



**1739 S. 300 W.
SLC, UT 84115**

BLAKE MCDOUGAL

PRESIDENT - COMMERCIAL DIVISION

801-898-5411

BMCDUGAL@PRESIDIO-COMMERCIAL.COM

PROPERTY HIGHLIGHTS

- FREESTANDING, ALL BRICK, TWO-STORY BUILDING
- 5,670 SF WITH 1,890 SF FLOOR PLATES
- 0.55 ACRE LOT WITH TWO (2) LANE COVERED DRIVE-THROUGH
- NEWLY INSTALLED ELECTRIC CAR CHARGING STATIONS
- MAIN FLOOR PLAZA WITH SECOND STORY PRIVATE OFFICES AND CONFERENCE ROOM
- ACROSS FROM LARGEST COSTCO IN UTAH

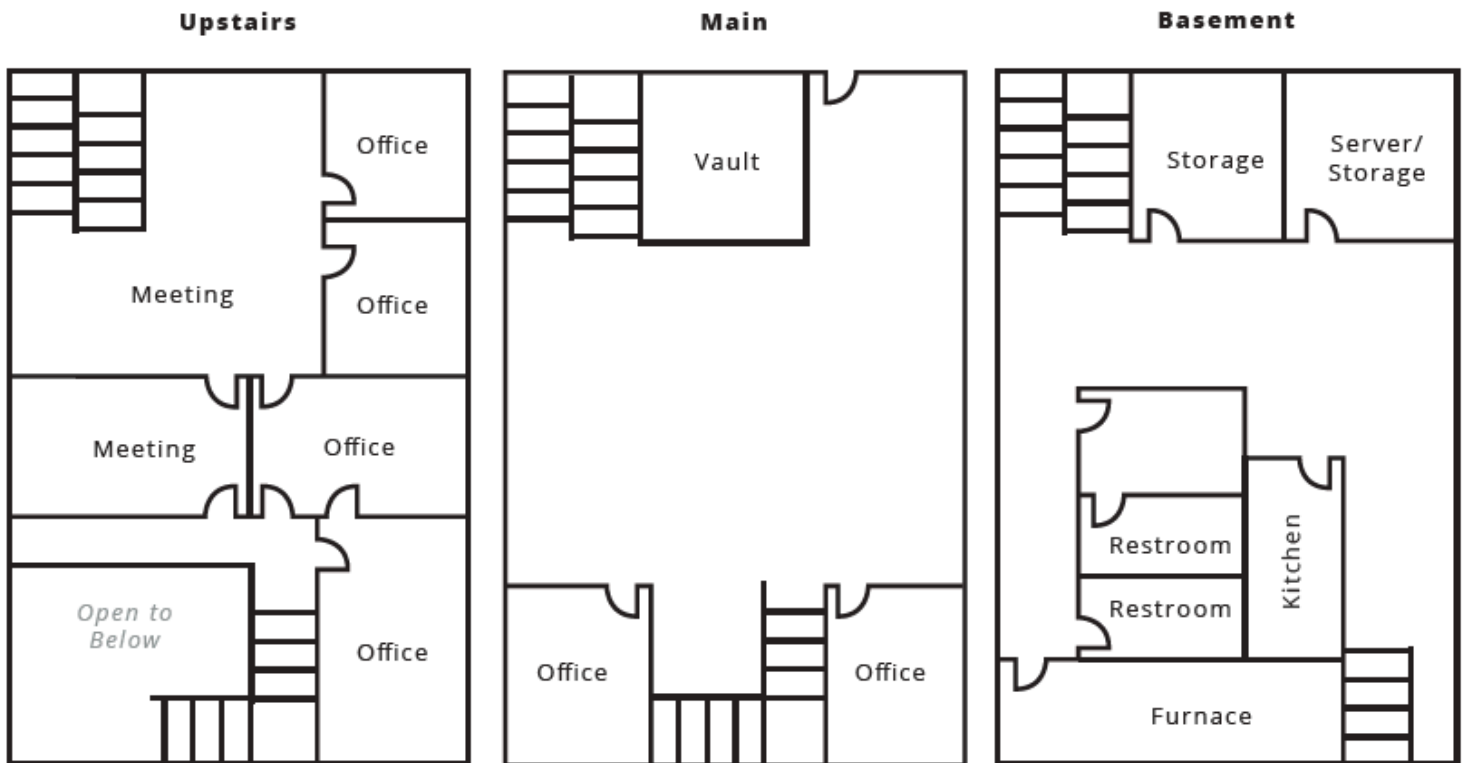
LEASE PRICE \$17.00/PSF

- LARGE BANK VAULT STILL IN PLACE
- JUST OFF I-15 BETWEEN TWO MAJOR EXITS, AND QUICK ACCESS TO I-80
- LESS THAN ONE MILE FROM TRAX CENTRAL POINTE STATION
- NNN ESTIMATED - \$3.50/PSF
- ZONING MU-11 - MIXED USE
 - ALLOWS FOR A WIDE VARIETY OF USES, INCLUDING MULTI-FAMILY, RETAIL AND OFFICE. ALSO, MANY CONDITIONAL USES.

FLOOR PLAN

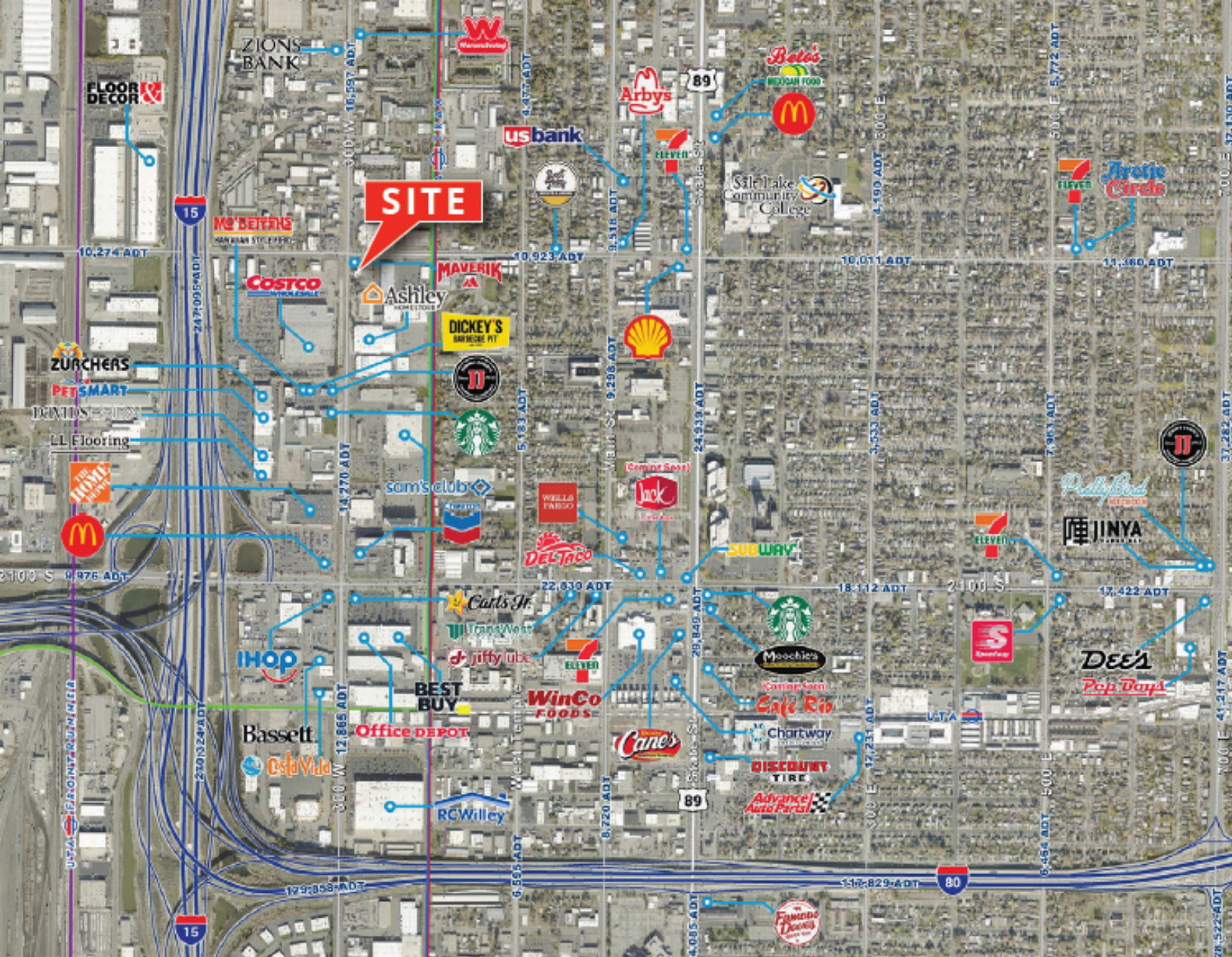
5,670 SF WITH 1,890 SF FLOOR PLATES

**MAIN FLOOR PLAZA WITH SECOND-STORY
PRIVATE OFFICES AND CONFERENCE ROOM**



Not to Scale





CONTACT:

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PRESIDIO REAL ESTATE

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