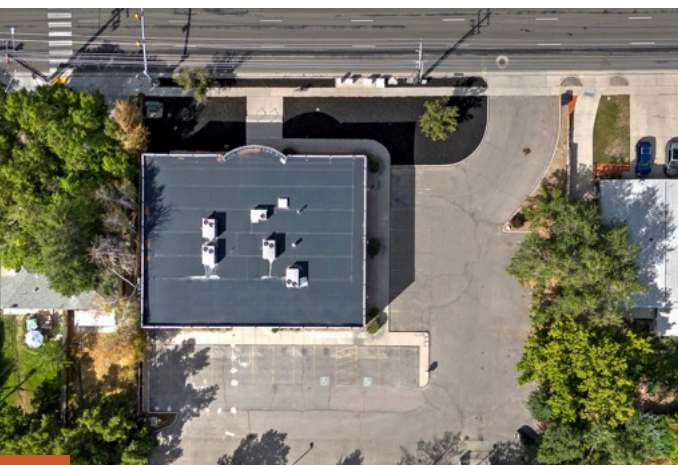
DOWNTOWN SALT LAKE CITY	13 MINUTES
SALT LAKE INTERNATIONAL AIRPORT	18 MINUTES
I-15 VIA 4500 SOUTH	4 MINUTES
I-80 VIA 700 E	8 MINUTES
MURRAY CITY CENTER	5 MINUTES
INTERMOUNTAIN MEDICAL CENTER	7 MINUTES

PROPERTY OVERVIEW & ZONING OVERLAY



ZONING: GENERAL OFFICE

-  Commercial Development (C-D)
-  Commercial Neighborhood (C-N)
-  General Office (G-O)
-  Residential Single-Family Low Density (R-1-12)
-  Residential Multi-Family Low Density (R-M-10)



PROPERTY PHOTOS

AREA OVERVIEW

MURRAY, UTAH

Located in the center of the Salt Lake Valley, Murray, Utah offers exceptional accessibility and connectivity for businesses. With immediate access to Interstate 15 and Interstate 215 and just minutes from downtown Salt Lake City, Murray provides convenient access to the entire Wasatch Front, making it an ideal location for companies serving the greater metropolitan area.

Murray is a well-established employment hub, anchored by Intermountain Medical Center and surrounded by a variety of professional services, retail, and dining amenities. The area also offers access to TRAX light rail and multiple public transit options, supporting a strong workforce and convenient commuting.

With its central location, established business environment, and proximity to key amenities, Murray continues to attract a diverse range of professional and corporate users, making it an ideal setting for office space in the Salt Lake Valley.





NEARBY AMENITIES

Downtown Salt Lake

Woodlands Business Park

SITE

4500 South

512 EAST 4500 SOUTH
MURRAY, UT 84107



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