

PLAZA 3443

3443 S State St. Salt Lake City, UT 84115

Single Level Office/Retail Space Available



Investment Realty
ADVISORS

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Up to 229 SF of Office/Retail Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime Central Valley State Street Location! 30,405 AADT

Plaza 3443 is a high traffic office center located on the east side of State Street. A couple minutes from Interstate 15. Address is 3443 S State St, South Salt Lake, UT 84115.

AVAILABLE SUITES

Unit 8 is a great end unit at 3443 South State Street. Personal Office/Retail with a private bathroom. The space currently operates as a salon. Equipment can be sold with the rental of the unit.

OFFERING SUMMARY

Lease Rate:	\$572.50/MO (\$30 SF/YR)
CAM:	\$57.25/MO (\$3/SF/YR)
Lease Type:	NN
Number of Units Available:	1
Available SF:	229
Total Parking Stalls:	35
AADT:	30,405
Lease Term:	1-5+ Years
Available Date:	January 1, 2024

EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

BUILDING PHOTOS



EVAN WRYE

Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

UNIT 8



EVAN WRYE
Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL
Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

LOCATION MAP



Google

Map data ©2024

EVAN WRYE
Vice President of Commercial Leasing
385.469.0920
evan@iraut.com

ELLIOT ABEL
Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047